

MUNICIPALITY OF MONROEVILLE

COUNCIL WORK SESSION

MARCH 7, 2023

MINUTES

The meeting was called to order by Mayor Nick Gresock at 7:50 p.m. immediately following the Citizens' Night Meeting.

ROLL CALL

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

EXECUTIVE SESSION ANNOUNCEMENT

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

APPROVAL OF MINUTES

Council considered approval of the minutes for the Citizens' Night Meeting of February 7, 2023, Council Work Session of February 7, 2023 and the Regular Council Meeting of February 14, 2023. There were no comments or questions.

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 \$1,038,083.71, Budget Transfers and Payroll in the amount of \$1,119,060.54 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

NEW BUSINESS

CONDITIONAL USE 22-5-C

BOWSER GENESIS

The applicant is requesting Conditional Use approval, pursuant to Section 401.8 of the Monroeville Zoning Ordinance No. 1443, as amended, to permit a cut and fill operation totaling approximately 40,500 cubic yards of earth. The project area is approximately 16.80 acres and known as Tax Parcel ID 1107-H-175 in the C-2, Business/Commercial Zoning District.

The Planning Commission recommended approval.

Mr. Little reported this is a public hearing because they are moving over the threshold of cubic yards.

CONDITIONAL USE 22-6-C
BOWSER GENESIS

The applicant is requesting Conditional Use approval to establish a vehicle sales business on a 16.80-acre vacant parcel of land adjacent to the existing Bowser Dealership on Route 286. The property is known as Tax Parcel ID 1107-H-175 in the C-2, Business/Commercial Zoning District.

The Planning Commission recommended approval.

Mayor Gresock suggested that council have the public hearing for both applications because they pertain to the same project. He inquired why the second application was a conditional use and Mr. Wratcher explained depending on the size of the vehicle sales area, conditional use is a C-2 Zoning District.

Mr. Lenny White, Civil Engineer with KU Resources, came forward representing the applicant. He reported this is conditional use for the earth work and the use. He referred to the site plan and pointed out Route 22 to the south, Route 286 to the north, the limits of the park and ride and the exiting Bowser Chevy Dealership and Abbers Creek runs through the middle. He explained the applicant is proposing the construction of a new dealership facility, Genesis, and the building is a little over 19,000 square feet which is 25 feet high to the parapet. He stated it is a conditional use in a C-2 zoning district and the earth work is approximately 46,000 cubic yards of material. He explained when the large retaining wall along the side of the access of entrance was removed it changed the number of cubic yards because they were able to make a cut to eliminate it. He reported they are cutting the hillside along the Route 22 side and filling the Route 286 side. He pointed out the two access points, the main access directly across from the park and ride then a secondary access is mostly for car carriers. He explained because of the way it is located on Route 286 and there is a divided highway, it will be right in and right out only.

Mr. Adams inquired whether that is currently located at the red light and Mr. White answered affirmatively. Mr. Williams questioned whether the turn is either way at the red light and Mr. White answered affirmatively. He reported it is two way turn at the red light but further down on Route 286 towards Route 22 it is a divided highway so it will be right out only.

Mr. Little inquired whether they received any comments from PennDOT concerning the proposed wall and Mr. White answered negatively. He reported they met with the municipal geotechnical engineer to discuss this application.

Mr. Williams questioned why there is no internal circulation between the two dealership parcels and Mr. White answered negatively because Abbers Creek is located at the bottom of the hill which runs through the middle.

Mr. Poach mentioned the car carriers and inquired whether there would be any car carriers stuck on Route 286. Mr. White answered negatively. He reported they did truck turns through the site with a car carrier and municipal fire trucks with no problems.

Mr. White reviewed the plan revegetating the site which complies with the ordinance and he showed a rendering of the building. He pointed out the service entrance for the customers to drive up the hillside to the service drop off and the rest is the showroom, and sales and service parts with the traditional amenities. He reported there will be two walls and he pointed out the first wall runs along the back on Route 22 then another wall that is along the entrance on Route 286. He stated Wall One is 650 feet long which tapers down to nothing then goes up to over 30 feet and Wall Two is 730 feet long and goes up to 34 feet and tapers down.

Mr. Williams inquired about the material the wall would be made of and whether it is versa lock. Mr. White stated the lower wall will be a segmented retaining wall with tie backs. Further discussion ensued concerning the wall. Mr. White stated it would be a block faced wall and the wall in the back is a soldier beam and lagging wall.

Mr. Little questioned since this is a conditional use whether there was anything in the zoning ordinance expressed concerning earth moving or vehicle sales. Mr. Whealdon answered the reason why they are both conditional uses is because there is additional criteria that needs to be met and the applicant is working to comply. He mentioned the biggest outstanding item is the design of the retaining walls and he reported the municipal geotechnical engineer has been working with them closely to come up with a solution. He pointed out PennDOT has not reviewed it so there still may be significant changes.

Mr. Williams inquired whether this application will be ready for the council meeting and Mr. Whealdon explained their intent is to do a design building for the wall. He reported it can be voted on at the council meeting and the municipality will review its progress as it is being built to ensure it is compliant. He stated the geotechnical engineer will not sign off on it until he is satisfied.

Mayor Gresock explained what council is considering is whether the conditional use feels okay for that area which is the first step. He stated it is not the site plan and there will be other opportunities to approve things. He explained this is a condition use because it is not something that falls into this area but an exception which is made because of its location or what is located near or adjacent to it.

Mr. Poach inquired whether there were changes concerning the water retention ponds that would impact Abbers Creek. Mr. White answered negatively. He explained they have on site detention for the storm water for the National Pollutant Discharge Elimination System (NPDES) Permit. He reported they just got comments from the municipality's engineer on storm water that day so they have to be reviewed. Mr. Whealdon added there is a significant amount of water being retained on the site and the tank is large. Mr. White reported they are not a 100 percent release rate water shed.

Mr. Biondo inquired about the location for the sidewalk waiver request. Mr. White pointed out the property with frontage all along Routes 22 and 286. He reported some of the sidewalk on Route 286 will be used and they are proposing sidewalks at the two entrances to connect to the existing sidewalk then wrap around to the existing warning strips at Route 22. He stated the waiver request is for the remainder of the sidewalks from the access to the bridge over Abbers Creek and from the existing warning strips all along Route 22 to the end of the property. He explained they have approximately 150 feet of existing sidewalk they will utilize and are proposing 810 feet of new sidewalk then the modification request is for 2,100 linear feet. Mayor Gresock inquired whether this would be decided at the site plan approval. Mr. Whealdon explained this is it and the applicant will not come back

with a site plan because the conditional use application includes the land development. He calculated a five-foot wide sidewalk multiplied by the length with an average of \$7 per square foot from previous bond estimates calculations of \$73,150 that would be paid into the fee-in-lieu-of fund for the entire waiver. He suggested if it is split it between Routes 286 and 22 it is approximately \$57,000 and \$15,000 respectively. Further discussion ensued. Mr. Whealdon pointed out on the plan that the green portion is what is proposed to be installed and they are requesting relief for the yellow. Mayor Gresock inquired whether there was anything beyond the bridge at Abbers Creek and Mr. Whealdon answered negatively. He added there are no sidewalks in front of the existing dealership but the next property down does have sidewalks. He reported Route 286 is slowly getting filled with sidewalks and he mentioned the CVS and Car Wash have them. He suggested this could be another key piece to getting sidewalks on Route 286 but the gap in the sidewalk would exist for a long time. Mayor Gresock encouraged council members to do a site visit. Mr. Whealdon was uncertain whether PennDOT would permit sidewalks on Route 22.

There being no further discussion, a motion was duly made by Mr. Wolfram to close the public hearing and Mr. Adams seconded it. Upon a voice vote, the motion carried unanimously.

SUBDIVISION 23-3-SUB
MONROEVILLE VOLUNTEER FIRE COMPANY NO. 1

The applicant is requesting preliminary and final subdivision approval to consolidate Tax Parcels 639-R-052, 639-R-153 and a portion of Orchard Way that was vacated by the Municipality of Monroeville into Lot 1-C with a total acreage of 0.706 acres. The properties are located at 122 Elmwood Street in the R-2, One-Family Residential Zoning District.

The Planning Commission recommended approval.

Mr. Terry Siefers from Jen3 Land Surveying came forward representing the applicant. He reported this is to consolidate two lots at the No. 1 Fire Department and they have gone through the process of vacating a portion of Orchard Way that was vacated last month. He asserted the goal is to consolidate the three lots into one and they have addressed all of the municipal and county comments.

Mr. Whealdon was happy to see it happen because it would clean up the area. He stated this will eliminate the confusion concerning property lines.

MOTIONS

MOTION

A motion to approve a donation to the Turtle Creek Watershed Association for the Fourth Annual Rubber Duck Race Fundraiser on June 24, 2023 in the amount (\$_____).

Mr. Little reviewed that for \$50 the municipality could be a Ducky Knight, \$150 a Ducky Warrior or \$300 a Ducky Royal. Further discussion ensued and the consensus of council was the \$300 Duck Royal.

Mr. William questioned how the money is used and Mr. Little was uncertain. Further discussion ensued. Mr. Whealdon reported it is not just for the Watershed but part of these funds will be split with Irwin because of the use of the park. He asserted the municipality would be part of the event between

the Turtle Creek Watershed Association and the Borough of Irwin. He stated it is mostly for the watershed stewardship with projects to clean up acid mine drainage to get students involved and for hikes.

Mayor Gresock added the Westmoreland Heritage Trail has been a great success for the municipality and it runs along Turtle Creek and in the watershed. He felt it was worth doing.

MOTION

A motion to accept the resignation of John Washington from the Human Needs and Resources Advisory Board effective immediately.

RESOLUTIONS

RESOLUTION

A resolution authorizing the distribution of grant funds for the Memorial Day Parade.

Mr. Little reported the application has \$5,000 but the municipality gave \$5,500 last year. It was the consensus of Council to give them the requested amount of \$5,000.

RESOLUTION

A resolution authorizing the distribution of grant funds for the Monroeville Independence Festivities.

Mr. Little reported the municipality usually gives \$12,000. Mayor Gresock added the Convention Visitors Bureau donates \$12,500 to match and additional funds

RESOLUTION

A resolution authorizing the advertising for bids for the 2023 Road Resurfacing Program for the attached list of roadways throughout Monroeville.

Mr. Little reported a list of the roads proposed was provided to council under separate cover,

Mr. Hugus gave an overview and explained at the last meeting council established a \$2 million budget for the road resurfacing program. He reported this year to mill and pave one mile of road is approximately \$350,000; and to seal coat one mile of road is \$75,000. He explained the cost has leveled off this year because the oil index and asphalt index remains steady. He did not see it increasing when the bidding is done. He referred to the program and pointed out they allowed \$15,000 for an in-house crack sealing program which is for the product and the use of the in-house labor force. He stated there is \$25,000 for asphalt material and fixing the roads before they are seal coated. He reported there is \$110,000 for fog sealing, \$7,000 for in-house rental of a paving machine which will be used to pave the park paths with \$50,000 for paving material. He stated there is \$1.2 million of paving and \$650,000 of sealcoating. He explained there is approximately 3.21 miles of milling and paving, 8.2 miles of sealcoat and 4.68 miles of fog seal. He added the paving of the parks has not been solidified and is still being evaluated. He reported the paths at Evergreen Park will be addressed because they are in poor condition. He expected to do some paving at the Community Park as a result of the damage anticipated by the delivery of the caboose. He mentioned the milling and paving and reported the Bellwood Park parking lot would be done, the library side parking and the senior center parking.

Mr. Hugus noted McGinley Road is on the list to be paved because the municipality is close to securing a grant that improves the drainage, the bank stabilization and the full depth reclamation of McGinley Road. He explained that will all be done with the grant money but the municipality will have to pave it when it is completed. He stated that road would be rehabilitated from Woodhaven to the end because it is in bad shape.

Mr. Hugus reported the next step after the resolution is passed is staff will core bore all the roads that are affected to determine the asphalt profile so the municipality knows how much to mill or not mill. He stated an inventory of each street will be done which will include the storm sewer system with the manholes, catch basins, pipes, evaluation of trees and vegetation, and signage condition compliance evaluation of all the roads. He added an inventory of manhole risers rings for the sanitary sewers, Duquesne Light, Verizon Manholes, the valve box risers for the Municipal Authority, Wilkinsburg-Penn Joint and Dominion Peoples Gas will be done. He stated they will prepare the specifications based on that and have the bid results to council in May.

RESOLUTION

A resolution authorizing the display of various event banners at the corner of the intersection of State Routes 22 and 48 within the right-of-way of property belonging to the Pennsylvania Department of Transportation.

Mr. Little reported this is a housekeeping item and a list of the events is in the resolution to be placed on the corner during the summer, fall and spring.

RESOLUTION

A resolution approving a waiver releasing Bowser Genesis of Monroeville from installing sidewalks as required by Ordinance No. 1016 concerning property located at the intersection of Routes 22 and 286 identified as Parcel 1107-H-175.

RESOLUTION

A resolution adopting the James Street Laundromat Sewage Planning Module.

RESOLUTION

A resolution approving a reimbursement and maintenance agreement with the Commonwealth of Pennsylvania Department of Transportation.

RESOLUTION

A resolution approving a contribution agreement with the Commonwealth of Pennsylvania Department of Transportation.

Mr. Little reported these two resolutions are for the sidewalks to be installed by the mall on Route 22 and the ADA requirements and the improvement of depressed sidewalks over on McMasters Drive and Route 22. He was uncertain what the bid was to do Route 22 but it will cost the municipality \$24,000 and the bids were lower so it is now \$23,000.

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. Wratcher reported this matter has been tabled so council must remove it from the table to act on it.

Mayor Gresock suggested this item be removed from the agenda for further consideration in the future. The consensus of council was to remove this ordinance from the agenda.

ORDINANCE

An ordinance of the Municipality of Monroeville, Allegheny County, Pennsylvania, authorizing the municipality to enter into a Land Lease with Pittsburgh SMSA Limited Partnership d/b/a Verizon Wireless, pursuant to Section 501(h) of the Home Rule Charter, for the lease of a 100 foot by 100-foot parcel of property and associated easements at the Monroeville Public Safety Training Center for the construction of a wireless communications tower and facility.

Mr. Wratcher recommended this matter be tabled at the council meeting because the final lease has not been received from Verizon. He suggested additional time is need for council to review it after it has been received.

ORDINANCE

An ordinance of the Municipality of Monroeville, Allegheny County, Pennsylvania, amending the Code of the Municipality of Monroeville and Ordinance Nos. 2361, 2416, 2520, 2533, 2574, 2598, 2610, 2657, 2687 and 2746 by amending and restating the Rules and regulations of the Civil Service Commission.

Mr. Wratcher reported this is a housekeeping matter for the rules and regulations of the civil service commission since the residency requirement has been dropped for the police officers. He explained this would clarify any of those changes.

REPORTS OF MUNICIPAL STAFFMUNICIPAL MANAGER'S REPORTDUQUESNE TREE TRIMMING

Mr. Little reported Duquesne Light will be starting their tree trimming in late April or May on Monroeville Boulevard then down James Street. He stated all the residents have been notified by mail. He encouraged anyone with questions to call him. He reported they are certified arborists and will trim the trees according to the standard for tree trimming. Further discussion ensued.

MONROEVILLE LIONS' CLUB FARMERS' MARKET MOVED

Mr. Little reported the Monroeville Lions Club Farmers' Market is moving from the Community Park West to the Monroeville Mall in the parking lot across from Best Buy. He explained they are

moving because they outgrew their spot at the park and this will provide them with additional room which will begin Saturday, May 13, 2023 through November 18, 2023 from 9 a.m. to 12 noon. He suggested it is a great addition to the mall and will allow for space to grow.

Mayor Gresock thanked the mall for their contribution to accommodate the Farmers' Market and the Lion's Club. He mentioned the Convention and Visitor's Bureau was also involved to help keep this program moving forward. He stated it is great for the Farmers' Market, the mall and the community.

EMPLOYEE ACCOLADE

Mr. Little commended two municipal employees, Danielle Cole and Flora Papa Georgiou, in the parks and recreation department who responded to a police situation involving drugs and the welfare of two small children. He reported County Youth Services (CYS) could not get to Monroeville until later in the evening and those two employees stayed with the children.

REPORTS OF COUNCIL MEMBERS

FIRST WARD COUNCILMAN JOE HYZY

Mr. Hyzy wished everyone a Happy St. Patrick's Day and urged everyone to drink responsible and get home safe.

FOURTH WARD COUNCILMAN STEVE WOLFRAM

Mr. Wolfram sent condolences to the family of Cathy Hood who worked for the Gateway School District. He reported how he stopped numerous times at her house when he was a mailman and they were very kind to him.

FIFTH WARD COUNCILMAN MIKE ADAMS

Mr. Adams mentioned all the garbage in the rights-of-way and in the businesses. He noticed Giant Eagle had a crew picking up litter along their fence line but from the Target Line down to the boulevard is still a mess. He reported a lot of people are leaving buggies out on the boulevard on Stroschein Road and there are seven down by the apartment. Mr. Hugus reported the code enforcement stops at Giant Eagle and Target on a regular basis to have them collect their buggies from the park and ride. He stated the municipality has many calls to the Port Authority because a lot of garbage is being left at the park and ride and it needs to be cleaned up. He again stated code enforcement goes to the stores and request they address the issue. Mr. Adams pointed out most of the stores have security so they could watch the lots. Mr. Hugus mentioned the most recent problem is with the buggies going to Cedar Ridge Drive. Mr. Wolfram added there is a bunch at the red light. Mayor Gresock mentioned they need to consider the security lock down on the wheels that has been used in some areas where the carts cannot leave the perimeter of the parking lot.

Mr. Adams inquired whether the landfill is responsible for Route 130 from Thomas Street to the landfill entrance concerning the litter and Mr. Hugus answered negatively. Further discussion ensued.

Mayor Gresock mentioned the 28th Annual Jack Sedlak Memorial Clean Up Day will be held on April 29, 2023 from 9 a.m. to 11 a.m. He encouraged everyone to help beautify their school, church or roadway by picking up litter. He reported people or groups can select a roadway, park or neighborhood

and cleanup. He stated registration can be done by submitting a registration form through the Monroeville Parks and Recreation Department or call. He noted the deadline to register is April 24 and there is a picnic afterwards with a lot of great prizes. He encouraged everyone to register. He showed a preview of what the free tee shirt would look like. Mr. Sedlak added the grand prize this year will be a 55-inch television.

SIXTH WARD COUNCILMAN BOB WILLIAMS

Mr. Williams suggested the thick agenda be recycled for the regular council meeting. He also reported the municipality contacted Duquesne Light on October 3, 2023 to install a street light on Cathedral Drive and he has been calling every week. He felt something should be done to get this light installed. Further discussion ensued.

SEVENTH WARD COUNCILMAN DENNIS BIONDO

Mr. Biondo reported the Easter Egg Hunt is scheduled for April 1, 2023 from 10 to 11:30 a.m. at the Community Park at the baseball fields. He explained the children are separated according to their age. He felt it is a great event put on by the parks and recreation. He encouraged anyone with kids to attend.

MAYOR NICK GRESOCK

Mayor Gresock sent condolences to Jerry Corrie the custodian at the Senior Citizens Center for the recent loss of his mother-in-law.

ADJOURNMENT

There being no further business to come before council at this time, a motion was duly made by Mr. Wolfram to adjourn the meeting at 8:37 p.m. and Mr. Hyzy seconded it. Upon a voice vote, the motion carried unanimously.

Respectfully submitted,

Timothy J. Little
Municipal Manager

TJL/sam