

MUNICIPALITY OF MONROEVILLE

REGULAR COUNCIL MEETING

FEBRUARY 8, 2022

MINUTES

The meeting was called to order by Mayor Nick Gresock at 7:05 p.m.

PLEDGE OF ALLEGIANCE AND A MOMENT OF SILENCE

The Pledge of Allegiance was recited and a moment of silence was observed.

ROLL CALL

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

PUBLIC COMMENT ON AGENDA ITEMS

PATRICIA ROGUS

Mrs. Patricia Rogus, a resident of 306 Willow Hedge Drive, came forward to express her concerns for the Clover Development. She reported she is 125 feet from her neighbor across the street which is the exact distance stated by Mr. Jack for the distance from the end of her property to the corner of their building. She felt that is a short distance. She reported when the development was first submitted it stated the dimensions were 175 feet and 180 which is a discrepancy of 50 feet closer to her property. She felt they should be held to the original proposal and move it back. She showed a picture of what she would see from her back yard. She explained the building is located at the top of a hill and is white which stands out and requested the color be changed to dark brown or gray. She felt it should not be voted on and there should be more discussion on the issue that it was moved closer to them.

Mrs. Rogus requested a plan be approved to continue to prevent flooding behind their property. She also pointed out there is a significant row of telephone poles on Airport Road. She reported one of the poles was replaced this Summer and she questioned who would be able to get to those telephone poles if the road is closed. She inquired whether they were necessary and whether there are plans to remove them. She felt that should be answered and addressed before any vote is taken.

Mrs. Rogus questioned how the residents will be informed about any variances the developer will request like when they moved the property significantly closer. She felt the residents should have the right to come to a meeting and present their concerns about the variances before they are voted on.

Mrs. Rogus again stated her main concern is the significant closeness of the building looking out her front window. She reported Clover Development went to Murrysville first before they applied in Monroeville. She stated Murrysville had length discussions on this issue. She reported one of their concerns was density. She indicated she is concerned about the property and the density. She hoped that council would not vote on this plan until there is resolution on the movement of the building further away, the Airport Road easement and the ability to decide what is going to happen with a lot of

the other topics. She disagreed that it should be voted on at this meeting and felt it should not be approved.

RICH ROGUS

Mr. Rich Rogus, a resident of 306 Willow Hedge Drive, came forward to report how he has had it with the meetings, emails, telephone calls and begging people to listen to them. He stated the location of the building has pushed him over. He pointed out when it was discussed last year it was indicated it was 180 feet from their property to that building and in another place in the meeting is had it at 175 feet. He stated the drawing shared with him showed 125 feet. He explained how far 125 feet is and gave examples. He felt betrayed and misled by that 180 feet and he was not happy. He suggested the municipality can do the right thing and have the building and the taxes and Clover can have their building and revenue. He requested the building be moved back to where it was originally proposed to be at 180 feet. He suggested that is the very least that council could do and he begged them for their consideration, strength and courage to have that building moved at a reasonable location away from the residents.

JEROME SCHAFER

Mr. Jerome Schafer, a resident of 328 Willow Hedge Drive, came forward to express his concerns. He was concerned with the closeness of the building and the type of buffer zone. He suggested a natural green zone for a buffer. He reported there has been flooding in the area during the time he has lived there and he was concerned the direction of the water would be affected by the new building. He wanted concrete answers as to how the water would be handled and an exact plan as to how the flooding would be handled. He mentioned the light and noise pollution of the building and also deliveries made to the building. He was concerned with the increase of traffic on the already very busy and dangerous Logans Ferry Road and requested some additional monitoring or help. He requested council consider some of the questions from the residents and an agreement be made.

HEATHER LEWIS

Mrs. Heather Lewis, a resident of 344 Willow Hedge Drive, came forward to agree with all of her neighbors. She inquired whether there has been a resolution with People Natural Gas about the gas regulator or station and the access road to that coming to the parking lot of Clover. She felt that road should be reviewed and permanently closed to any traffic.

GEORGIANNA WOODHALL

Mrs. Georgianna Woodhall, a resident, came forward with questions about this development. She questioned whether the developer submitted a storm water management plan designed by their landscaped architect and reviewed by all of council and Mr. Little answered affirmatively. Mrs. Woodhall inquired whether it was submitted to the county and if so, whether comments were received from the county and Mr. Little answered affirmatively. Mrs. Woodhall questioned whether each member of council was able to review those comments and Mr. Little answered council does not review storm water management. He stated the engineering company reviews the storm water management plan. Mrs. Woodhall questioned whether each member of council has access to the comments from the county. Mr. Little suggested waiting for the developer to answer everyone questions.

Mrs. Woodhall reported she was asked whether this development ever came before council. She read an article from the newspaper from 2015 when she was on the planning commission. She wanted to know if this is the same company and the same plan that is referred to the article. (see attached.) Mrs. Woodhall reported she had a lot of questions back then and she is uncertain whether this is the same developer. She mentioned the comments from the county and presented a list of what they look like. She reported she looked at the comprehensive plan and pointed out there were areas in the comprehensive plan that had to do with Plum and Thompson Run and the strip mining that took place in that area. She felt Monroeville Council should be discussing this with Penn Hills about the conditions in that area for land compatibility. She submitted the information (see attached).

Mrs. Woodhall then referred to the minutes of the Planning Commission Meeting of November 18, 2015 where the application for the Senior Apartments was tabled at the July 15, 2015, August 19, 2015 and October 15, 2015 meetings. She reported at that meeting the application was withdrawn. She again stated she had concerns back then and so did the residents and this seems like the same thing. She felt everyone on council should be equally concerned.

HEIDI BEAM

Mrs. Heidi Beam, a resident at 361 Willow Hedge Drive, came forward to express her concerns. She was concerned with the change in the plans for the distance of the building and mentioned how things could change once the construction starts. She stated it could get closer with less trees or less borders or the garages could be moved. She explained that is why they want to make sure they start with what was originally proposed and what was originally approved.

Mrs. Beam was concerned with the flooding and explained Willow Hedge has a lot of flooding issues. She reported they redid the sewer when the road was repaved and she thanked the municipality for paving it. She mentioned there are still flooding issues that occur in her neighborhood. She reported the bottom of Logans Ferry Road by Center Road floods when it rains and it floods on the opposite side of the hillside where it is being built down in Penn Hills. She mentioned the signs that say do not drive through the road if it floods. She stated these areas need to be fixed and she felt this project would cause more flooding. She mentioned how the developer would have a retaining pond then run the water away from their building which will be closer to Willow Hedge and the Maple Crest neighborhoods. She stated that does not help with the issue and residents will have to deal with the extra water that is being pushed closer to them.

Mrs. Beam stated cars are an issue and reported the development is located up on a hill. She explained because it is on hill, the development can be seen from a lot of areas, the building will be three stories and the parking lot will be located up on the hill. She mentioned how the headlights of people pulling in and out of the parking lot of this building will shine into windows of the properties on Willow Hedge because they are lower. She pointed out people will be coming in and out of the entrances, parking in the parking lots, the parking is around the outside of the building and property will be closer to the residents. She felt headlights at night will be an issue.

Mrs. Beam reported adding traffic to Logans Ferry Road would be an issue because that road currently does not support the traffic. She mentioned the intersections on both sides of Logans Ferry Road are dangerous. She explained how the intersection of Logans Ferry and Center Road has accidents

all the time and more accidents are at rush hour but they also happen at non-rush hour times when the proposed Clover residents will be traveling about.

Mrs. Beam was concerned because there would be no limit on the type of residents that would be welcomed into the building. She explained how special exceptions are made and other people may be living there with the seniors. She reported how active seniors can be at any age and the age limitations would not limit their driving.

EXECUTIVE SESSION ANNOUNCEMENT

Council conducted an executive session before Citizens' Night on February 3, 2022 from 6 to 7 p.m. and before the February 8, 2022 Regular Council Meeting from 6:40 p.m. to 7 p.m. for personnel and litigation reasons. Council legislative action, if any, shall be taken at this February 8, 2022 Regular Council 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 being no questions, additions or deletions, Mr. Poach duly made a motion to approve the minutes, as submitted, and Mr. Hyzy seconded it. Upon a roll call vote, the motion carried unanimously.

APPROVAL OF THE REPORTS OF TAX COLLECTIONS

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

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

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.

There being no discussion, a motion was duly made by Mr. Wolfram to approve the List of Bills and Budget Transfers and Mr. Stevenson seconded it. Upon a roll call vote, the motion carried unanimously.

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

VACANCIES ON BOARDS, COMMISSIONS AND AUTHORITIES

RECREATION AND PARKS ADVISORY BOARD

Whereupon, Mr. Poach duly made a motion to appoint Mr. Gordon Conn from Ward Two to the Recreation and Parks Advisory Board and Mr. Stevenson seconded it. Upon a voice vote, the motion carried unanimously.

POLICE CIVIL SERVICE COMMISSION

Mr. Stevenson apologized to Mr. Andrew Wilkins who applied to serve the Civil Service Commission as a full-time participant. He explained he was an alternate and it slipped through the cracks at the last meeting. Whereupon, Mr. Stevenson duly made a motion to nominate Mr. Andrew Wilkins to the Civil Service Commission.

RECREATION AND PARKS ADVISORY BOARD

Whereupon, Mr. Wolfram duly made a motion to appointment Mr. Daniel Gerhart from Ward Four to the Recreation and Parks Advisory Board and Mr. Stevenson seconded it. Upon a voice vote, the motion carried unanimously.

PLANNING COMMISSION

After a brief discussion, Mr. Adams duly made a motion to nominate Mr. Ronald Massung, Ms. Heidi Lawrence and Mr. Scott Philpot for the Planning Commission.

CONVENTION VISITORS BUREAU

Whereupon, Mr. Biondo duly made a motion to appoint Mr. Brandon Markosek to the Convention Visitors Bureau and Mr. Stevenson seconded it. Upon a voice vote, the motion carried unanimously.

CONSENT AGENDA

NEW BUSINESS

RESOLUTION 22-7

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. Rob Jack came forward representing Clover Development and referred to the residents' questions. He stated there is some confusion about the positioning of the building. He explained when the rezoning was discussed it was 175 to 180 feet and that is still the case. He stated at the meeting last week, the 125 feet mentioned was the distance from the property line to the proposed building. He reported the building has not moved and is in the same position. Again, he stated the 175 to 180 is the distance from the back of the homes to the face of the proposed building and the building has not been moved closer to the homes.

Mr. Adams questioned whether the distance was from the back of the homes or the back of the property line. Mr. Jack explained at the rezoning meeting they talked about from the back of homes to the face of their new building being 175 to 180 feet and last week the property line was discussed to the new building being 125 feet.

Mayor Gresock explained this is the site plan being considered at this time and once something is approved, it cannot be changed. He stated the applicant has not moved the building from when it was approved for the rezoning and Mr. Jack concurred.

Mr. Stevenson clarified that the applicant went through the Planning Commission and the Planning Commission submitted it to Council for approval and Mr. Jack concurred.

Mr. Jack explained what they showed at the rezoning was a generic building. He reported the existing elevations they submitted show more color, building relief and texture which will add depth and perspective of what the neighbors will see.

Mr. Jack mentioned the storm water management concerns. He explained they would reduce the amount of water going towards Willow Hedge by approximately 90 percent. He reported a plugged inlet was discovered behind the Rogus' residence and it will be cleaned out. He stated an additional inlet will be added to capture and take away any excess water. He again reported the amount of water going toward the residents will be a 90 percent reduction from the current condition.

Mr. Wratcher inquired which direction the water would go and Mr. Jack reported it would flow to the west to the proposed storm pond then carried to the north.

Mr. Adams inquired how close their parking area pavement would be to the residents' property lines. Mr. Jack explained from the garages to the houses is 130 feet. Mr. Adams stated it looked like they have a parking area along the access road to the parking lot not the garages. Mr. Biondo pointed out from the garages to the back of the property is 82 feet and Mr. Jack stated that is to the back of the property line. He added there is an extra 50 feet to the houses or 130 feet. He agreed it is 82 feet to the property line from the back of the garages from the pavement.

Mr. Poach questioned the proposed colors. Mr. Jack answered gray tones, dark blue and earthen brown at the building entrance. Mr. Poach clarified that it will not be a stark white and Mr. Jack agreed.

Mr. Jack reported the telephone poles along the road were to a service line back to the airport which will be removed.

Mr. Jack reported they are not seeking any variances. He mentioned the sidewalk waiver that the council will consider but there are no additional variances. Mayor Gresock explained any variances would go before the zoning hearing board and be done at a public hearing.

Mr. Jack reported they still do not have verification from People Gas of whether or not they have access to the road. He pointed out they will submit a resolution that they will not use that road. He reported they will install curb to block the road off and they will agree not to use it moving forward. Mayor Gresock inquired whether they agreed to allow the gas company to access their property from the applicant's property and Mr. Jack answered affirmatively. Mr. Biondo asserted they had no issue with the municipality closing the road and Mr. Jack agreed. He explained they do not have any legal rights to use the road. Mayor Gresock asserted it is a unique legal issue because it appears as though the Willow Hedge Communities owns the access road and Mr. Wratcher concurred. He explained there is a right-of-way that was part of the Willow Hedge Plan when it was developed in the 1970s and the pavement is within that right-of-way. He stated some of the pavement is on the Willow Hedge side and

some of it is on the Clover Development side. He reported the majority of the legally defined right-of-way is located on the Willow Hedge Plan. Mayor Gresock questioned how the residents of Willow Hedge could act on that road and Mr. Wratcher explained they could submit a petition to the municipality. He reported it is not a public road so it is not a matter of closing it in that manner. He stated there could be an agreement to have it closed.

Mr. Williams inquired whether the property would then revert back to the Willow Hedge Community and Mr. Wratcher explained the piece of the road that was directly behind the residents that bordered that right-of-way they would be entitled to have that property back.

Mr. Williams questioned whether the applicant could put a four-foot solid vinyl fence in front of the parking to prevent the headlights from shining into Willow Hedge and Mr. Jack reported they have a staggered row of Evergreen trees behind the parking spots. He reported those parking spaces would be located significantly above the elevation. He stated the parking is at an elevation of 1,180 and the home will be down at 1,165.

Mr. Stevenson pointed out they agreed to plant six-foot trees and Mr. Jack agreed. He added they would be up against the parking lot level so they should cut that off.

Mr. Williams requested dark brown siding instead of the white. Mr. Jack reported they do not have any white. He pointed out they have a couple shades of gray and areas that are dark blue. He explained the white from the previous images was a generic rendering of the building.

Mayor Gresock requested an explanation of the lighting on the site. Mr. Jack reported the light plan has been reviewed and they will add cut off shields to the light fixtures. He stated the light levels meet code and there will not be any spill over onto the neighbors.

Mr. Williams inquired whether the gap between parcel one and two have been resolved and Mr. Jack indicated it would be resolved as part of the subdivision plan. He added the county views it as one tax parcel.

Mr. Williams questioned the sidewalk and inquired whether they are going to the zoning hearing board for a variance. Mr. Wratcher stated the sidewalk waiver would come from council. Mr. Williams inquired about their plans for the sidewalk. Mr. Jack reported if the waiver is denied and they do not contribute to a fund that they be built on the other side of the road, they would propose to build them on their side but at the top of the slope to avoid conflict with grading over the gas line and having the sidewalk at a two-to-one slope. Mr. Williams questioned what the grade or slope would be from the Clover Plan to Maple Crest. Mr. Jack reported they would have to work something out with Maple Crest to get their sidewalks to connect. Mr. William inquired whether it would be two to one and Mr. Jack reported the existing slope is two to one.

Mr. Adams questioned whether they planned on excavating any of that bank out and Mr. Jack answered they can to a certain extent but they are uncertain about the location of the gas line. Further discussion ensued. Mr. Adams inquired about the width of the proposed entrance way off of Logans Ferry Road and Mr. Jack answered 24-26 feet wide. Mr. Adams pointed out the Municipal Authority has a vault in that location and Mr. Jack stated the vault serves the airport and will be removed. He explained the panel will stay but the vault will be removed. Mr. Adams inquired whether the pole with the transformer would stay and Mr. Jack was uncertain. Mr. Adams felt the proposed entrance road is

not wide enough and Mr. Jack stated it will be regraded for their driveway. Mr. Adams again stated it does not seem wide enough from the edge of the access road to the telephone pole. Mr. Jack reported they would be closer to the water panel and will not be right at the location of the Airport Road they would shift it up about 30 feet. Mr. Adams explained the south apron of it looked like it was coming across the access road. Mr. Jack stated the new driveway shifts about 30 feet away from the existing. Mr. Adams inquired whether the reason they are not cutting straight into the property is because of the gas line that goes as far as the entrance way. Mr. Jack explained it is two things; the panel that has the water and the gas line easement. He stated they cannot grade within the easement for their road. He explained there is a 12-inch high-pressure gas line but there is an associated 60-foot wide easement so they cannot grade within that easement.

Mr. Jack again stated if the sidewalk waiver is not granted they will build a sidewalk at the top of the slope outside of the right-of-way on their private property.

Mr. Williams wanted a commitment from the applicant that they would put in sidewalks on their side of the road. Mr. Jack explained if their requested sidewalk waiver is denied they will put sidewalks in on their side of the road. Mayor Gresock explained that would be put in with the conditions if council decides to act on this item and the waiver under resolutions would be denied. Further discussion ensued.

Mr. Wratcher explained council can approve the site plan with a condition of development that the applicant will not get occupancy permits when the construction is completed until the sidewalks are constructed according to an approved plan by the planning department.

Mayor Gresock inquired whether the county had any feedback concerning the stormwater and Mr. Whealdon reported the comments from the Conservation District at the county level have not been submitted to the municipality. He stated the municipal engineer has reviewed and approved the stormwater plan. Mayor Gresock clarified that it follows all of the municipal standards and Mr. Whealdon agreed. He added it would be an improvement for the Willow Hedge Plan.

Mr. Biondo questioned whether there has been any more discussion with the Maple Crest Plan about coordinating the sidewalks with Clover Development. Mr. Whealdon pointed out the current conditions, the slope and the Airport Road and the new entrance road. He showed a current image of what the hillside looks like and the current sidewalk location that Maple Crest has stubbed out. He added Maple Crest is required to put in sidewalks and are prepared to put in sidewalks along Logans Ferry Road but the problem is the gas line. He explained if Clover cannot excavate at the Logans Ferry elevation the sidewalk will not be parallel to the curb but will go up the slope at an angle and meet on the top of the slope to meet Clovers sidewalk. He reported the image was submitted by Maple Crest and they are willing to work with Clover to join the sidewalks.

Mr. Little questioned whether that would be ADA compliant and Mr. Whealdon indicated the final elevation is uncertain. He explained there is several hundred feet that they can go up to the ten feet of elevation. He suggested it could exceed 8 percent but the existing slope of Logans Ferry is already over 8 percent. Mr. Jack added if the sidewalk followed Logans Ferry it would be compliant. Mr. Whealdon asserted there are certain places where they cannot meet which is called technically infeasible. Further discussion ensued.

Mr. Adams inquired about the location of the 12-inch high pressure line. Mr. Whealdon explained it does not go under the building but it follows the property line. Mr. Jack reported the gas line parallels the property line that divides them from Maple Crest. Mr. Whealdon pointed out where it crosses Logans Ferry Road and where the Maple Crest sidewalk currently ends and they are obligated to construct sidewalks on their frontage. He explained the best way to connect one end to the other has to be determined going across the gas line. He suggested it might be located higher and angled down or it might parallel Logans Ferry Road but there will not be an answer until the gas company physically locates that line. He reported the One Call has been placed and everyone is waiting for them to uncover the line to determine the exact location before digging starts. Mr. Jack added there is an option whether they have to meet them at the top or halfway or at the bottom.

Mr. Whealdon mentioned there was concern for grading and storm water and erosion control. He explained the site is very flat which makes it ideal for development and the storm water will be easy to control and the erosion will not be an issue. He felt the development should be a smooth operation.

Mr. Adams inquired why they did not consider flip flopping the building so it would be less of an impact on the Willow Hedge residents. Mr. Jack answered they would have to deal with the steep slopes and the gas line in the rear of the property. He pointed out the steep slopes are in the wooded area. Mr. Whealdon explained the long edge of the building would not fit in that back area because of the slope and the location of the gas line is in that area.

Mr. Biondo questioned how long it would take for construction and Mr. Jack answered 14-16 months total. He added most of it is interior once they get the building shelled in. Mr. Biondo inquired how long it would be to do the exterior and Mr. Jack answered a couple of months.

Mr. Wratcher suggested Condition No. 18 as follows: In the event no sidewalk waiver is granted by council, the applicant shall submit a sidewalk plan to the municipality for the approval of sidewalks located on applicant's property. No occupancy permit shall be issued until the sidewalk plan is approved.

Mr. Williams inquired whether council should vote on the waiver first and Mr. Wratcher answered this condition is worded if the waiver is denied. He stated if the waiver is approved, the condition would be irrelevant and would be of no force or affect.

Whereupon, Mr. Stevenson duly made a motion to approve Application No 21-9-ST with the Condition No. 18 added. Mr. Williams seconded it. Upon a roll call vote, the motion carried with four affirmative votes and three negative votes. The voting was as follows: Messrs. Hyzy, Poach, Stevenson, and Biondo voted affirmatively; Messrs. Wolfram, Adams and Williams voted negatively.

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 discussed at the work session. He explained this would make a uniform timber harvesting fee of \$200 per parcel.

Whereupon, Mr. Stevenson duly made a motion to approve and Mr. Hyzy seconded it.

Mayor Gresock added this is in line with what most communities are doing under the current state law. Mr. Wrtcher reported it is mandated by the state. He explained the municipality previously charged \$2,000 for larger timbering but the attorney general's office stated under the agricultural act that is prohibited by law.

Upon a roll call vote, the motion carried unanimously.

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 reported council has the revised easement agreement with the increase in the fee.

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

MOTION

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

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

MOTION

A motion to place a half-page advertisement in the amount of \$150 in the program for the Gateway High School Musical, "The Drowsy Chaperon".

There being no discussion, Mr. Poach duly made a motion to approve and Mr. Stevenson seconded it. Upon a roll call vote, the motion carried unanimously.

MOTION

A motion to advertise for Request for Proposals (RFP) for a Municipal Engineer Consultant with a strong background in MS4 Regulations and compliance, and land development and planning.

Whereupon, Mr. Poach duly made a motion to approve and Mr. Hyzy seconded it.

Mr. Little explained he would put a request for proposal together, an advertisement will be placed in the Post-Gazette and the municipality will put out a request for proposal which outlines the responsibilities, duties and qualifications for an engineering company mostly with MS4 or storm water management and land development. He reported in most cases, the municipality would accept the lower bid, but this is a request for proposal which is not a sealed bid. He stated this is more about value, qualifications and experience evaluation of the engineering company. He pointed out the low bid would not necessarily get the contract.

Upon a roll call vote, the motion carried unanimously.

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.

There being no further discussion, Mr. Stevenson duly made a motion to deny and Mr. Biondo seconded it. Upon a roll call vote, the motion carried unanimously.

RESOLUTION 22-8

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 Charter of the Municipality of Monroeville.

Mr. Little reported this bond is shared with the school district and the municipality's portion is \$4,800 - \$5,000. Whereupon, Mr. Hyzy duly made a motion to approve the resolution, as read 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. He reported he spoke with the legal counsel for CBL and they are moving forward with the review of the material provided to them from the municipality. He was hopeful that he would have something next month.

No action was taken.

ORDINANCE 2757

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.

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

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.

Whereupon, Mr. Stevenson duly made a motion to table this item. The motion died for lack of a second.

Further, Mr. Williams duly made a motion to approve and Mr. Adams seconded it.

Mr. Poach explained there is currently a five-member zoning hearing board and that was one of the first things he voted on when he first got appointed. He stated this would move it backwards. He reported the zoning hearing boards hears five to seven cases a month. He could not understand why council wanted to reduce the board from five to three members. He felt this would reduce the efficiency of something that has been working for years.

Mayor Gresock reported the zoning hearing board was expanded in November 2020. Mr. Williams felt three members worked great and there is no need for five members. He could not understand why council would expand the government at a time when Covid was rampant and money was short. He pointed out it is only \$300 but it is an expansion of government and he disagreed with it. Mr. Poach contended it was so more people would be involved and he felt it did not make sense to reduce that board. He recommended it stay at five members. Mr. Wolfram agreed with Mr. Poach.

Mr. Stevenson reported he was on the zoning hearing board when it was both three and five members. He felt five is a good number for the board because of the number of residents in Monroeville because of the diversity. He explained how helpful it has been to the applicants.

Mayor Gresock made the distinction that it was at three members and on November 10, 2020 council expanded it from three to five members. He reported Mr. Williams inquired at that meeting why it should be increased because it was functioning fine and Mr. Wratsher answered it was council's decision to increase it because it was more representative of the community than a three-person board. Mayor Gresock pointed out this was not done at the request of staff, manager, liaison, Mr. Hugus, the planning commission or the chairman of the zoning hearing board or members. He stated it was strictly council's decision to make it a five-member board instead of three.

Upon a roll call vote, the motion failed with four negative votes and three affirmative votes. The voting was as follows: Messrs. Biondo, Williams and Adams voted affirmatively; Messrs. Wolfram, Stevenson, Poach and Hyzy voted negatively.

REPORTS OF MUNICIPAL STAFF

MANAGER'S REPORT

CIVIC PLUS – MUNICIPAL WEBSITE

Mr. Little reported one of the goals of the local government is communicating with the public and one way to do it is through the website. He explained in November the IT Specialist gave a demonstration on the website but then took a job elsewhere. He has discussed this with the IT Department to determine how to move forward and he suggested this is not just with the website but how the municipality communicates with the public digitally. He referred to a company Civic Plus who could do the website. He recommended the municipality set up a 311 number for people to report potholes or complaints on the website on a phone. He explained the first stage of this is a website. He showed a video of how the municipality should communicate with the public. He pointed out they have different modules and he currently is stressing the website. He stated it would be a six-month process where they would migrate all the municipal information and it probably would not be live until July or August. He suggested all the information coming into the municipality about complaints is analyzed to

help avoid liability. He mentioned it would also free up the IT Support Specialist to spend more time giving support to the public works and the senior citizens center. He reported the police department has a dedicated IT Specialist for the police department because everything is getting so technical with body and car cameras. He stated the company only works with local governments and they are familiar with the operation. He proposed council move forward with this and the major cost would be up front in the first year in the amount of \$26,000 for the labor of moving everything which would be taken out of the capital. He added it would then be \$7,000 per year. He mentioned other modules but he wanted to focus on the website at this time.

Mr. Poach questioned whether this would work towards a mass notification. Mr. Little reported they have a Civic Ready Module and can send out mass notifications to specific areas or pin point blocks. He explained Nexil is currently serving the community but he wanted to concentrate on the website. Further discussion ensued. Mr. Little reported the staff is working on the GIS for a program to meet the municipality's needs and be less expensive. He pointed out the biggest problem is getting the public to use it and all the complaints could be funneled to the person responsible for resolving them. He suggested it gives the municipality information to solve problems and this could be done for complaints. He felt Monroeville is long overdue for this.

PART-TIME EMPLOYEE RATES

Mr. Little referred to the part-time employee rates and made a comprehensive list of those people. He explained during the budget process the municipality increased the fee for the seasonal employees such as Summer help from \$10 to \$14. He felt it is incumbent for council to look at the part-time employees.

Mayor Gresock asserted that was approved at budget time for the Summer employees only and they have to be enrolled in college and Mr. Little concurred. He felt it should start with some employees who are not college students that are currently working in different departments. He did not think it was right to just include the college students and not the part-time employees.

Mr. Poach inquired whether the budget can absorb it and Mr. Little answered affirmatively. He stated a budget transfer can be made within the specific department. He recommended the part-time employees that currently make \$10 be increase to \$14. Further discussion ensued.

Mr. Williams questioned the number of employees being considered. Mr. Little indicated it is on the second sheet distributed to council and a lot of them are the part-time people doing classes at the senior center through the Parks and Recreation Department. He explained there are eight at the Level One at \$10 and there are seven at the Level Six which is at \$12 and there are three at Level Nine which is the supervisors. He reported there is a total of 18 people and he suggested to commensurately bump the ones at a higher level by \$1. Mayor Gresock stated \$4 would be added to all of them and Mr. Little concurred.

Mr. Wolfram inquired whether more could be considered. Mayor Gresock pointed out that going from \$10 to \$14 is a 40 percent increase. Mr. Little again stated a budget transfer can be made and the administration will monitor it.

Mr. Stevenson mentioned how all of these people live in Monroeville and it would benefit the community by keeping them here. He felt it was a good idea and agreed with the increase.

Whereupon, Mr. Stevenson duly made a motion to approve the increase and Mr. Hyzy seconded it. Upon a voice vote, the motion carried unanimously.

COMPREHENSIVE PLAN COMMITTEE VOLUNTEERS

Mr. Little reported that the Comprehensive Plan Committee will be reconstituted and he met with the managers of Wilkins and Churchill. He explained Monroeville has a joint comprehensive plan with them and they are looking for volunteers from council or the public. He mentioned that there is a tentative meeting set for April. He explained a comprehensive plan is basically a plan of how the community will grow in five years or a five-year plan. He reported there are six different categories and it is like a vision for the future.

PARKING ON HAYMAKER ROAD

Mr. Little reported last month residents along Haymaker Road complained about parking on Haymaker Road which is a county road. He notified the county and he received a letter on January 12, 2022. He indicated the area between Saunders Station to Trotwood Court could be the area where signs would be installed. He reported the county will install the signs but the municipality has to enforce them and advocate it.

Mr. Poach inquired about the area of complaint and Mayor Gresock suggested it was around the curve at Princeton. Mr. Williams asserted that is one of the widest berms in Monroeville and Mr. Poach agreed. Further discussion ensued. Mr. Hugus concurred that it was the Princeton area and the berms are really wide. Mr. Poach questioned how important it is to everyone else and whether that section should be reviewed further with the police department. He inquired whether there have been accidents and mentioned the site distance. Mr. Hugus indicated a site distance analysis can be done coming out of those roadways to determine whether the vehicles are creating a problem. He mentioned there are vehicle regulations for distances from intersections but there may be larger vehicles parking there. He would check with Chief Cole concerning any accidents occurring near the intersection. Mr. Poach suggested council take some time with this issue. Mayor Gresock suggested following up with the fire departments and EMS.

Mr. Adams questioned whether people are parking there regularly or just when they have company and Mr. Hugus reported it was parking on the berms every night. He pointed out there is no where else to park except the berm when someone has a function at their home. He explained if it is posted then residents would have no where to park. Further discussion ensued. Mr. Hugus inquired whether the analysis should be of the entire length of Haymaker Road or just the area of concern and Mr. Poach answered just in the area of the complaint. Mr. Little indicated he would talk to the police chief and fire departments.

Mr. Little sent condolences to Mr. Marshall Bond for the recent passing of his wife, Jay.

PUBLIC COMMENT ON ANY MUNICIPAL ITEM

DARLA BEEHNER

Mrs. Darla Beehner, a resident of 304 Willow Hedge Drive, came forward to express her concerns. She inquired why the residents talk before the developer's representative about what they are doing behind their homes and the residents are not allowed to comment on what the developer

said. She explained the residents did not understand when it was stated that the building is 180 feet from the resident's home and she understood it as the back of her property. She was concerned that it is only 125 feet from their property line. She explained she did not understand the distance referred to was from their home. She stated the residents were not allowed to request it be tabled until it was discussed about whether the building could be pushed back 180 feet from their property instead of 125 feet. She could not understand why the residents speak first then the developer speaks and why the residents cannot make comments after not before the vote is taken. She was disappointed that their councilman voted with the developer instead of hearing and think about what the residents had to say.

RICHARD ROGUS

Mr. Richard Rogus, a resident of 306 Willow Hedge Drive, came forward to report how he worked in business for 40 years. He felt when questioned how far the building is from the adjacent property 99 percent of developers would have answered to the property line. He stated the correct answer is from the building to the property line. He is more confused and misled than he was at the beginning of the meeting if the answer was to the back of their homes. He felt 124 feet is a God-awful shame.

Mr. Rogus suggested this is a big win for big business, government and this developer. He stated it is major loss for the ten families located right next to the development. He reported it is a loss of privacy, safety and security, quality of life and property value.

Mr. Rogus stated if there are other steps in this process and there is any way the municipality could buy the residents a few more feet it would help the little guy. He mentioned higher trees, more landscaping, or better painting and especially more room could help. He stated he was disappointed and he thanked everyone for the hard work of council. Again, he requested council consider the little guy that is coming out the loser.

PATRICIA ROGUS

Mrs. Patricia Rogus, resident of 306 Willow Hedge Drive, came forward to agree with Ms. Beehner. She felt the process is not right and the residents should be able to come back up to speak just like council asks questions before it is voted on. She inquired how they get all the sites with all the specific details since it has been approved such as storm water management, erosion control, the depth of the digging and what is happening with the mine subsidence. Mr. Little recommended she call him to schedule a meeting with the staff.

Mrs. Rogus referred to the airport property. She pointed out the easement is not on her property according to the drawings and is located on the airport property. She did not want the property at all.

GEORGIANNA WOODHALL

Mrs. Georgianna Woodhall, a resident 4560 Broadway Boulevard, came forward to mention how the manager is looking for people to work on the comprehensive plan. She inquired about the status of the 2015 Completed Zoning Ordinance that she spent endless hours working on. She pointed out that Councilman Williams also worked on it. She submitted a schedule that she received at her last meeting in 2015. She pointed out that Mr. Wratsher worked on the modernization and zoning

regulations and she has all those minutes which was prior to her joining and before she got on the planning commission. She thanked Mr. Wratsher. She reported it was completed in 2015 and she read the list (see attached). Mrs. Woodhall indicated when she asked when the approval process would resume and submitted to council, she was told the Community Planner and Zoning Officer was new and had to get acquainted with the zoning ordinance.

Mr. Little reviewed the chronology of events since 2015 and the changes in staff then the pandemic hit which delayed it further. He reported staff has worked on it for a year, it is being put out for RFP which will be on next month's agenda for an outside company to review. He suggested the municipality wants someone with innovative ideas on zoning, planning, land development and mixed-use development. He stated redoing a zoning ordinance is an arduous process and it has taken longer than usual. He explained there has been extenuating circumstances but it will be on the agenda next month to have an outside company review it

Mrs. Woodhall inquired about the cost of the review and Mr. Little indicated it would be revealed at a later time. Mrs. Woodhall pointed out the municipality paid over \$30,000 to Mr. Lee Mueller the consultant that worked with the planning commission and now the municipality is proposing to spend more money for another firm. She felt this is something Allegheny County could do. Mr. Little disagreed and stated the county is a recommending body. He suggested it is money well spent if the municipality had an outside certified planner that gets to know Monroeville and offers good planning and innovative ideas. Mrs. Woodhall asserted it was a waste of time and money the way it worked out. Mayor Gresock indicated that everyone agrees that it should get completed.

HEIDI BEAM

Ms. Heidi Beam, a resident of Willow Hedge Drive, came forward to thank Councilman Adams and any other council members that looked at the airport property to see what the residents are dealing with concerning the layout. She pointed out it is up on a hill and a tall building will be added. She also thanked him for voting negatively as a result of the site visit.

PATTI HOROMANSKI

Ms. Patti Horomanski, a resident of 324 Willow Hedge Drive, came forward to express her concerns for the Clover Development. She referred to Logan's Ferry Road traveling north from Penn Hills or Old Frankstown Road. She reported currently there are no signs indicating that there a stop ahead. She reported there is a stop sign at the top of the hill where Willow Hedge Drive and Logan's Ferry Road meet. She pointed out at the bottom of the hill there is Maple Crest, Clover and Willow Hedge Drive. She inquired whether the municipality or PennDOT could put in a sign for stop ahead or a warning or hidden driveway. She also mentioned a bus stop at Willow Hedge and Logans Ferry. She wanted to know who was responsible for it.

Mayor Gresock asserted it is dealt with internally based on PennDOT standards. Mr. Hugus agreed and explained a stop sign ahead sign is an advisory sign and does not get PennDOT approval. Mayor Gresock explained it will be evaluated to determine a good location.

REPORTS OF COUNCIL MEMBERSSIXTH WARD COUNCILMAN BOB WILLIAMS

Mr. Williams reported Gateway is producing many great students and he congratulated Gateway Freshman Hunter Raymer who holds the WPIAL's top time in the 500-yard free style. He thanked him for representing Gateway Swim Team and Monroeville. He pointed out Hunter can swim faster than most of the members of council can walk.

Mr. Williams congratulated Mrs. Gresock for her dedication to Monroeville and for completing 20 years of service to the municipality. He reported she is the director of the senior citizens center with a team of three and she is working very hard. He stated she is looking for volunteers and anyone interested should call the senior center at 412-856-7825 or email at gresot@monroeville.pa.us.

Mr. Williams indicated he was going to request a zoning ordinance update and he thanked Mrs. Woodhall. He reported when he first got on council he made a motion to fast track this item. He asserted the pandemic interfered with some of it and there have been staff changes. He assured her that the municipality would get it done. He reviewed how they worked over two years a couple nights a week and he felt it would be good to have it completed.

FIFTH WARD COUNCILMAN MIKE ADAMS

Mr. Adams sent condolences to the Ron Koerner family for his recent passing. He reported he was a long-term employee of Monroeville and he worked with him.

FOURTH WARD COUNCILMAN STEVE WOLFRAM

Mr. Wolfram agreed with the comments made by the other council members. He thanked all of the council members and everyone who called to check on him after his surgery on Friday.

THIRD WARD COUNCILMAN ROBERT STEVENSON

Mr. Stevenson referred to the Brewery at Luciano's in the old Parkway Tavern location. He reported they would be opening this week or next week. He mentioned the recently installed cross-walk signs and paint on the road that makes it easier to get in and out of their parking lot.

Mr. Stevenson requested something be prepared for the next meeting for council to review on the bridges located in Monroeville. He reported there was a bridge in Pittsburgh that collapsed. He was concerned with the condition of some of the bridges located in Monroeville. He wanted to have it for the next meeting.

SECOND WARD COUNCILMAN ERIC POACH

Mr. Poach reported that he worked with Mary Jane Bond for a number of years at Forbes Hospital and indicated what a terrific person she was to work with. He sent condolences to the Bond Family.

FIRST WARD COUNCILMAN JOE HYZY

Mr. Hyzy also sent condolences to the Bond Family and the Koerner Family. He reported he worked with Ron Koerner for over 20 years and he remembered him for the guy that would be doing

asphalt and square dancing with a lute. He stated he was a character and will be deeply missed in Monroeville.

MAYOR NICK GRESOCK

Mayor Gresock echoed the comments of his colleagues. He referred to the comments about how the meetings run. He explained any kind of site plan development goes through several steps: first it goes before the planning commission which is advertised and has public comment; second it goes before council at the agenda setting meeting with public comment then third it goes before council at the regular council meeting with public comment prior to a vote. He added there is another opportunity if there is a public hearing and he reported there was a public hearing for this issue because it was a rezoning. Mr. Wratsher reported conditional use is a public hearing but site plans are not. Mayor Gresock asserted there are multiple steps for public comment on any item and the municipality tries to be accommodating. He expressed his appreciation to the residents for them coming forward about this item. He pointed out Monroeville is unique because most communities do not have a citizens' night meeting to allow people to make comment.

Mayor Gresock reported Monroeville lost one of its long-time residents Dick McClain and how he was a volunteer for the historical society and dealt with the Heritage Festival for the Tree Lighting Ceremony. He mentioned Mr. McClain and his wife were his first neighbors when they moved to Monroeville. Mayor Gresock briefly reviewed how he and his wife relocated here in Monroeville. He again stated Mr. McClain was very unique and would be missed.

ADJOURNMENT

There being no further business to come before council, at this time, a motion was duly made to adjourn the meeting at 9:15 p.m. and Mr. Hyzy seconded it. Upon a voice, vote, the motion carried unanimously.

Respectfully submitted,

Timothy J. Little
Municipal Manager

TJL/sam

