

**MINUTES  
UNION CITY BOROUGH  
MARCH 9, 2021**

**VISION STATEMENT:** “The Union City area is a thriving rural community of families, businesses and organizations dedicated to encouraging growth while maintaining small town values.”

The Council Meeting for the Borough of Union City was called to order at 6:00 P.M. by Councilor Brumagin. The meeting was held virtually by Zoom. There was a legal notice placed in The Journal, posted on the door of the City Building, and on Facebook.

**COUNCILORS PRESENT** were Brumagin, Hoban, McGuire, Cross, Bowes, and Joyce.

**OFFICIALS PRESENT** were Solicitor Timothy Wachter, Mayor, Natalie Wilmoth, Borough Manager, Cindy Wells, Police Chief, David Pernice, Streets Supervisor, Bob Phillips, and Zoning Officer, Jason Sayers.

**APPROVAL OF AGENDA:** It was moved by Councilor Joyce and seconded by Councilor Bowes that the agenda stands approved as presented. Motion carried unanimously.

**MOTION ON MINUTES:** It was moved by Councilor Hoban and seconded by Councilor Bowes that all Councilors, having read the minutes, Council Meeting minutes from February 23, 2021. Motion carried unanimously.

**MOTION ON SECRETARY’S REPORT:** It was moved by Councilor Hoban and seconded by Councilor Cross that the Secretary’s Report be accepted and made a part of the minutes of this meeting. Motion carried unanimously.

**MOTION ON BILLS:** It was moved by Councilor Joyce and seconded by Councilor McGuire that the unpaid bills be ordered paid and those paid be approved. Motion carried unanimously.

**OPEN BIDS FOR CONSTRUCTION OF THE STORMWATER MANAGEMENT PLAN IN THE NEW PARKING LOT ON SOUTH MAIN STREET.** Bids were received from:

Dwyer Excavating \$27,250      Lindy Paving \$36,550      Kingsview Enterprises \$17,200

**MOTION TO ACCEPT THE BID FROM KINGSVIEW IN THE AMOUNT OF \$17,200 FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT PLAN, FOR THE NEW PARKING LOT, CONTINGENT UPON REVIEW BY THE ENGINEER AND SOLICITOR WACHTER. IF THERE IS A BALANCE IN THE MISSION MAIN STREET GRANT ALLOTMENT FOR THE PARKING LOT FROM ECGRA, IT WILL BE APPLIED TOWARDS LIGHT FIXTURES OR OTHER ELECTRICAL SUPPLIES IN THE NEW PARKING LOT.** It was moved by Councilor Bowes and seconded by Councilor Cross to accept the bid from Kingsview in the amount of \$17,200 for the construction of the stormwater management plan, in the new parking lot, contingent upon review by the engineer and Solicitor Wachter. If there is a balance in the Mission Main Street Grant

allotment for the parking lot from ECGRA, it will be applied towards light fixtures or other electrical supplies for the parking lot. Motion carried unanimously.

**ZONING OFFICER:** Zoning Report for February 2021 was provided and there were no questions.

The Borough received a letter on behalf of Lance Johnson to rezone portions of the property at 18 Market Street. They are having a subdivision completed and the zoning district needs changed on part of it. Council approval is needed to have the zoning ordinance amended conduct a public meeting. After the proposed ordinance is written it will be submitted to Union Planning Commission and the EC Planning Department 30 days prior to the hearing for their approval. Council requested to talk to Lance Johnson at a Council meeting.

Lance Johnson spoke and said he would like to save the office building because of the historical value. The church is in the retail building and leasing it. He felt commercial space isn't in high demand. Is willing to have first floor office and 2<sup>nd</sup> floor apartment.

Councilor Bowes asked if he was going to lease out both floors and was there any consideration for commercial on the second floor. Lance stated he doesn't consider the second floor good use for commercial.

**MOTION TO ADVERTISE THE CHANGE OF ZONING FROM INDUSTRIAL TO COMMERCIAL 1 FOR THE UNION CITY CHAIR OFFICE BUILDING AS REQUESTED BY THE PROPERTY OWNER LANCE JOHNSON.** It was moved by Councilor Bowes and seconded by Councilor Hoban to advertise the change of zoning from industrial to commercial 1 for the Union City Chair Office Building as requested by the property owner Lance Johnson. Motion carried unanimously.

**PUBLIC WORKS**

**CROSS PAVING – CHUCK WILL** – Presented information on paving and methods approved by liquid fuels. He stated the price of oil is up and it is 50% of the costs.

**SUIT KOTE – RALPH DALABA & STEVE SANFILIPPO** – Presented information about Seal Coat. He recommends double seal coat and had reviewed some of the roads with Bob. Some have wide cracks and need a double coat. They recommend crack sealing other streets. It will help and then follow up next year with a top-coat. Crack sealing would be available early spring.

Councilor Bowes asked how quickly we should get bids in. Both said they are projecting increases for the next 3-4 months. The sooner the bids are in the better. Chuck said he pre-bought oil, but it will only last ½ of the season. He also stated seal coat is not prevailing rate and may want to consider more seal coating than paving.

**HEARING OF THE VISITORS:** Solicitor Wachter reminded the public that they are permitted to speak for three minutes. It is not for a question and answer session. They can speak their mind but not slander.

**VISITORS ON THE CALL** were MaryAnn Mook with the Corry Journal, Chris Lash with Union City Today, Chuck Will with Cross Paving, Steve Stanfillippo and Ralph Dalabo with Suite Coat, Jackie Kaday, resident at 57 South Street.

**JACKIE KADAY** had two concerns, 1. She researched for information stating building permits are required a year after the work was done. Solicitor Wachter said they are required prior to the work being started but if they weren't obtained then, to rectify it they needed to still be purchased. 2. She wanted to know why the cameras on the inside and outside of the City Building are not working. Solicitor Wachter stated that the security cameras were not for public discussion. Jackie continued to ask questions about the system and who investigates an assault at the Police Department and said she wasn't able to get any answers from anyone whenever she asked. Solicitor Wachter stated she would need to get her own attorney.

**CODE ENFORCEMENT:** Code Enforcement Report for February 2021 was provided there were \ no questions. Property complaint received. Council to direct if they want BIU to issue a Structure Notice following the Property Maintenance Code, Ordinance 1068. Riley Cross, Code Enforcement, recommended an Unsafe Structure Notice be given. Council agreed.

**MAYOR NATALIE WILMOTH:** The Mayor will make any reports or recommendations she has. Letter from EMTA – The letter will be discussed at the next meeting.

**POLICE CHIEF:** The Police Chief had no reports or recommendations.

**SOLICITOR WACHTER:** The Solicitor had no reports or recommendations.

**STREET SUPERVISOR:**

**Pricing on plows** – Received three quotes

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|--------------------------|----------|---------------------------------|
| 1. Seigworth Road Supply | OWP19    | \$9,580.94                      |
| 2. Seigworth Road Supply | Gledhill | \$12,822.05 – 4-6 mos. delivery |
| 3. U.S. Municipal        | Gledhill | \$8,878.21 – 12 mos. Delivery   |

Bob Phillips requested this be discussed at the next meeting because he was waiting on another quote.

**2021 PAVING AND MAINTENANCE PROJECTS** – Council reviewed suggested projects and Councilor Joyce had looked at the streets. Bob Phillips asked if we should focus on the heavier traveled roads. He also stated with higher prices of oil maybe we should focus on tar and chip. Council want Bob and Cindy to compile a list for tar & chip, paving, and get PennDOT opinion on 19MM.

**Does Council want to sell the millings that we have?** Bob stated Waterford paid prices at \$4/ton & we would load or \$3/ton if they load in 2020 from Erie. Bob estimated our stock to be 400 ton. PennDOT quoted approximately \$6.00/ton screened & crushed and \$5.00/ton loaded by PennDOT.

**MOTION TO SELL THE MILLINGS AFTER CONFIRMING PRICES.** It was moved by Councilor Bowes and seconded by Councilor Hoban to sell the millings after confirming prices. Motion carried unanimously.

**BOROUGH MANAGER:**

**UNION TOWNSHIP STABILIZATION OF OLD WATTSBURG RD.** – Union Township is going to be conducting stabilization of the top 6-8” of Old Wattsburg Road. Since the Borough’s paving ends prior to the Borough line, they are requesting permission from Council to start where the paved portion ends, even though it is not Township property. Council agreed to them going to the end of our pavement.

**UNION CITY PRIDE FIREWORKS:** There is \$6,000 in the 2021 budget for fireworks. UC Pride has asked if the Borough will be willing to pay for half of the fireworks. Council agreed that we will spend up to the \$6,000 as budgeted.

**UNION CITY PRIDE – HISTORICAL SIGNS, INTERPRETIVE PANELS, AND TREES** Steve Bishop and Art Demeo from WPC had presented information on these items at the February 9, 2021 Council Meeting. Solicitor Wachter suggested they submit an Easement Plan that provided the location of each item. They have submitted a letter requesting the Borough assume ownership although UCPI will provide the maintenance for the trees. There is little or no maintenance anticipated for the signs and panels. Solicitor Wachter has reviewed the letter.

**MOTION TO APPROVE THE REQUEST FROM UCPI DATED MARCH 4, 2021 THAT THE BOROUGH ACCEPT OWNERSHIP OF THE HISTORICAL SIGNS, INTERPRETIVE PANELS, AND TREES, WITH UNION CITY PRIDE PROVIDING THE MAINTENANCE FOR THE TREES. THE BOROUGH WILL GIVE FINAL APPROVAL OF THE LOCATION OF THE TREES ONCE THE LOCATIONS ARE FINALIZED.** It was moved by Councilor Joyce and seconded by Councilor Cross to approve the request from UCPI, dated March 4, 2021, that the Borough accept ownership of the historical signs, interpretive panels, and trees, with Union City Pride providing the maintenance for the trees. The Borough will give final approval of the location of the trees once the locations are finalized. Motion carried unanimously.

**COUNCIL TO DISCUSS AMENDING THE PARKING ORDINANCE.** A petition was presented at the Council Meeting on November 24, 2020 requesting parking be changed to allow parking in the winter on Center Street. Other changes that should be made are the addition of the new parking lot; and require proof of insurance, inspection, and registration to purchase a parking permit; establish a ticketing time on how often a ticket can be issued, establish a towing time that a car can be towed, and set prices for parking tickets issued during snow events. Council needs to approve having Solicitor Wachter write the new parking ordinance with the requested changes. Council wants to have the next meeting in person and requested Chief Pernice to be in attendance and it will be discussed then.

**MOTION TO TABLE DISCUSSION ON THE PARKING ORDINANCE UNTIL THE MARCH 23, 2021 MEETING.** It was moved by Councilor Cross and seconded by Councilor Hoban to table the discussion on the parking ordinance until the March 23, 2021 meeting. Motion carried unanimously.

**2021 RENAISSANCE GRANT DISTRIBUTION OF REMAINING FUNDS.** There is an approximate balance of \$10,974.24 available for the 2021 funds. A list of applicants was sent out and Council needs to approve which projects will receive the remaining funds. The recommendations were selected based on what the largest economic impact on the Borough would be and represent the largest potential to negate blight. Another grant round is opened and due by March 31, 2021. The remaining applications will be held and included for selection for that portion of funding if it is received.

**MOTION TO APPROVE THE RECOMMENDATIONS FOR THE REMAINING \$10,974.24 RENAISSANCE GRANT FUNDS DISTRIBUTION.** It was moved by Councilor McGuire and seconded by Councilor Joyce to approve the recommendations for the remaining \$10,974.24 Renaissance Grant funds distribution. Motion carried unanimously.

**VACATING PROPERTIES:** Requesting confirmation from Council on vacating some properties. Council agreed to the preparation of vacating Hemlock Street between Concord & Pleasant Street.

**MEETING FORMAT:** Council needs to determine the meeting format starting in April. Council agreed that starting with the meeting of March 23, 2021 meetings would be in person.

**ADMINISTRATIVE:** Administration had no reports or recommendations.

**PERSONNEL AND PLANNING:** The Liaison of Personnel and Planning had no reports or recommendations.

**EMS, FIRE & EMERGENCY MANAGEMENT CO-ORDINATOR:** The Liaison for EMS/Fire had no reports or recommendations.

**PARKS AND RECREATION:** The Liaison for Parks and Recreation reported:  
**Easter Egg Hunt** – Parks & Recreation Commission members have asked if the egg hunt is able to be held, with or without attendance restrictions. Council agreed to allow the event but would need to follow state guidelines with limit occupancy to 20%.

**FINANCE:** The Liaison of Finance had no reports or recommendations.

**ADJOURNMENT:** It was moved by Councilor McGuire and seconded by Councilor Joyce that the meeting be adjourned. The meeting adjourned at 7:44 P.M.\_

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ATTEST