

MUNICIPALITY OF MONROEVILLE

COUNCIL WORK SESSION

FEBRUARY 3, 2022

MINUTES

The meeting was called to order by Mayor Nick Gresock at 7:28 p.m. immediately following Citizens' Night.

ROLL CALL

The following were present: Mayor Gresock, Eric Poach, Bob Stevenson, Steve Wolfram, Mike Adams, Bob Williams, Dennis Biondo, Tim Little, Robert Wratcher, Paul Hugus, Joe Sedlak and Paul Whealdon. Mr. Hyzy and Ms. Rock were absent.

Mayor Gresock reported council will discuss the comments and questions concerning Site Plan Application No. 21-9-ST. He suggested staff needs to review the heliport situation and Mr. Hugus indicated that he is already reviewing it. Mayor Gresock mentioned the zoning map will be updated and Mr. Hugus asserted it is updated.

EXECUTIVE SESSION ANNOUNCEMENT

Council conducted an executive session before Citizens' Night on February 3, 2022 from 6 to 7 p.m. for personnel and litigation reasons. Council legislative action, if any, shall be taken at the February 8, 2022 meeting.

APPROVAL OF MINUTES

Council then considered approval of the minutes of the Citizens' Night Meeting of January 6, 2022, Council Work Session of January 6, 2022 and the Regular Council Meeting of January 11, 2022. There were no comments or questions at this time.

APPROVAL OF THE REPORTS OF TAX COLLECTIONS

Council considered approval of the Reports of Tax Collections. There was no discussion.

LIST OF BILLS, BUDGET TRANSFERS AND PAYROLL

Council then considered approval of the List of Bills in the amount of \$2,838,607.83, Budget Transfers and Payroll in the amount of \$1,081,861.24 for the month of January, 2022.

CONSENT AGENDA

NEW BUSINESS

SITE PLAN 2-9-ST

CLOVER COMMUNITIES MONROEVILLE, LLC

The applicant is requesting site plan approval to construct a three-story, 122-unit senior apartment building and associated site amenities. The property is 57.982 acres and located at 3926 Logans Ferry Road, Tax Parcel 741-R-333, in the R-4, Multi-Family Zoning District.

The Planning Commission recommended approval.

Mr. Eric Daniel, Site Engineer, from C&S Engineers came forward representing the applicant. He gave a brief overview of the site. He reported the application is for a three-story, 122-unit senior apartment building approximately 35 feet to the eaves and just under 40 feet to the peak to the tallest point of the building. He stated they are proposing to develop 10 ½ acres of the 58-acre airport parcel and the development is located closest to Logans Ferry Road on the northern end of the site. He explained it is a low impact tenant since it is a senior apartment building and reported the traffic counts reflect that the seniors do not go out during the normal peak rush hour.

Mr. Daniel presented the overall site plan and reported they added grass pavers to the hammerheads to the buildings to accommodate the emergency services and comments from the fire department. He explained it allows them more room to set up their aerial ladder trucks so they can get to the upper floors. He indicated there was discussion previously about the site distance and safety of the entrance to the site. He reported the entrance is dictated by a couple of things. He stated for safety reasons, they have it at the top of a vertical crest in the road so it maximizes the site distance in either direction. He added being on the outside of a horizontal curve there is over 450 feet of site distance in either direction. He asserted someone coming to the intersection can see traffic well beyond the stop sign at Willow Hedge Drive and all the way past Armor Drive.

Mr. Daniel reported at this time they are not showing a sidewalk along Logans Ferry Road and they have requested a sidewalk waiver. He explained from the edge of Logans Ferry Road in the right-of-way the slope is two to one which is very steep and is a safety concern to put a sidewalk on that edge. He added there is a 12-inch high pressure gas transmission main that crosses the parcel on the northern property line and across Logans Ferry Road. He reported in order for them to cut down and put a sidewalk in the right-of-way they would expose that gas main because there is approximately seven feet of elevation difference between the top of the steep slope and the curb on Logans Ferry Road.

Mr. Daniel reported there are 82 parking spaces with 40 garages which totals 122 parking spaces or one parking space for each apartment building. He asserted not every resident drives a car. He reported from experience Clover knows they do not need more than a one-to-one parking ratio. He added it also follows the DEP requirement to try to minimize the impervious areas on the site which helps with drainage and helps maximize infiltration with less storm water runoff.

Mr. Rob Jack came forward representing the applicant. He showed a snapshot of the elevations and explained it would be a mix of brick and vinyl siding. He pointed out each unit would have a balcony or patio which will have a double gable that will break up the long façade. He reported the median building height is consistent with the ordinance at 35 feet and the overall height will be just under 40 feet to the peak of the roof. He mentioned the parking complies with the code of one space per unit. He reported it was discussed at Planning Commission what the building would look like from the back neighbors' house. He presented photographs that were renderings from the rezoning hearing showing what it would look like. He explained they were super imposed on actual photographs from the area. He pointed out the first one was from the extreme west side by the People's Gas enclosure and he showed two others. Mr. Little inquired whether those photographs showed the winter time with no leaves and Mr. Jack answered affirmatively. Further discussion ensued. Mr. Jack proposed to have a double row of Evergreen Trees along the driveways. He added he did not have the slide with the trees in full bloom.

Mayor Gresock inquired whether the proposed Evergreens would be in front or behind the current vegetation. Mr. Jack answered they would be behind the current vegetation closer to the garages and he pointed out the location where there would be a row of garages which will knock down the view of the first floor of the project.

Mr. Stevenson inquired about the size of the proposed Evergreens and Mr. Jack answered five feet.

Mr. Daniel pointed out the existing runway which continues all the way across and everything south of the runway drains towards Willow Hedge to a low point along Airport Road. He stated there is a catch basin on the Willow Hedge property behind the fences and a storm sewer that brings that stormwater into the Willow Hedge storm drainage system. He explained how he found the stormwater catch basin inlet covered with leaves. He reported there has been concern about drainage going towards the residents on Willow Hedge so they are taking all the water from site from the paved area and piping it to the back of the building into an oversized dry retention basin because there are mines under the site. He stated it has been discussed with DEP and the local conservation district and it was agreed that the water should not infiltrate into the mines. He explained the dry pond will drain between storm events and the water will be taken north to a stream on the parcel. He reported the discharge from the pond will follow the municipal storm water regulations with a 30 percent reduction from the existing to the proposed condition and the rate of water going to the stream will be reduced. He stated it will be stretched out over a longer period of time. He reported they have received approval from the engineer for their drainage plan.

Mr. Daniel showed a drawing of the existing runway and the areas outlined in red are the areas that currently drain towards Willow Hedge. He mentioned they cannot capture the water from the grading that slopes down to blend in with the existing grade. He pointed out a small green shaded area on the slopes which with the proposed condition will drain to Willow Hedge. He explained it is currently 10 percent so the amount draining towards Willow Hedge residents will be significantly reduced. Mr. Wratcher clarified that would drain down into the catch basin and underground through their storm water system and Mr. Daniel concurred. He explained this would further minimize any drainage issues.

Mr. Stevenson asserted they would collect 90 percent of the area going to the proposed pond and only 10 percent would go toward Willow Hedge and Mr. Daniel concurred. He added they would take 90 percent of that area and send it away from Willow Hedge.

Mayor Gresock stated it would improve the current situation and Mr. Daniel concurred. Mayor Gresock inquired whether they would capture all the water from any new impervious surface and Mr. Daniel answered affirmatively.

Mr. Poach added it would lessen the impact on the remaining existing storm sewer and Mr. Daniel concurred. He added they are proposing to install a new catch basin at the low spot where the drainage issue is located to replace the old culvert. He stated it would have a beehive grate on top to prevent leaves from clogging it.

Mr. Adams inquired whether they would maintain it and Mr. Daniel answered Clover would maintain it.

Mr. Stevenson questioned where it would go and Mr. Daniel stated it would connect to the catch basin on Willow Hedge or to the existing system. Mr. Stevenson clarified that would be part of the 10 percent that is going there and Mr. Daniel concurred.

Mr. Williams questioned the size of the pipe and Mr. Daniel estimated the pipe going to the catch basin in Willow Hedge to be 15 to 18 inches. Mr. Hugus stated it is 18 inches. Mayor Gresock pointed out it is 18 inches and is currently municipal property.

Mr. Adams inquired about the stream and Mr. Daniel stated it is an unnamed tributary. He pointed out where it starts and they are proposing erosion control measures with rip rap to slow the water down so there is no erosion as it discharges into the stream. Mr. Adams questioned whether it runs toward Garden City or Maple Crest and Mr. Daniel answered toward Maple Crest. He explained this is the beginning of the stream at the gully at the back of Maple Crest. Mayor Gresock questioned whether it was part of the Thompson Run Water Shed and Mr. Daniel answered affirmatively.

Mr. Jack reported the Airport Road was created as part of the Willow Hedge Plan of lots. He explained the road weaves in and off of their site and the right-of-way was dedicated as part of the Willow Hedge Plan of lots. He stated it is a private road right-of-way on the Willow Hedge property and is not on the airport property even though part of the road is. He pointed out the green shaded area is the right-of-way as dedicated by the plan of lots and the driveway overlaps. He stated it is a private road right-of-way that they cannot vacate. He was uncertain who owns it and they have no property interest in it. He mentioned that it did not show up when they did the title search. Mayor Gresock inquired whether the residents of Willow Hedge would have a property interest and Mr. Wratcher answered they probably all have a common property interest. He explained it was laid out as part of the Willow Hedge subdivision in 1974 and dedicated or offered but was not accepted by the municipality. He stated it is a residual piece that remains common ownership among all the people of the Willow Hedge Plan. Mayor Gresock questioned what action the residents could take and Mr. Wratcher suggested if they all agreed they would vacate it then the property would become part of each resident's lot. He stated it is very clear that it is not on the Brown Airports' site per the approved 1974 plan of Willow Hedge.

Mr. Jack reported that they will not use the physical driveway as part of their project because they do not have legal access to it. Mayor Gresock inquired whether they were leaving access to the road and Mr. Jack explained because the intended legal location was on the Willow Hedge property and not on the airport site, they do not have the right to block the road. Mayor Gresock questioned whether there is a gas well located at the end and Mr. Jack answered affirmatively. He was uncertain whether those residents have any legal right to the road. He stated they can provide access to the gas well through their parking lot if needed. He suggested it is their responsibility if they have an interest in the road.

Mr. Wratcher reported the municipal staff has contacted Peoples' Gas to determine what interest they have in the road but there has been no response. Further discussion ensued. Mr. Wratcher stated if the applicant gives them access they would be out of the picture. Mayor Gresock added if the residents could get together they would have the authority to close off the road access. Mr. Jack explained their curbing will wrap around that so they will be behind the curb. He stated the grey shaded area is the existing driveway and their proposed curbing radius will go across the entrance. He again stated they have no interest in using the road and no legal right to use it.

Mr. Daniel added the curb is to deter people from using the roadway since they are not able to block it off completely.

Mr. Biondo questioned whether the applicant would agree if the gas company is amenable to using their property to get to the valve station and Mr. Jack answered affirmatively. Mr. Biondo inquired whether the municipality would have the ability to close off that road if the Willow Hedge residents wanted it and Mr. Wratsher felt it would have to be requested by the Willow Hedge residents to council to assist them. He suggested the residents would have an ownership interest if anyone and they do not want anything to do with it. He explained the residents could request council to close it once it was determined that there are no issues with someone else having access. He felt this could possibly be resolved if Peoples Gas responds that there will be no problem with not using the old roadway as long as they have access. Further discussion ensued. Mr. Jack stated it is not on their property to vacate.

Mr. Wratsher reported the applicant has agreed to language that they will not use that roadway in any way. Mr. Jack agreed they cannot and will not use that road. Mr. Wratsher added this includes during or after construction and Mr. Jack concurred. Mr. Wratsher stressed that it will be a condition of the approval of the development which is enforceable by the municipality. He stated it provides some protection to the residents relative to use.

Mr. Daniel referred to the comments of the Rogus' and addressed the one questioning the distance to the building. He reported the main portion of the building is at the end with the stairwells of the building to the property line which is just over 124 feet. He stated to the garages it is 82 feet separation. He referred to the comment about screening of the site. He presented their landscaping plan and indicated they tried to provide a double row of Evergreen trees. He mentioned there will be a dedicated water main between the trees that will be taken over by the Municipal Authority but they cannot plant trees on top of a water main or in that easement. He stated they will bring trees all the way to where their roadway meets the Airport Drive and they took it out toward Logans Ferry Road as far as possible. He pointed out the Evergreen Trees are staggered to prevent a straight-line view.

Mr. Wratsher questioned the growth rate of the trees and Mr. Daniel answered they grow fast. Mr. Biondo inquired about the size that would be planted and Mr. Daniel answered five feet. Mr. Biondo requested they consider bigger trees and Mr. Daniel indicated they could do six-foot trees. Further discussion ensued.

Mr. Daniel addressed the comment about noise during construction. He reported they do not have an excessive amount of earth work because they tried to balance the site. He stated the duration of the earth work should be minimal at approximately a couple of months.

Mr. Stevenson inquired whether the applicant would adhere to the 7 a.m. to 7 p.m. construction as required and Mr. Jack answered affirmatively. Further discussion ensued.

Mr. Daniel referred to a question from Mr. Valentine concerning the location of the entrance. He explained originally during the rezoning they had the entrance shown further north but they had to shift it south. He stated they wanted to be in the crest of a vertical curve. He added the water department has a pressure reducing valve system and vault just north of their driveway. He reported

they pushed the driveway as far north as possible and they are right up against the existing facility. Mr. Jack pointed out they would not have had that information when the rezoning took place.

Mr. Daniel referred to the concern about using Airport Road and reported they are trying to minimize it. He stated they are still reviewing the ownership and what they can and cannot do.

Mr. Daniel referred to the concern for the trees for the buffer and they agreed to use a six-foot tree. He reported the buffer was extended as close to Logans Ferry Road as possible without impeding on the airport access drive.

Mr. Biondo inquired whether there would be any landscaping near the entrance to the development. Mr. Daniel reported they are showing some trees and a sign at the roadway. He explained they do not want to take it too far because they do not want to block the site distance. Mr. Biondo questioned whether the trees would be Evergreens and Mr. Daniel point out where the Evergreens would stop. He explained that cuts off the line of site to the building without impeding on Airport Road. Mr. Biondo inquired about the trees at the entrance and Mr. Daniel answered they would be deciduous trees. Mr. Biondo questioned whether they would cut down on what can be seen going in and out of the entrance to the development. Mr. Daniel explained they are proposing deciduous to change it for aesthetic reasons but they could consider changing them to Evergreens. He asserted they are trying to provide more character to the site.

Mr. Daniel referred to the comment about the erosion and sediment control plan. He stated the drainage plan will collect everything into the storm pond from the entire site and will it be taken north to significantly reduce the water going towards Willow Hedge.

Mr. Stevenson inquired whether there would be some kind of protection there during construction so nothing goes down and Mr. Daniel answered affirmatively. He stated during construction they will have compost filter sod to keep the sediment from running off site.

Mr. Williams inquired whether they have 122 parking spaces and Mr. Daniels answered affirmatively. Mr. Williams inquired how many are paid parking spaces. He questioned whether the garages are included in the 122 parking spaces and Mr. Daniel answered affirmatively. He stated there are 40 garages and 82 surface parking spaces. Mr. Williams was concerned with whether there would be enough parking spaces if people do not want to buy garages. Mr. Jack asserted parking utilization is approximately 80 percent because only 78 percent of the residents have a car. He stated not everyone will have a car but the garages do fill up first and as the owner they are not concerned with adequate parking.

Mr. Williams asserted the municipality historically has been against hammerhead turns. He questioned whether the engineer approves of these. Mr. Hugus reported hammerheads are prohibited on municipal roads but are allowed within parking lots. He stated they provided a turning template for the fire department apparatus and it work.

Mr. Williams suggested if the sidewalks are installed they should be at street level not up a hill side and should be within reason of the road surface. He stated it should connect to the sidewalk of the housing development. Mr. Jack reported they have a two-to-one slop within the road right-of-way and the high-pressure gas line which prevents them from doing much grading in the gas line easement or over the gas line. He reported they requested a sidewalk waiver and proposed to pay a fee in lieu of it.

He pointed out the two-to-one slope coming down to Logans Ferry Road and the road right-of-way is at the top of the slope down so it would be difficult to have a sidewalk that will be safe for someone to walk.

Mayor Gresock questioned the slope closer to the road and Mr. Jack answered the two to one goes the whole way down to the edge of Logans Ferry Road. Mayor Gresock inquired about the location of the high-pressure gas line compared to the road and whether it crosses the road. Mr. Jack answered it crosses the road and he pointed out the gas marker.

Mr. Adams inquired whether the gas line follows the grade and Mr. Jack asserted it is going perpendicular to the grade. Mr. Adams questioned whether it follows the grade up the hill and Mr. Jack answered affirmatively. He indicated they have questioned the depth of the gas line to determine whether there is any flexibility. Mr. Daniel asserted Peoples Gas generally installs their gas mains 36 inches deep but they are trying to determine this one's exact depth. Mr. Jack pointed out on a plan where the 12-inch gas line goes across Logans Ferry and the two-to-one slope. Mr. Daniel referred to a cross section and pointed out where the slope goes up very steep.

Mr. Wratcher inquired whether the right-of-way is at the bottom of the slope or up on the slope. Mr. Daniel answered the right-of-way is at the top of the slope. Mr. Wratcher asserted the issue is that they have to be at the top to be out of the right-of-way and Messrs. Jack and Daniel concurred.

Mr. Williams suggested walking the property and requesting someone assist him. Mr. Jack indicated his corporate office is in Buffalo but his office is in Butler so he could meet them. Mayor Gresock asserted staff could also assist him.

Mayor Gresock was concerned with the sidewalk issue. Mr. Biondo felt the sidewalk should be done and mentioned the Maple Crest Development is going to put sidewalks on Logans Ferry Road. He pointed out there is the Apartment Building, Maple Crest, Willow Hedge and a trail to Evergreen Park. He felt it would be a nice way to connect a residential area to Evergreen Park. He wanted sidewalks constructed if possible.

Mayor Gresock agreed and wanted to get the information from People's Gas. He briefly explained that is why the municipality has sidewalk requirements whenever there is a turnover with developments they get constructed. He suggested this way it slowly makes connections. He felt this is an important connection point because of the 100 plus homes going in at the Maple Crest Development, Willow Hedge, and this apartment building then the trail to Evergreen Park.

Mr. Stevenson recommended the staff review it and give a recommendation and Mayor Gresock agreed.

Mr. Jack reported they requested a waiver and offered to pay a fee in lieu of the cost and possibly the sidewalks could be built on the opposite side of Logans Ferry Road which is flatter. Mr. Daniel showed a view from Willow Hedge looking north on Logans Ferry and pointed out the existing Airport Access Drive. Again, Mr. Jack stated the other side of the road is extremely flat. Mr. Daniel explained how steep the slope is going down Logans Ferry Road along the airport parcel and the steep slope continues passed Maple Crest with utilities. He reported at the next intersection there is a retaining wall and the steep slope on their side of the road which continues down to Pauline Drive

where the first existing sidewalks are located. He stated the photographs show the opposite side of Logans Ferry Road is the flat area.

Mr. Poach inquired whether the concern is that to dig down adequately to make the connecting sidewalk, they may be digging deeper than the unknown depth of the gas line. Mr. Jack agreed and pointed out they would make the slope even steeper. Mr. Daniel showed a cross section looking north down Logans Ferry Road. He explained typically the sidewalk would be placed at street level and it would slope up to the sidewalk then the sidewalk would be close against the right-of-way. He showed a sidewalk with a 5 percent slope then down to the road. He pointed to a double set of lines that is approximately the location of the four-foot deep gas main and if they added a foot it would touch the gas main. Mr. Poach asserted this would be enough dirt that it would be almost five feet down from the side of the slope. Mr. Daniel agreed and explained to install a sidewalk in the right-of-way they would have to consider lowering the transmission main.

Mr. Adams inquired whether they are sure the main line is on the slope and Mr. Daniel answered negatively. Mr. Jack reported they do not have the depth yet and they have made the One Call.

Mr. Stevenson questioned whether the municipality can move forward with the project without considering the sidewalks. Mr. Jack asserted another scenario where they could build the sidewalk on private property outside of the right-of-way still along the frontage but on top of the slope. He stated it would still be parallel to the roadway but located at the top of the slope. He also reported they discussed possibly the Maple Crest Development could alter their sidewalk plans to meet that sidewalk. Further discussion ensued.

Mayor Gresock explained the municipality needs more information from Peoples Gas and the consensus of council is to not grant a waiver and consider one of the other options like having them on the opposite flat side. He inquired whether council could proceed without the sidewalk situation resolved and Mr. Wratcher answered affirmatively. Further discussion ensued. Mr. Biondo clarified that council could pass it without granting the waiver then the sidewalk issue would come back to council at a different time to be voted on. Mr. Wratcher concurred. Mr. Stevenson felt the project should not be delayed because of that issue.

MOTIONS

MOTION

A motion to authorize to advertise an ordinance amending Ordinance No. 2754, the 2022 Fee Schedule, to amend the Timber Harvesting Permit Fees.

Mr. Little reported this was included in the fee ordinance when adopted in December. He stated the page out of the fee ordinance was distributed to council to say \$200 per parcel.

Mayor Gresock asserted that is in line with most communities and Mr. Little concurred.

MOTION

A motion to advertise an ordinance authorizing the proper officials to enter into an agreement granting a 25-foot wide easement to Sunoco Pipeline LP to install underground cathodic protection equipment to maintain and protect an existing underground pipeline in Alpine Park.

Mr. Little referred to the agenda packet with an illustration of the location of the pipeline. He explained this would keep the gas pipeline from rusting. He reported it has to be perpendicular and a certain distance away from the pipeline to operate properly. He mentioned they are offering a sum of \$2,500 for the agreement.

Mr. Wratcher recommended the municipality request more money because this is their first offer.

MOTION

A motion to accept the resignation of Lawrence Conway from the Planning Commission effective January 31, 2022.

MOTION

A motion to place a half-page advertisement in the amount of \$90 in the program for the Gateway High School Musical, "The Drowsy Chaperon".

Mayor Gresock inquired about the price for a full-page advertisement and Mr. Little answered \$150. Mayor Gresock recommended council make it a full-page advertisement.

RESOLUTIONSRESOLUTION

A resolution approving a waiver releasing the applicant, Clover Communities Monroeville, LLC, from installing sidewalks as required by Ordinance No. 1016, along Logan's Ferry Road.

Mr. Little explained this would be based on a linear amount of the cost of the sidewalks.

RESOLUTION

A resolution establishing the amount of the bond required to be posted by the municipal tax collector at \$10 million per year for the Years 2022, 2023, 2024 and 2025; and authorizing the purchase of said bond pursuant to Section 1112 of the Home Rule Chapter of the Municipality of Monroeville.

Mr. Little explained this is a split with the school district and the municipality pays approximately \$5,000 for the bond.

Whereupon, Mr. Hyzy duly made a motion to approve and Mr. Poach seconded it. Upon a roll call vote, the motion carried unanimously.

ORDINANCESORDINANCE

An ordinance of the Municipality of Monroeville, Allegheny County, Pennsylvania, amending Ordinance No. 2689 to revise the Pollution Control and Flood Reduction Credit Manual Rules and Regulations.

Council tabled this ordinance at the January 11, 2022 Regular Meeting.

Mr. Wratcher recommended this ordinance remain tabled because he has no additional information from CBL with respect to this matter.

ORDINANCE

An ordinance of the Municipality of Monroeville, Allegheny County, Pennsylvania, amending Ordinance No. 848, authorizing the placement of a stop sign on Sandy Drive at Jerry Lane.

Mr. Wratcher reported this is located in Turnpike Gardens in the fourth ward.

ORDINANCE

An ordinance of the Municipality of Monroeville, Allegheny County, Pennsylvania, amending Ordinance No. 2725 restructuring the membership of the Monroeville Zoning Hearing Board from five to a three-member board.

Mr. Stevenson questioned whether it is appropriate to table the ordinance at this time. Mr. Wratcher answered negatively.

REPORTS OF MUNICIPAL STAFFSOLICITOR'S REPORT

Mr. Wratcher explained with respect to rezoning, when a property is rezoned the current uses are permitted to continue until such time as they are abandoned. He pointed out that is what is referred to grandfathered. He explained that is when the zoning has changed on a property but the existing use at the time is allowed to continue until such time it is abandoned. He stated once it is abandoned it can never be reinstated. He felt that is what is happening at the airport property with respect to the landing of the helicopters.

Mr. Biondo mentioned one of the residents reported there were TV vans going down Airport Road and he questioned whether that is allowed. Mr. Wratcher agreed it has been occurring and apparently Channel 4 keeps a helicopter there. Further discussion ensued about the use of the Airport Road. Mr. Wratcher was uncertain but he felt Clover Development would not close on the purchase of the land until they get approval. He reported once the Brown Estate no longer owns the property the current use would discontinue. Again, Mr. Wratcher stated the property transfer will take place quickly after the approval has been done.

MANAGER'S REPORTCAMERAMEN RATE

Mr. Little reported the seasonal employees were increased to \$14 per hour. He pointed out council did not discuss whether the part-time cameramen will be paid that amount. He stated they are currently paid \$11.03 per hour.

Mayor Gresock explained all the positions would need to be reviewed because the cameramen were not discussed with the Summer employees. He pointed out there are a lot of part-time employees in the recreation department, the day camps, library and the senior center. He requested the manager compile a list of all the positions that would be impacted by this so council can make a more informed decision.

Mr. Poach requested information about how it would impact the budget.

COMPREHENSIVE PLAN COMMITTEE VOLUNTEERS

Mr. Little reported he has had meetings with the managers of Wilkins and Churchill to reactivate the committees for the comprehensive plan. He indicated they are trying to find volunteers for the committee. He encouraged the council members and residents to be on the committee.

Mr. Poach inquired how many people they need and Mr. Little answered three or four. Further discussion ensued.

REPORTS OF COUNCIL MEMBERSTHIRD WARD COUNCILMAN ROBERT STEVENSON

Mr. Stevenson encouraged everyone who has not been vaccinated to think about getting one.

Mr. Stevenson requested the manager compile a Request for Proposals (RFPs) for MS4 Engineering Consultants with stormwater and drainage expertise. Mr. Little inquired whether that is for MS4 or a comprehensive professional engineer for any municipal work. He reported the municipality has an engineer for stormwater, traffic and other items with land use. Mr. Stevenson asserted the municipality has two engineering firms that serve the municipality one for litigation for stormwater and the other for traffic. He requested the RFPs for an engineering firm that covers the municipal stormwater drainage.

Mr. Hugus reported the municipality has three disciplines of engineering: municipal engineers that take care of the storm water reviews from land development subdivisions and anything related to the MS4 Program. He added the municipality has a traffic engineer and geotechnical engineer for any soil related issues.

Mr. Poach pointed out there have been different firms for each one and Mr. Hugus concurred. Mr. Poach stated for the MS4 project there was an engineer specific to do the permit and information for the municipality Mr. Hugus indicated that was covered under the municipal engineer. Mr. Poach questioned whether this would be for review and request for municipal engineers that would cover both and Mr. Hugus answered affirmatively. Mayor Gresock explained one firm does all the site plans,

general municipal items and the MS4. Further discussion ensued. Mr. Little suggested council act on a motion at the council meeting for a municipal engineer but it would not include traffic or geotechnical.

SIXTH WARD COUNCILMAN ROBERT WILLIAMS

Mr. Williams showed a picture from the Times Express and congratulated Deborah Fry for her representation of Monroeville and Gateway Highway when she marched in the 2022 Rose Parade on January 1, 2022 in Pasadena, California. He felt Gateway Schools are producing these great citizens and he thanked her again.

Mr. Williams wished Mr. Hyzy's wife a speedy recovery and prayed for patience for him.

SEVENTH WARD COUNCILMAN DENNIS BIONDO

Mr. Biondo also sent speedy recovery to Mr. Hyzy's wife. He commended Mr. Robinson for the introduction of the meeting.

MAYOR NICK GRESOCK

Mayor Gresock reported of the recent passing of Mr. Dick McClain and reported how he was a long-time volunteer with the Historical Society, the Heritage Day Festival and Tree Lighting Ceremony. He felt Mr. McClain was an interesting individual and reported he was his first neighbor in Monroeville. He suggested he would be missed by many and sent condolences to his family.

ADJOURNMENT

There being no further discussion, Mr. Poach duly made a motion to adjourn the meeting 8:32 p.m. and Mr. Stevenson seconded it. Upon a voice vote, the motion carried unanimously.

Respectfully submitted,

Timothy J. Little
Municipal Manager

TJL/sam