

# Rochester Township Commissioners

## Work Session Meeting

March 3, 2022

**Call to Order:** Chairman Teams called the meeting to order at 6:00pm.

### Pledge of Allegiance

### Roll Call:

**Present:** Gina Teams, Chairwoman; George Bauer- Vice Chairman  
Commissioners: Michael Lucci, Mike Mamone, Dennis Iannini,  
Melissa Carpenter, Township Secretary

**Also Present:** Jeff Roberts, Police Officer; Laurie Sano Township Clerk

**Scheduled Guest:** Joe Luff Building /Code Officer - Stated the community has a lot of potential to grow. He presented examples of 2 ordinances for the Township to consider; Dumpster Ordinance(provisions) and Use and Occupancy Ordinance (real estate agreements, home inspections). Township will have solicitor review both ordinances. Mr. Luff also recommended an intern to help with the building permit records and suggested we retain all records.

### Remarks of Citizens:

Laura Hoffmeier - Wack Dr - had many questions

Wanted to know if there would be a grandfather clause to older properties if they would have the use and occupancy ordinance that Joe Luff brought to the board.

Ms. Hoffmeier had copy of Article 8 -a-section 801-1 and stated that the article states the Township shall appoint a treasurer and questioned why we don't have a treasurer states it is not permissible to have secretary be the treasurer. Mr. Iannini wants solicitor to review. Mr. Bauer stated in the 22 years he had been on the board they never have had a treasurer. Ms. Hoffmeier stated there is no checks and balances. Mr. Bauer and Mrs. Teams stated we are audited yearly.

Ms. Hoffmeier states that Township needs to do something about property on McClelland states it has been horrible for 3 years. Whatever we are doing is not working! Code officer Joe Luff spoke and stated he took pictures this week and he is working on the issue and will not be lenient with anyone. Ms. Hoffmeier question how we are on maintaining our rental properties. Mrs. Carpenter stated that we update rental info yearly and we have inspections done when new resident moves in. Joe Luff stated 3 out of 5 are difficult but we are going to work on them.

Ms. Hoffmeier questioned the catch basin drain off of McClelland. Stated the drains are always full states she cleans the drain all the time. Mr. Bauer stated that Mr. Lucci took control of the public work dept - they will be cleaned. Mr. Lucci said he will have the drain looked at next day.

Ms. Hoffmeier wanted to know the COVID policy. Mr. Bauer explained to her it is not a policy for the residents only employees. Mrs. Teams wants to update the COVID policy.

Richard Lucas - 523 Wilson - Questioned if we get money for recycling. His wife witnessed (has picture) J Young Refuse dumping the recycling into garbage truck. Mr. Lucci that one truck picks up recycling and another truck picks up garbage on the hill. Mr. Iannini stated he never sees recycling truck.

**Motion** by Mrs. Teams to accept Regular Meeting Minutes of February 17, 2022 as submitted. Second by Mr. Iannini. Motion carried 5-0.

**Work Session Issues:**

2022 Paving Program - Mr. Lucci talked to Paul Abbott about changing some of the roads. Mrs. Teams asked how much do we want to spend. Commissioners were given two scenarios. Mr. Mamone discussed the water run-off from Sherwin Williams- thinks they should help out with the road program/potholes from their trucks. Mr. Lucci mentioned the garage entrance of Sherwin Williams also. Mr. Iannini stated water was coming out of grate there on Monday questioned whether we needed to send the engineer out to look at.

Mr. Lucci stated that public works gave a list of what they can do this year. Mr. Lucci stated we need to contact Team Fishel about the damage they did to the road going to ballfield and Pentland.

**Motion** by Mr. Bauer to authorize Mr. Kovac to advertise the bid documents for the 2022 road paving program. Second by Mr. Mamone Roll Call vote: Mr. Lucci-yes; Mr. Iannini- no; Mr. Mamone-yes; Mr. Bauer-yes; Mrs. Teams-yes. Motion carried 4-1.

Mrs. Teams was questioning if Grant writing Policy Resolution No. 3-19-09 has been followed correctly and wants to review to see if changes need made. Mr. Iannini states that policy is not working at this time. Mr. Mamone knows there are a couple grants from fire department- he said board needs to speak to Chief Mamone. Board wants this resolution to be reviewed by the solicitor.

Mr. Iannini would like a plan to clean up the municipal garage; tons of stuff up there- may take money to clean up the garage. Mr. Iannini wants it to be cleaned up by the end of year. Mrs. Teams suggested maybe get volunteers and get pizza for them. Mr. Iannini said if Public Works Dept can't clean it then we should hire someone.

Discussion on the Purchase orders - If immediate repairs can't wait for 3 signatures. When not immediate get 3 or 4 quotes and 3 signatures.

**Motion** by Mr. Lucci approve purchase orders as follow anything \$1500.00 or higher must have a purchase order and 3 signatures; if urgent then get done then submit purchase order. Second by Mr. Mamone;

Roll call: Mr. Iannini-yes, Mr. Mamone-yes, Mr. Bauer-yes, Mrs. Teams-yes, Mr. Lucci-no. Motion carried 4-1.

COVID policy needs reviewed by solicitor.

Discussion on previous managers files. Mr. Iannini states we need the files done wants a temp in to help. Mrs. Teams replied there is no emergency on the files. Mr. Iannini ask how long? Ms. Sano stated she has been working on the files. Mr. Bauer said it takes a long time to go through 7 years of files. Mr. Mamone suggested an update in 6 months.

**Motion** by Mr. Bauer to approve Resolution No. 01-2022 to request a Statewide Local Share Assessment grant in the amount of \$1,000,000.00 from the Commonwealth Financing Authority to be used for Rochester Township VFD and Police Station. Second by Mr. Lucci. Motion carried 5-0.

**Motion** by Mr. Lucci to approve Resolution No. 02-2022 to request a Statewide local Share Assessment grant in the amount of \$300,100.00 from the Commonwealth Financing Authority to be used for the Rochester Township Salt Storage Building. Second by Mr. Mamone. Motion carried 5-0.

Mr. Bauer mentioned that there is money in the bond for the salt storage building that if we get the grant, we can use that money for something else.

**Motion** by Mr. Bauer to approve Resolution No. 03-2022 authorizing two or more municipalities to agree to delegate municipal powers to one local emergency management coordinator. Second by Mr. Lucci. Motion carried 5-0.

**Motion** by Mr. Mamone to approve payment of bills reviewed by Township Board of Commissioners. Second by Mr. Bauer. Roll call: Mr. Mamone-yes, Mr. Bauer-yes, Mr. Lucci-yes, Mr. Iannini- yes, Mrs. Teams-yes. Motion carried 5-0.

**Remarks of Officials:**

Discussion on the new public works dump truck and which vehicle would be sold. Mr. Lucci suggested we sell the freightliner.

**Motion** by Mr. Iannini to adjourn to Executive Session at 8:15pm. Second by Mr. Lucci. Motion carried 5-0.

**Motion** by Mr. Bauer to adjourn out of Executive Session at 8:57pm. Second by Mr. Mamone. Motion carried 5-0.

**Further Business:**

Motion by Mr. Bauer to pay \$100 to Ms. Ketterer for the damage to the hockey nets in good faith since we couldn't determine how they were damaged. Second by Mr. Iannini. Roll call: Mr. Bauer-yes, Mr. Lucci-no, Mr. Iannini-yes, Mr. Mamone- yes, Mrs. Teams-no. Motion carried 3-2.

**Motion** by Mr. Bauer to adjourn at 9:01pm. Second by Mr. Mamone.

*Minutes prepared by Laurie M. Sano*

*Minutes submitted to BOC for review on March 8, 2022.*