

**Union Township Board of Supervisors
Public Meeting
August 11, 2021 @ 5:00 p.m.**

The Union Township Board of Supervisors meeting was called to order by Chairperson, Heather Daerr at 5:00 p.m.

Pledge of Allegiance.

Proof of Publication confirmed.

Moment of Prayer by Pastor Ken.

Attendees at meeting were: Heather Daerr, Chairperson; Charles Trax, Vice Chairman; Richard Lawson, Supervisor/ Treasurer; Hal D. Breinig, Supervisor/ Roadmaster; David A. Esken, Supervisor/Roadmaster

Also in attendance were: Roberta Singer, Secretary/Ass't. Treasurer; Karen Brown, Administration; Terri Gladus, LGA Intern; Gary Sweat, Solicitor, Sweat Law Offices; Jamie Harshman, Engineer – Harshman CE Group, LLC; Sean O'Dell, Engineer, Harshman CE Group, LLC; Sgt. Ryan Lenzi, City of Monongahela Police Department Officer; Sarah Scott, Esquire, Sweat Law Offices; Frank Palermo, CPA, Palermo/Kissinger & Associates

Public Comment:

Bryan Metzler – T3 Global Strategies, Bridgeville – Working with Pennvest Properties who represents Tractor Supply to see if site is suitable. We want to get in front of Penn Dot a request for the Township to sign a form, yes PennDOT review this, for transportation. We are not seeking action; this is informational only.

Michalle Dupree – 6178 State Route 88 – Q & A Properties rezoning went over why he shouldn't be able to rezone this to C-2 commercial and why the board should deny this request.

Lori Kenavey – Brownsville Rd Ext. – Any cost to Township for the Transportation Study? Jamie – No just for applicant. Lori – Adding 3 shifts per week for police, this is very costly and to please look at this more closely. Can this Township afford 3 more shifts?

Diane Croup – 6917 Spruce St. – Who do I need to talk to, to get a sewer drain fixed in front of my house. I get flooded. Three years ago, they told me they were going to fix it, it is totally clogged. Engineer O'Dell – they are at the bottom where it drains, not sure what the issue is, maybe something is wrong with the pipe, maybe one of the neighbors connected to that pipe and moved it and I need to see it when it is actually dry to get a better idea. This was reported 10 years ago and nothing was done. Chairperson Daerr

– We are going to look into this situation. We are listening. Sean - you can coordinate with Jamie possibly this week and access it so you can get back in front of us to tell us the steps we need to take. Can you get their information and come back to us?

Quinten O’Dea – Owner of Q & A Properties Brownsville Rd. Ext. – Make one final plea to the board, I think this is the best plan for my land.

Executive Sessions: Personnel & Litigation
Wednesday, July 28, 2021
Thursday, July 29, 2021
Tuesday, August 10, 2021

Engineers Report - Harshman CE Group – Engineer Jamie went over zoning map and what they allow in Q & A Properties area now. Jamie gave the supervisors the schedule for Coal Bluff which is to start in 2 weeks and Cardox Ten Mile Paving wants someone else to do the work.

Financial Report - Palermo/Kissinger & Associates - Frank went over what has happened through summary sheet through July 31st.

Police Dept. Report – Sgt. Lenzi gave monthly report for July 2021.

SEREMS Report

Animal Control Report

Building Code Office Report

Code / Zoning Official Report

Road Crew Report

Overlook Sewage Report

Advent (Computer Usage) Report

GIS/LGA Intern Summary/Progress Report

Solicitor’s Report – will comment on items as they come up during the meeting.

Supervisor Daerr spoke about a resident questioning the Q&A rezoning hearing night regarding financial ties to the “past” or “current” ties to the Q&A Zoning hearing.

Chairman’s Report – Chairperson Daerr – Regarding GIS Intern Terri and the work she is doing, and it came from a grant and only 1 Township was granted it and that was Union Township. Went over Terri’s background. Question on the hearing night about if the board had any financial ties to the past or current rezoning of Q&A Properties, I do not have any financial ties for the record. Supervisor Lawson – I also do not have any financial ties or interest. Supervisor Breinig -- I also do not have any financial ties or interest. Supervisor Esken -- I also do not have any financial ties or interest. Supervisor Trax -- I also do not have any financial ties or interest.

A resident questioned on the hearing if any Board Members have any ties to the

Unfinished Business:

Vacancies - None

Motion to Deny Q&A Properties, LLC to rezone a parcel identified as Parcel No. 640-003-00-00-0011-00 from the R-1, R-3, and R-D Zoning Districts to the C-2 General Commercial District.

Motion: Trax

Second: Daerr

Roll Call: Daerr – yes Trax – yes Lawson – no Breinig – yes Esken – abstain

Motion Died

MPC requires we draft a decision to contain the procedural elements of the case findings of facts, conclusions of law. All the supervisors agreed with Solicitor Sweat's legal opinion that the Union Gardens rezoning was done correctly. Mr. Esken abstained due to he was not on the board at that time.

Motion to Approve awarding Veterans Memorial Park Project to Plavchak Construction Company for the Base Bid price of \$298,800, Alternate #1 Dugouts of \$44,000, Alternate #2 Batting Cages of \$30,000, Alternate #3 Bleachers of \$30,000 for a Total Project Cost of \$402,800 conditioned upon securing an easement from Parcel 640-003-00-00-0034-00.

Motion: Breinig

Second: Lawson

Roll Call: Daerr—yes Trax—yes Lawson—yes Breinig—yes Esken--yes

Motion Carried

Motion to Approve awarding Elrama Central Park Phase 1, Contract 1: General Contractor to TBI Contracting Inc. for the bid of \$126,700.

Motion: Daerr

Second: Breinig

Roll Call: Daerr – yes Trax – yes Lawson – yes Breinig – yes Esken – yes

Motion Carried

Motion to Approve awarding Elrama Central Park Phase 1, Contract 2: Mechanical Contractor to Murin & Murin Inc. for the bid of \$39,500.

Motion: Lawson

Second: Esken

Roll Call: Daerr – yes Trax – yes Lawson – yes Breinig – yes Esken – yes

Motion Carried

Motion to Approve awarding Elrama Central Park Phase 1, Contract 3: Electrical Contractor to Plavchak Construction Company for the bid of \$32,800.

Motion: Breinig

Second: Lawson

Roll Call: Daerr – yes Trax – yes Lawson – yes Breinig – yes Esken – yes

Motion Carried

Motion to Approve setting hearing date to review Hidden Hollow Storage Conditional Use for Wednesday, September 15, 2021 @ 5:00 p.m. with condition that Sweat Law Offices advertise for the hearing and sets up the stenographer.

Motion: Daerr

Second: Breinig

Roll Call: Daerr – yes Trax – yes Lawson – yes Breinig – yes Esken – yes

Motion Carried

Motion to Approve additional 3 shifts per week (average 12 shifts per month) for additional police patrols in Union Township. Rate per shift for additional patrol is \$48.82 per hour. Additional details to be worked out between Union Township Solicitor and City of Monongahela. Solicitor Sweat has come up with an amended contract for 24 hours a week and it would start September 1 and it will go for 12 weeks (3-month trial run) to see if it is worth it, not extended the contract at this time. Increase of contract would be about \$14,000. After the 3 months we can review situation.

Motion: Esken

Second: Breinig

Roll Call: Daerr – yes Trax – yes Lawson – yes Breinig – yes Esken – yes

Motion Carried

Motion to Approve execution of Transportation Impact Study (TIS) Scoping Meeting Checklist for a proposed Tractor Supply store located on Pa. Route 88 (SR0088).

Motion: Daerr

Second: Lawson

Roll Call: Daerr—yes Trax—yes Lawson—yes Breinig—yes Esken—yes

Motion Carried

Chairperson Daerr – I want this on record we are working on fixing past neglect and passed failures at record pace that is why the bills look the way they do.

Motion to Approve to use the Cares Act, LSA Grant and alternative funding options for the Finleyville-Elrama Road emergency sewage development project.

Motion: Daerr

I am going to rescind my motion.

Motion to Approve to use the Alternative Funding with the additional option of using the American Rescue Plan Funds and the LSA Grant for the Emergency sewage development on Finleyville-Elrama Road.

Motion: Daerr

Second: Lawson

Roll Call: Daerr – yes Trax – yes Lawson – yes Breinig – yes Esken – yes

Motion Carried

Motion to Approve Resolution #2021-08 as a revision to the "Official Plan" for Sewage Facilities Plan for Mingo Circle Planning Area Extension Revision.

Motion: Daerr

Second: Breinig

Roll Call: Daerr—yes Trax—yes Lawson—yes Breinig—yes Esken—yes

Motion Carried

Motion to Table draft of summer/fall newsletter until next meeting.

Motion: Daerr

Second: Lawson

Roll Call: Daerr – yes Trax – yes Lawson – yes Breinig – yes Esken – yes

Motion Tabled until end of month.

Motion to Approve execution of Terri Gladus' contract as a part-time employee with Union Township, subject to Ms. Gladus' letter dated August 4th.

Motion: Daerr

Second: Lawson

Roll Call: Daerr—yes Trax—yes Lawson—yes Breinig—yes Esken—yes

Motion Carried

Motion to Approve Resolution No. 9 of 2021 adopting Facebook's Community Guidelines for the Union Township Facebook Page.

Motion: Esken

Second: Breinig

Roll Call: Daerr – yes Trax – yes Lawson – yes Breinig – yes Esken – yes

Motion Carried

Motion to Approve sending a Supervisor, Terri Gladus and Tanner Smida to present Pulse Point at the next Washington County Commissioner's meeting.

Motion: Breinig

Second: Lawson

Roll Call: Daerr—yes Trax—yes Lawson—yes Breinig—yes Esken—yes

Motion Carried

Chairperson Daerr discussion regarding pay per call for Elrama and Finleyville Volunteer Fire Departments. We spoke with Lenny Bailey from Elrama Fire Department and the Board needs to discuss same at the upcoming budget meeting to give a donation instead of paying per call. We will table this until we can discuss it in greater detail at the budget meeting next month. All Supervisors agreed.

Chairperson Daerr started discussion regarding Washington County Sewage Council enforcement sewage issues. I want to see if Mr. Harshman and Mr. O'Dell can coordinate with Sweat Law offices. Engineer O'Dell – the Council is working with us and it seems to be helping but not capable of figuring out what some of the problems are from years ago. Solicitor Sweat -- The solicitor from the Council is very helpful, they are taking our calls. They have gotten back to us. Changes have been made. Supervisor Lawson -- Can we get them to issue a letter to help move this along in getting permits? Mr. Harshman was asked if he should write the letter or should the

Board of Supervisors. Mr. Harshman stated he would write the letter on behalf of the Township.

Chairperson Daerr started a discussion regarding Finleyville Elrama Road Sewage Workshop. We need to have a public meeting like we did with Overlook. We need dates and have Ms. Singer coordinate with Mr. Harshman, Ms. Scott and/or Mr. Cruny to attend this. Get dates to put on the next agenda and we will have to make it work with Supervisors. Mr. Harshman stated he would like to give the public what their bill is going to be, but we have to get the exhibit ready and if they want to sign the easement that night, they can or they can take it home look over and get it back to us. We need permission to be on private property. Mr. O'Dell would like the workshop to be somewhere between September 20 and October 15.

Chairperson Daerr started discussion regarding Section 1547 of the Second-Class Township Code as it pertains to public rewards for information specifically related to drug-related activities in Union Township. She read what Section 1547 is all about - drug related activity. Possibly getting a task force or ask District Attorney for solutions. Solicitor Sweat will get in touch with the District Attorney and Chief Harris to obtain the necessary information.

Chairperson Daerr questioned possible dates for budget workshops. Possibly September, October, and November. Ms. Singer and Mr. Palermo already have dates they are discussing and will present those at the next meeting. We can then vote on the specific dates for workshop.

Chairperson Daerr asked what the status of Tuscany Estates Development was. Solicitor Sweat relayed the current status and what is going on between brother and sister who own the property. Solicitor Sweat stated what needs to be reconciled from the developer. He also mentioned to have Code & Zoning keep sighting for violations. Chairperson Daerr stated that she would like this to be on the next meeting Agenda.

Motion to Approve Payroll dated August 6, 2021, in the amount of \$9,067.65 which consists of 1 Administrative, 1 LGA Intern, 2 Road Crew, 1 Tax Collector and 1 Road Master.

Motion: Daerr

Second: Lawson

Roll Call: Daerr – yes Trax – yes Lawson – yes Breinig – abstain Esken – yes

Motion Carried

Mr. Breinig abstained because he is working and getting paid.

Motion for Bill Pay list for the General Account in the amount of \$256,766.56.

Motion: Lawson

Second: Trax

Roll Call: Daerr—yes Trax—yes Lawson—yes Breinig—yes Esken—yes

Motion Carried

Correspondence: None

Public Comments:

Janet Hollingsworth – Hobbitt Lane. Thank you Ms. Daerr that you work for the public and deny the rezoning of Q&A and thank Mr. Esken for working on safety. I have concerns for safety and traffic on 88. I have a neighbor who is willing to help with safety. I noticed more police presence on 88 and thank you for that. I don't think that anybody is complaining about more police presence.

Frank Latorre – 7 Boyka Dr. Thanks Crossroads Ministry for ability to have cruise on their property. And a thank you to Pastor Ken for use of his facility for this. The proceeds go to the youth of Union Township. The final cruise is September 7 and goes to Horses for Hope. Glad to see that Veteran's Park is going to get fixed and we have all waited a long time for this. With new developers coming in, maybe reach out for donations Would like to see everything move forward and move on from negativity.

Michalle Dupree – 6178 State Route 88 – Regarding the police – we want the presence. There were quads riding on McChain late at night without headlights. Someone is going to get killed. The quads are riding all over empty properties. Is there another unrestricted accounts? Referring to July 31, 2021, report. Mr. Palermo stated that there are multiple unrestricted accounts.

Kevin Daerr – 6187 Route 88 – Thank you all the Board and professionals for getting more police and a tip line for safety of Township. And also, all the work on sewage projects that is helping the community. It is making a change in a positive way. Thank you.

Supervisor Comments:

Supervisor Lawson – Thank you to Harshman on working fast on getting bids that quickly on the Barna problem and getting it done.

Supervisor Esken – We want to move the speed limit sign from McChain to Brownsville Road Extension. Any ideas where to place it. We have specific ideas of where to put it but per Sean O'Dell, we have to apply for HOP from PennDOT. Harshman CE Group to reach out and do some research.

Motion to Adjourn @ 7:20 p.m.

Motion: Daerr

Second: Trax

Roll Call: Daerr – yes Trax – yes Lawson – yes Breinig – yes Esken - yes

Motion Carried



ROBERTA J. SINGER, Secretary