

**UNION TOWNSHIP
3904 FINLEYVILLE-ELRAMA ROAD
FINLEYVILLE, PA 15332**

**MINUTES OF UNION TOWNSHIP
NOVEMBER 21, 2023 AT 6:30**

1. ROLL CALL / CALL TO ORDER

Present were Michalle Dupree, Stephen Parish, Linda Evans-Boren, Charles Wilson & Larry Spahr. Also present were Dennis M. Makel, Solicitor, TJ Stephens, Engineer, Harold Ivery, MCSERVICE.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. PUBLIC COMMENT (AGENDA ITEMS & MATTERS OF PUBLIC CONCERN)

- A. Wayne Eremic – 13 Circle Avenue, Elrama: Had questions about the procedure for obtaining a “paper alley” in Elrama.
- B. Mike Morgan – 4443 Finleyville-Elrama Road, Finleyville: Requested an update on the cleanup of the property across from his home, 7 Pumpkin Center.
- C. James Ross (new President of the HOA @ Tuscany) – 6 Cinque Terra Place, Finleyville: Requested an update on a dangerous, deteriorating property at 14 Tuscany Estates. Citations have been issued. H. Ivery will follow up. Mr. Ross also requested an update on Quaker / Maronda. TJ talked about a possible tri-party agreement. Lisa Burkhart should be invited to any meetings moving forward.

4. MEETING MINUTES

A motion was made by S. Parish and seconded by M. Dupree to approve the minutes from the November 2, 2023 regular meeting.

VOTE: ALL IN FAVOR. Motion Carried. L. Evans-Boren and L. Spahr – abstained due to absence.

5. ANNOUNCEMENTS

S. Parish announced that 1400 feet of guardrails need to be put in on Garvin Road. On Gilmore Road, micro paving many need to be done. Will discuss for the next meeting.

A motion was made by M. Dupree and seconded by L. Spahr at 7:00 to hold an executive session for the purpose of discussing possible litigation. TJ Stephens attended the executive session with the board.

VOTE: ALL IN FAVOR. Motion Carried. The executive session ended at 7:16 pm.

6. TOWNSHIP REPORTS

A. MCSERVICE (Building/Zoning) Report – In packet

B. Bankson Engineering Report

Mr. Stephens reported on the Finleyville – Elrama Road Sewer Project and the need to locate existing sanitary sewers. Discussed gap spending and the increase in cost. TJ advised the board to read the letter submitted late in the day. The board was encouraged to read and respond to the PCSA Act 537 Plan by December 31, 2023. Discussion will be for a future meeting.

- A meeting with representatives from Tuscany Estates, Maronda Homes, and township representatives on November 3, 2023 progressed to creating and considering a tri-party agreement as the next step.
- The MS4 Pollution Reduction with additional sediment removal projects is on track to be submitted on time in January 2, 2024. A period of public comment and advertising will be necessary before it is formally adopted.
- The DEP confirmed receipt of the Township’s letter regarding the Mingo Circle Sewage situation. No new information has been given to date.
Robinson Pipe Cleaning will perform the CCTV work at Aragon Place on November 28, 2023.
- The engineer’s office is finalizing four grants and will submit them in a timely manner.

C. Administrative Report – An administrative report was provided in the board packet.

D. Police Report - in packet

E. Road Report – in packet

7. NEW BUSINESS

A. A motion was made by S. Parish and seconded by L. Evans-Boren to purchase a diesel pump with meter from Kehm Oil not to exceed \$850.00.

VOTE: ALL IN FAVOR. Motion Carried.

B. A motion was made by C. Wilson and seconded by S. Parish to remove from the table the payment of Plavchak Construction, Pay Application #4.

VOTE: ALL IN FAVOR. Motion Carried.

A motion was made by C. Wilson and seconded by S. Parish to approve Pay Application #4 to Plavchak Construction for the Veterans Park project in the amount of \$110,175.00 as per Bankson’s recommendation.

VOTE: ALL IN FAVOR. Motion Carried.

C. A motion was made by L. Spahr and seconded by C. Wilson to approve the purchase of four tires and one rim for the Township dump truck at a cost not to exceed \$1,325.88 from Essey Tires.

VOTE: ALL IN FAVOR. Motion Carried.

D. A motion was made by C. Wilson and seconded by S. Parish to approve a resolution to apply for the DCED Block Grant for the construction of a concrete ADA Ramp and Aluminum Guard railing at Veterans Park.

VOTE: ALL IN FAVOR. Motion Carried.

E. A motion was made by C. Wilson and seconded by L. Spahr to approve a tentative 2024 budget and advertise the same for adoption at the December 19, 2023 meeting.

VOTE: ALL IN FAVOR. Motion Carried.

F. A motion was made by L. Spahr and seconded by S. Parish to deny the dedication of Hidden Hollow Road as per Bankson Engineering's recommendation.

VOTE: ALL IN FAVOR. Motion Carried.

G. A motion was made by L. Spahr and seconded by S. Parish to add Diana Kristobek to the Brentwood Bank accounts.

VOTE: ALL IN FAVOR. Motion Carried.

H. A motion was made by L. Evans-Boren and seconded by S. Parish to approve Bankson Engineering to set the property lines at Veterans Park for outfield fencing.

VOTE: ALL IN FAVOR. Motion Carried.

I. A motion was made by C. Wilson and seconded by M. Dupree to approve the Solicitor to file liens against those properties in the West Elizabeth Sewage Authority area and in the Overlook Sewage Project area wherein the outstanding balance is more than \$500.00.

VOTE: ALL IN FAVOR. Motion Carried.

J. A motion was made by M. Dupree and seconded by L. Spahr to approve hiring Chris's Cleaning Company to clean the Township building twice a month at a cost of \$100.00 per visit contingent upon proof of insurance to the Township.

VOTE: ALL IN FAVOR. Motion Carried.

K. A motion was made by S. Parish and seconded by L. Evans-Boren to approve the renewal of the township's insurances through Bailey Insurance at a cost of \$77,551.00 for the year 2024.

VOTE: ALL IN FAVOR. Motion Carried.

8. **DISCUSSION ITEMS**

A. Discussion to review the Elrama Tavern proposal to vacate a paper alley. MCS and Bankson will reach out to the property owner to advise on next steps and survey needs.

B. Discussion regarding Mineral Beach Subdivision Plan No. 1. The subdivision plan was not approved by the Planning Commission because several items still need to be completed.

9. **APPROVAL OF BILLS**

A. A motion was made by S. Parish and seconded by C. Wilson to approve payroll of November 10, 2023 in the amount of \$9,488.75 found to be true and correct.

VOTE: ALL IN FAVOR. Motion Carried.

B. A motion was made by L. Spahr and seconded by M. Dupree to other bills and invoices from the General Fund in the amount of \$307,822.94 found to be true and correct.

VOTE: ALL IN FAVOR. Motion Carried.

C. A motion was made by L. Spahr and seconded by C. Wilson to approve bills and invoices from the Elrama Sewage Account in the amount of \$7,058.18 found to be true and correct.

VOTE: ALL IN FAVOR. Motion Carried.

10. **ADJOURNMENT**

A motion was made by S. Parish and seconded by M. Dupree to adjourn the meeting at 8:25 pm.
VOTE: ALL IN FAVOR. Motion Carried.

Secretary

M. Dupree, Chairperson