

**MINUTES
UNION CITY BOROUGH
SEPTEMBER 15TH, 2025**

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 6:30 P.M. by Councilor Cross. The meeting was at the First Global Methodist Church, 42 East High Street, Union City. The meeting opened with the Pledge of Allegiance and a moment of silence.

COUNCILORS PRESENT: Cross, Osborn, Steadman, Uber, and Kerns. Joyce and Winkler were absent.

OFFICIALS PRESENT: Solicitor, Tim Wachter; Mayor, Robert Wolf; Borough Manager, Cindy Wells; Constituent Services Rep., Kim Tuszynski and Police Chief, David Pernice.

APPROVAL OF AGENDA: Motion by Councilor Osborn and seconded by Councilor Steadman that the agenda stands approved as presented. The motion carried unanimously.

MOTION ON MINUTES: Motion by Councilor Kerns and seconded by Councilor Osborn that all Councilors, having read the minutes, approve minutes from the Council meeting on August 18th, 2025. The motion carried unanimously.

MOTION ON SECRETARY’S REPORT: Motion by Councilor Steadman and seconded by Councilor Osborn that the August Secretary’s Report be accepted and made a part of the minutes of this meeting. The motion carried unanimously.

MOTION ON BILLS: Motion by Councilor Kerns and seconded by Councilor Osborn that unpaid bills be ordered paid and those paid be approved.

HEARING OF THE VISITORS: Mark Tomcho, 16207 Old Wattsburg Road, was present and asked if the farmers would be exempt from the weight limit on Wattsburg St. Borough Manager, Cindy Wells, stated that it is something that would require engineering plans and at this time there are no plans to put a weight limit on Wattsburg Street. Riley Cross stated that this is not to be taken as something that is against the farmers but for solar construction trucks to choose different routes to better preserve the road.

Tim Church was also in attendance and has property signed with a solar company. Ten – fifteen years ago he wanted their farm put into a preservation program and were blocked by the Planning Board or Union Township. He also questioned when the sanitary sewer extension, south on Route 8, was going to be installed. Properties have been condemned because the sewers failed. Councilor Cross and Solicitor Wachter explained Borough Council has nothing to do with that, it is through the Municipal Authority, and he could attend their meetings for information.

ZONING: Reviewed August 2025 report. One permit was revoked, per Solicitor’s recommendation. There were no other questions or concerns.

CODE ENFORCEMENT: Reviewed August 2025 report. There were no other questions or concerns.

FLOODPLAIN ADMINISTRATOR: Reviewed August 2025 report. There were no other questions.

STREETS: The Street Supervisor was not present.

POLICE: The Police Chief was not present at this time of the meeting.

MAYOR: The mayor gave his recommendation for the purchase of a new police vehicle recommending we avoid purchasing anything with the ECO boost because a lot of departments having issues with that and should go with the Durango with Hemi.

BOROUGH MANAGER: MISCELLANEOUS UPDATES

AGREEMENT WITH LITTLE LEAGUE: The agreement was presented to the Little League. We are waiting to hear back from them.

PUBLIC WORKS POSITION: The position has been posted on Borough Council Facebook page, Borough website, and several other postings by Kafferlin Strategies. A copy of the posting is in council folders.

WINTER COUNCIL MEETINGS: There have been some schedule changes and the Council Meetings could be changed to the second & fourth Tuesday of each month at 6:00 pm. This would enable both the President and Vice President and Solicitor Wachter' ability to attend. Council agreed to the changes for the Winter schedule.

WINTER RENTAL OF THE SOCIAL HALL Do we want to continue renting the social hall through winter? No, the final month for rentals will be October 2025. We would need to keep the heat on and it hasn't been open in the winter previously. We will see how many requests there are for it and possibly consider it in the future.

LIQUID FUELS AUDIT FOR 2024: There were no issues with the audit. A copy of the Examination Engagement Letter is available if anyone wants to review it.

TAX EXONERATIONS: The former Ames True Temper location has applied for a reduction of the tax value based on the price paid. It reduces the taxable property in the Borough by \$890,892, approximately \$8700 in taxes. Also, Northwest had their tax base reduced by \$118,304, approximately \$1160 in taxes. The car wash on West High Street also reduced their value by \$42,060, approximately \$413. That totals \$10,273 reduction in taxes for 2026.

WEIGHT LIMITS ON WATTSBURG STREET: After talking to Solicitor Wachter weight limits can not be placed on Wattsburg Street without an engineering study. However, we can require bonding and will continue to check into this. Council agreed to not proceed with an ordinance for weight limits.

SURVEY MONKEY: I sent out an email to Council with the link for the survey. We are working with NW Beehive and they have requested Council complete it.

PROPOSED AMENDMENT TO THE ZONING ORDINANCE REGARDING KENNELS, FENCES, AND WALLS:

The ad for the proposed zoning amendment was advertised August 29, 2025 and September 5, 2025. The Public hearing was held September 15, 2025 at 6:00 PM. The use code in the current zoning ordinance does not allow kennels to be located in C1 district. The proposed amendment would allow that by special exception only in basements. It also prohibits the construction of free standing walls in front yards and prohibits the use of wall in lieu of fences. It also changes the setback regulations to be the same as for fences

MOTION TO APPROVE THE PROPOSED AMENDMENT TO THE ZONING ORDINANCE ALLOWING KENNELING IN THE BASEMENTS IN DISTRICT C1 BY SPECIAL EXCEPTION AND CHANGING THE REGULATIONS AND SETBACKS FOR WALLS. Motion by Councilor Kerns and seconded by Councilor Osborn. The motion carried unanimously.

VERIZON HAS PROPOSED AN EASEMENT AT MUNICIPAL LOT #3: Verizon is making repairs and improvements to their parking lot at 50 South Main Street. They would like to direct water to the catch basin on the north side of the fence. They have presented a drawing that was sent to GPI. They will present the easement and it will be reviewed by the engineer and solicitor.

MOTION TO APPROVE THE EASEMENT PROPOSED BY VERIZON UPON APPROVAL OF GPI AND THE SOLICITOR. Motion by Councilor Kerns and seconded by Councilor Osborn. The motion carried unanimously.

DISCUSSION ON THE LEXIPOL POLICIES: The final Lexipol Policies were to be presented to Council and voted on. However, nothing has been received at this time. These were the policies that were being reviewed by the DA's office. Solicitor Wachter will get us copies for next meeting.

MOTION TO TABLE LEXIPOL POLICIES THAT WERE BEING REVIEWED BY THE DA'S OFFICE. Motion by Councilor Kerns, seconded by Councilor Osborn. The motion carried unanimously.

DISCUSSION ON IMPROVEMENTS TO THE CITY BUILDING GARAGE: The Police Department has \$10,000 left by the Carlburg Estate. Chief Pernice is proposing it be used for improvements in the garage. There is a quote in council folders for the walls, a heater, and epoxy floor. The total is over the \$12,000 bid requirements and over \$10,000 of the available funds. Any one of the three projects could be done in any order. Chief is recommending finishing the walls at this time.

MOTION TO TABLE IMPROVEMENTS TO THE WALLS IN THE CITY BUILDING GARAGE AND USING THE FUNDS FROM THE CARLBURG ESTATE. Motion by Councilor Steadman, seconded by Councilor Kerns. Council would like to look into the price of metal on the walls before deciding.

PURCHASE OF POLICE VEHICLE: Council requested Chief Pernice to get pricing on a Durango and from Utiltec. Pricing is included in council folders. The USDA has asked again what the status is on the use of the grant funding. Chief had pricing from IBIS in the amount of \$18,278 for upfitting on a 2026 Dodge Durango. The price from Jim Shorkey Auto Group has the 2026 Dodge Durango with a Hemi priced at \$43,872.

MOTION TO APPROVE PURCHASING A 2026 DURANGO HEMI FROM JIM SHORKEY AUTO GROUP IN, THE AMOUNT OF \$43,872 AND GETTING THE UPGRADES FROM IBIS IN THE AMOUNT OF 18,278. Motion by Councilor Steadman, seconded by Councilor Kerns under the condition that we sell the Crown Vic as well as either the 2016 or 2017 patrol car. The motion carried unanimously.

EXONERATION OF DELINQUENT PROPERTY TAXES: The County has requested tax exonerations on deleted trailers or invalid parcel numbers within the Borough that have an outstanding tax balance. This would eliminate taxes for 2015 and 2016 totaling \$129.88.

MOTION TO APPROVE A RESOLUTION FOR THE EXONERATION OF DELINQUENT PROPERTY TAXES FOR TRAILERS EITHER REMOVED OR DESTROYED AND LISTED ON EXHIBIT A AS PARCEL 41-004-006.1-008.76 AND 41-004-006.1-008.76 FOR THE YEARS 2015 AND 2016. Motion by Councilor Steadman, seconded by Councilor Osborn.

RESOLUTION APPOINTING A FLOODPLAIN ADMINISTRATOR: This is a retro-active motion to June 16, 2025 when Gary Johnson was appointed the Floodplain Administrator.

MOTION TO APPROVE A RESOLUTION, RETROACTIVE TO JUNE 16, 2025, APPOINTING A FLOODPLAIN ADMINISTRATOR. Motion by Councilor Osborn, seconded by Councilor Steadman. The motion carried unanimously.

RESOLUTION SETTING THE GENERAL BOROUGH FEE SCHEDULE: Solicitor Wachter recommending a change to the Floodplain perming for Large Residential and Commercial applications to read "Starting Escrow Account Amount – no less than \$250 & not greater than 5% of the project".

MOTION TO APPROVE A RESOLUTION SETTING THE GENERAL BOROUGH FEE SCHEDULE: Motion by Councilor Kerns, seconded by Councilor Steadman. The motion carried unanimously.

ORDINANCE FORMALLY RECOGNIZING THE UNION AREA REGIONAL PLANNING COMMISSION: There is confusion with previous ordinance concerning the commission. It has been recommended to pass a new ordinance that will meet what was envisioned and agreed upon between Union Township and Union City Borough. This ordinance will meet what has already being followed. Council to approve advertising the ordinance. Council approved to advertise.

DISCUSSION OF THE NOISE ORDINANCE: A draft of the noise ordinance is in Council folders.

MOTION TO TABLE ADVERTISING THE PROPOSED NOISE ORDINANCE AND REPEAL THE CURRENT ORDINANCE. Motion by Councilor Steadman and seconded by Councilor Kerns. The motion carried unanimously.

DISCUSSION OF GARBAGE RFP: The Erie Area COG opened bids. Does Council want to accept one of those bids or advertise our own RFP? If Council agrees we can advertise the RFP and consider accepting the bids at the October meeting.

The price per quarter with 6 weeks of leaf pickup, unlimited up to 10 bags, and weekly recycling is \$92.19/quarter.

MOTION TO APPROVE BID FROM WASTE MANAGEMENT. Motion by Councilor Steadman, seconded by Councilor Uber. Motion carried with Councilor Kerns voting against.

MOTION TO APPROVE TRICK OR TREATING IN THE BOROUGH EACH YEAR TO BE ON OCTOBER 31ST FROM 6:30PM TO 8:00PM. Motion by Councilor Steadman, seconded by Councilor Osborn. The motion carried unanimously.

ADMINISTRATION: Council President had nothing to report.

DEPARTMENT LIAISON REPORTS: Councilman Steadman said that at the last meeting CREMA talked about having a mock disaster set up.

EXECUTIVE SESSION: To discuss legal property matters, no action to be taken. Also, personnel with possible action to be taken went from 7:47 PM to 8:28 PM.

MOTION TO APPROVE OPENING TEST FOR SERGEANT EXAM. Motion by Councilor Kerns and seconded by Councilor Steadman. Motion carried unanimously.

ADJOURNMENT: Motion by Councilor Kerns and seconded by Councilor Steadman to adjourn at 8:29PM.

ATTEST