

MUNICIPALITY OF MONROEVILLE

COUNCIL WORK SESSION

FEBRUARY 7, 2023

MINUTES

The meeting was called to order at 7:12 p.m. by Mayor Nick Gresock immediately following the Citizens' Night Meeting.

ROLL CALL

The Recording Secretary, Sharon McIndoe, called roll and the following were present: Mayor Gresock, Joe Hyzy, Eric Poach, Bob Stevenson, Steve Wolfram, Bob Williams, Dennis Biondo, Tim Little, Bob Wratcher, Josie Rock, Paul Hugus, Joe Sedlak and Paul Whealdon. Mr. Adams was absent.

EXECUTIVE SESSION ANNOUNCEMENT

Council conducted an executive session before the Citizens' Night Meeting on February 7, 2023 from 6:15 to 7 p.m. for personnel and litigation reasons. Council legislative action, if any, shall be taken at the February 14, 2023 Regular Council Meeting.

APPROVAL OF MINUTES

Council considered approval of the Citizens' Night Meeting of January 3, 2023, Council Work Session of January 3, 2023 and the Regular Council Meeting of January 10, 2023. There were no questions or comments at this time.

REPORT OF TAX COLLECTIONS

Council considered the Report of Tax Collections. There was no discussion.

LIST OF BILLS, BUDGET TRANSFERS AND PAYROLL

Council considered approval of the List of Bills in the amount of \$1,536,834.13, Budget Transfers and Payroll in the amount of \$1,220,518.45 for the month of January 2023. There was no discussion.

VACANCIES ON BOARDS, COMMISSION AND AUTHORITIES

Council considered the vacancies on the boards, commissions and authorities.

CONSENT AGENDA

OLD BUSINESS

SUBDIVISION 23-1-SUB
HEDFORS CONSOLIDATION

Applicant is requesting preliminary and final subdivision approval to consolidate Lot 642-E-315 and Lot 642-E-335 into one lot with a total acreage of 8.519 acres. The properties are located at 575 Thomas Street in the R-2, One Family Residential Zoning District.

The planning commission recommended approval.

Mr. Terry Siefers, Gentry Surveying, came forward representing the applicant. He reported the reason for the consolidation is to combine the two lots so they have a principle structure and an accessory structure on the same lot.

There was no discussion.

SITE PLAN 23-1-ST
GATEWAY SCHOOL DISTRICT

The applicant is requesting site plan approval to construct a hard surface for the school band to practice. Sidewalks and an above ground stormwater management pond are to be construct as part of the project and the practice surface shall be a green design using permeable pavement. The property is located at 9000 Gateway Campus Boulevard and known as Tax Parcel 857-D-309 in the R-2, One-Family Residential.

The Planning Commission recommended approval of this application.

No one came forward representing the applicant.

Mr. Whealdon reported the plan is in order and he explained it would be located on the lower Gooley Field of the Gateway Upper Elementary. He reported they moved the material from the baseball fields along Route 48 to this location to create a hard surface for the marching band to practice. He stated the land development application requires a post-construction storm water management plan and he reported it was approved. He pointed out one outstanding issue is that they are required to construct sidewalks on the site and they were going to request a phasing in of the sidewalks. He stated they are not apposed to the sidewalks but it was not in their budget. He felt the sidewalks should be constructed on the site during the construction. He recommended if the phasing is considered they should at least do the earth work operation to create the bench for the sidewalk so the concrete could be poured at a later time.

Mayor Gresock agreed and he felt that is an important area. He stated it is one of the links in the active transportation plan that was identified that needs sidewalks. He pointed out the library, senior center, schools and apartment buildings are in the area. He suggested possibly giving them some time to do the construction. Mr. Whealdon asserted it would require earth work.

Mr. Poach inquired about the frontage and the amount of the hardship. Mr. Whealdon stated the hardship is there is a slope involved so a bench will need to be made to construct the sidewalk.

Mr. Stevenson referred to the option of the sidewalk fund. Mr. Whealdon recommended the sidewalk be required. Further discussion ensued.

Mr. Hyzy inquired whether they raised the manhole between second and third base and Mr. Whealdon was uncertain. Further discussion ensued. Mr. Whealdon reported he would contact them to ensure their attendance at the next meeting.

MOTIONSMOTION

A motion to place a full-page advertisement in the amount of \$125 in the program for the Gateway High School Musical "Mamma Mia!"

MOTION

A motion to authorize to advertise a public hearing for the revised/updated zoning ordinance.

Mr. Little reported this public hearing will be held on April 4, 2023.

MOTION

A motion to approve the property acquisition for the Tri-COG Land Bank for the property located on Willow Drive, Lot and Block No. 640-K-118.

MOTION

A motion to enter into an agreement with Public Partners Consultants to conduct a municipal manager's search.

RESOLUTIONSRESOLUTION

A resolution adopting the Campbell Sewage Planning Module.

Mr. Bill and Mrs. Barbara Campbell from 203 Townsend Drive, came forward to explain the request. Mr. Campbell mentioned they are located in the Moyer Business Park and they are proposing to install a new sewage line exiting their building running along Townsend Drive running across Dexter Drive into the existing sewage system in the business plan. He reported the sewage planning module was approved. Mrs. Campbell explained it has gone through the Municipal Authority and it was approved by Alcosan and Allegheny County. She stated they need the municipality to approve to tap in.

ORDINANCESORDINANCE

An ordinance of the Municipality of Monroeville, Allegheny County Pennsylvania, prohibiting the feeding of wild animals and providing penalties for the violation of such regulations.

Mr. Wratsher reported this matter has been tabled so council must remove it from the table to act on it or leave it tabled.

Mayor Gresock commented there was feedback in January. He recommended if council were to consider this that the feral cat language should be removed and explained that was not the original intent of the ordinance. He reported some of the comments concerning feral cats was that there were better ways to deal with them. He stated it is council's decision whether to act on this issue.

REPORTS OF MUNICIPAL STAFFSOLICITOR'S REPORT

Mr. Wrat cher reported he along with Chief Cole have been negotiating with Verizon Wireless because they are interested in leasing a small portion of property approximately 100 by 100 feet at the public safety training center for the purpose of placing a cell tower at the site to complete their communications network. He reported a final draft of the lease should be available for council in approximately a week. He explained the first step pursuant to the home rule charter is that a lease or other interest of property requires an ordinance. He requested council's approval for authorization to advertise for the ordinance for this lease at the council meeting.

Mr. Williams inquired whether the municipality can use that 100 by 100-foot piece of property in the lease for storage and Mr. Wrat cher answered negatively. He added it would be fenced off and it would be in violation of the Federal Communication Commission. He stated it is 10,000 square feet or a quarter acre.

DIRECTOR OF PUBLIC WORKS AND ENGINEERING'S REPORT

Mr. Hugus reported he has had discussions with the manager concerning the development of the road resurfacing program and the cost. He suggested it was uncertain whether the amount should be \$1.5 million or \$2 million. Mr. Little explained the program would be different if the amount is \$2 million rather than the \$1.5 million. He wanted council's support on how the road program should be developed. He suggested if the municipality takes an extra \$100,000 or \$2 million that will be deducted from the transfer of capital. He reported he has a \$5 million transfer for the capital and he was hoping to have a final rough draft of the capital improvements program at the council meeting.

Mr. Hugus explained his department approaches the development of the resurfacing program differently on whether it is \$1.5 million or \$2 million. Mayor Gresock explained the municipality has this conversation every year concerning allocating to it because it is something that needs to be done to stay ahead of the infrastructure. He asserted the municipality has approximately 200 miles of roads and Mr. Hugus explained the municipality has 110 miles of roads and 34 parking lots which convert into approximately seven miles. Mayor Gresock stated it is a lot of asphalt. Mr. Hugus agreed and reported the municipality is still behind from the past years.

Mr. Stevenson reported council approved this unanimously with the last budget and instructed the manager to increase the budget for asphalt from \$1.5 to \$2 million. He stated it was again changed in this budget because roads are important. He reported council understands there is a process and there are different applications but they feel they need to continue to fund the road resurfacing at that rate.

Mayor Gresock agreed that the amount should be \$2 million and Mr. Williams asserted it has already been done. Mayor Gresock reported this would give direction to the public works and engineering department so the program can be developed. He reviewed how every road in the municipality is evaluated by the PASER program and a decision is made on how to deal with them.

Mr. Hugus explained it is difficult for his department to back track if the number is changed from \$1.5 million after the bid opening because they could make a lot of decisions now instead of after they are through the program.

Mayor Gresock inquired about the cost to mill and pave one mile of road. Mr. Hugus reported last year it was \$310,000 to mill and pave for one mile. Mayor Gresock indicated not every road gets that treatment. Mr. Hugus explained they go through a progression for milling and paving to fog sealing and crack sealing, the patch repairs, the chip seal and the mill and pave again. He mentioned how they like to get 15 years of life out of the road. Further discussion ensued. Mr. Hugus reported when they develop the \$2 million it goes into the cost of crack sealing materials which is approximately \$15-\$17,000. He mentioned the cost to fix the roads before they get to a certain level is part of the program. He pointed out the \$2 million is for the whole program in total not just milling and paving.

REPORTS OF COUNCIL MEMBERS

SECOND WARD COUNCILMAN ERIC POACH

Mr. Poach sent condolences to the residents of McKeesport who lost a police officer in the line of duty. He suggested it is getting more dangerous.

THIRD WARD COUNCILMAN BOB STEVENSON

Mr. Stevenson expressed his frustration over the groundhog in Punxsutawney concerning winter.

SIXTH WARD COUNCILMAN BOB WILLIAMS

Mr. Williams sent get well wishes to Councilman Adam's wife for a speedy recovery.

SEVENTH WARD COUNCILMAN DENNIS BIONDO

Mr. Biondo also sent condolences to everyone in McKeesport. He reported Penn Hills recently hired about ten officers and he added some of them are Monroeville residents. He congratulated them.

ADJOURNMENT

There being no further business to come before council, at this time, a motion was duly made by Mr. Williams to adjourn the meeting 7:36 p.m. and Mr. Stevenson seconded it. Upon a voice vote, the motion carried unanimously.

Respectfully submitted,

Timothy J. Little
Municipal Manager