MINUTES
UNION CITY BOROUGH
APRIL 14, 2026

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 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, Joyce, Winkler, Osborn, Steadman, and Kerns. Uber was absent.

OFFICIALS PRESENT: Solicitor, Pat Kennedy; Mayor, Herb Reide; Borough Manager, Cindy Wells; Constituent Services Rep., Kim Tuszynski; Police Chief, David Pernice; and Streets Supervisor, Bob Phillips.

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

MOTION ON MINUTES: Motion by Councilor Steadman and seconded by Councilor Joyce that all Councilors, having read the minutes, approve minutes from the Council meeting on March 24th, 2026. The motion carried unanimously.

MOTION ON SECRETARY'S REPORT: Motion by Councilor Kerns and seconded by Councilor Osborn that the March 2026 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 Osborn and seconded by Councilor Kerns that unpaid bills be ordered paid and those paid be approved. The motion carried unanimously.

HEARING OF THE VISITORS: No one wished to speak.

FLOODPLAIN ADMINISTRATOR: Reviewed March 2026 report and there were no questions.

ZONING: Reviewed March 2026 report and there were no questions. The Zoning Officer Kim Tuszynski stated that things have started to pickup since the weather is nicer.

STREETS: The Street Supervisor said they began mowing for the season today. He said they also got the 2013 Chevy fixed. A Flagging Certification class was completed by all Public Works employees.

POLICE: Chief reviewed March police reports. He said that the numbers are down due to being down two officers and made note of how helpful it is to have them and the numbers on the reports show that. He also gave an update on the new Durango. He said they took it easy on the first 500 miles. He said it works very well. He also brought up how we want to go about the oil changes for the vehicle. The options discussed were Smrcka's or the Streets Dept servicing the

vehicle. Cindy spoke with Matt Clark at Humes and said that the warranty would not be voided if we changed the oil. It should be done based on the engine hours of 350. We should also keep records and receipts of the oil filter and oil used. We will look into pricing. If it less to have someone else do it we can.

MAYOR: The mayor brought up forestry how changes may be beneficial to UC. He also mentioned looking into the skills games more for an opportunity in revenue for the Borough. Riley Cross noted that they previously have not because they do not wish to take away from the clubs. There is a way to charge depending on who has the games. The Mayor also mentioned the Data Center ordinance and mentioned it may not be strong enough.

BOROUGH MANAGER: MISCELLANEOUS UPDATES

AUDIT FOR 2025: Audit reports are available for review. There were no issues other than the same recommendations concerning the Cybersecurity and Information Technology. They recommend periodically assessing its vulnerability to social engineering schemes and other cybersecurity threats and provide training to employees regarding the identification of the various types of social engineering attacks and how to avoid the attacks.

PA DCED C-TAP PROGRAM: The Letter of Understanding was received from the DCED. This allows them to complete the Scope of Work to identify areas to include in a new Union Area Comprehensive Plan. This will be done for the Borough and Union Township. After the areas are identified they will complete an RFP to find someone to write the plan.

MOTION TO SIGN A LETTER OF UNDERSTANDING WITH DCED USING THE CTAP PROGRAM TO COMPLETE THE SCOPE OF WORK TOWARDS UPDATING THE UNION AREA COMPREHENSIVE PLAN: Motion by Councilor Steadman and seconded by Councilor Joyce. The motion carried unanimously.

WESTERN PA CONSERVANCY TREE INVENTORY: The WPC will complete a Tree Inventory within the Borough. It would be trees in the public right-of-way with a supplemental master plan, including iTree Analysis to showcase the benefits of those public trees. A data analysis will be conducted to assess the current health and identify strategic planting opportunities. It will identify vacant areas where new trees could be planted. The funding for this project has been provided by the UCCF.

MOTION TO APPROVE SIGNING AN AGREEMENT FOR TREE INVENTORY TO BE COMPLETED BY THE WESTERN PA CONSERVANCY: Motion by Councilor Joyce and seconded by Councilor Osborn. The motion carried unanimously.

SEAL COAT PROJECTS: The Borough participated with other municipalities in receiving bids for seal coat. The Borough needs to approve to accept the actual bid. It will be determined how much seal coat will be done when the paving bids are opened. The bid came in at $1.999/ sq yard.

MOTION TO ACCEPT AND APPROVE THE BID FROM SUIT COAT, GATHERED BY MARK CORREY FOR MULTIPLE MUNICIPALITIES FOR SEAL COAT PROJECTS. COUNCIL WILL DETERMINE AT THE NEXT

MEETING APRIL 28TH WHICH STREETS & HOW MANY SQUARE YARDS WILL RECEIVE SEAL COAT OR PAVING. Motion by Councilor Kerns and seconded by Councilor Steadman. The motion carried unanimously.

UNION TOWNSHIP HAS SUBMITTED AN APPLICATION TO JOIN CREMA: Current members are required to vote to accept new members.

MOTION TO APPROVE THE APPLICATION FROM UNION TOWNSHIP TO JOIN CREMA. Motion by Councilor Joyce and seconded by Councilor Osborn. The motion carried unanimously.

APPROVE RESOLUTION TO ACCEPT THE ANNUAL ROAD & STREET MATERIAL & GENERAL MATERIAL BIDS FOR 2026 FROM THE ERIE COG. The Erie Area COG puts a bid out for these materials for members of the COG.

MOTION TO APPROVE RESOLUTION TO ACCEPT THE ANNUAL ROAD & STREET MATERIAL & GENERAL MATERIAL BIDS FOR 2026 FROM THE ERIE COG. Motion by Councilor Joyce and seconded by Councilor Osborn. The motion carried unanimously.

GENERAL CODE CODIFICATION OF ORDINANCES: The codification process started in October 2023 and is projected to be complete by the end of May 2026. The information for Council to review the draft was emailed on April 7, 2026. I have answered the questions from General Code and if Council approves the submission of the draft, it will be submitted for publication and the ordinance to adopt it will be advertised.

MOTION TO APPROVE GENERAL CODE TO PUBLISH THE CODIFICATION: Motion by Councilor Joyce and seconded by Councilor Winkler. The motion carried unanimously.

PLANNING COMMISSION APPOINTMENTS: The Borough has received three names of those interested, Robin Ballog, Dave Tillotson, and Michael Carter. The Borough has two vacancies.

MOTION TO APPOINT MICHAEL CARTER FOR THE TERM EXPIRING DECEMBER 31, 2027, AND DAVE TILLITSON FOR THE TERM EXPIRING DECEMBER 31, 2029, TO UNION AREA REGIONAL PLANNING COMMISSION. Motion by Councilor Joyce and seconded by Councilor Kerns. The motion carried unanimously.

DISCUSSION TO AMEND ZONING ORDINANCE FOR DATA CENTERS: Erie County Department of Planning has provided a draft ordinance for Data Centers and Data Center Accessory uses. Does Council want the Solicitor to provide a proposed ordinance amending the current Zoning Ordinance? It was discussed that Solicitor Pat Kennedy has more information on Data Centers and that we will discuss further after that is received and reviewed.

EXECUTIVE SESSION: To discuss personnel and property with possible action to be taken went from 6:44 PM to 6:57 PM.

POSSIBLE ACTION TO BE TAKEN WITH HIRING OF PERSONNEL

MOTION TO HIRE KIM TUSZYNSKI ON AS FULL TIME CONSTITUENT SERVICES REPRESENTATIVE, EFFECTIVE MAY 4TH, 2026. Motion by Councilor Kerns and seconded by Councilor Steadman. The motion carried unanimously.

ADMINISTRATION: Nothing to report.

DEPARTMENT LIAISON REPORTS: Department Liaisons had nothing to report.

ADJOURNMENT: Motion by Councilor Osborn and seconded by Councilor Joyce to adjourn at 6:59 PM. The motion carried unanimously.

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ATTEST