

MUNICIPALITY OF MONROEVILLE

REGULAR COUNCIL MEETING

MARCH 14, 2023

MINUTES

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

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 and the following were present: Joe Hyzy, Eric Poach, Bob Stevenson, Steve Wolfram, Mike Adams, Bob Williams, Dennis Biondo, Tim Little, Bob Wratcher, Josie Rock, Paul Hugus, Joe Sedlak and Paul Whealdon.

PUBLIC COMMENT ON AGENDA ITEMS ONLY

No one came forward at this time.

EXECUTIVE SESSION ANNOUNCEMENT

Council conducted an executive session before the Citizens' Night Meeting on March 7, 2023 and before the Council Meeting from 6:15 to 7 p.m. for personnel and litigation reasons. Council legislative action, if any, shall be taken at this 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 being no corrections, additions or deletions to the minutes, a motion was duly made by Mr. Wolfram to approve them, as submitted, and Messrs. Biondo and Hyzy seconded it. Upon a roll call vote, the motion carried unanimously.

REPORT OF TAX COLLECTIONS

Council considered the Report of Tax Collections.

There being no question or comments, a motion was duly made by Mr. Wolfram to approve them, as submitted, and Messrs. Hyzy and Poach seconded it. Upon a roll call vote, the motion carried unanimously.

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 March 2023.

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

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

VACANCIES ON BOARDS, COMMISSION AND AUTHORITIES

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

PLANNING COMMISSION

There being no discussion, Mr. Stevenson duly made a motion to nominate Mr. Terrance Segelson to the Planning Commission and Mr. Williams seconded it.

CONVENTION VISITORS BUREAU

Whereupon, Mr. Biondo duly made a motion to appoint Mr. Craig Cozza to the Convention Visitors Bureau and Mr. Poach seconded it. Upon a voice, vote, the motion carried unanimously.

FINANCE AUTHORITY

Further, Mr. Biondo duly made a motion to appoint Mr. Tim Joyce to the Finance Authority and Mr. Hyzy seconded it. Upon a voice vote, the motion carried unanimously.

Furthermore, Mr. Biondo duly made a motion to appoint Mrs. Amy Capcara to the Finance Authority and Mr. Wolfram seconded it. Upon a voice vote, the motion carried unanimously.

CONSENT AGENDA

NEW BUSINESS

RESOLUTION 23-5

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.

RESOLUTION 23-6

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.

Mr. Little reported a public hearing was held last week on these applications due to the conditional uses.

Mr. Lenny White from KU Resources came forward representing the applicant. He gave a brief overview of the project. He pointed out Route 22 to the south, Route 286, Golden Mile Highway to the north and the access to the site directly across from the light at the county park and ride. He further explained how they go down Golden Mile Highway to the interchange with Route 22.

Mayor Gresock inquired about the existing entrance to the Bowser Facility and Mr. White indicated they were located off of the page shown to the northeast. Mayor Gresock suggested Resolution No. 5 approving a waiver of the sidewalk requirement also be considered at this time. He inquired about the location for the proposed sidewalks. Mr. White presented the sidewalk exhibit and explained they are proposing sidewalks from the new entrance down around towards Route 22 to the existing warning strips across Route 22. He stated the request for relief is for the new intersection to the bridge over Abbers Creek and along Route 22 where there are no existing sidewalks. Mayor Gresock inquired about the length of the sidewalks for the proposed waiver request and Mr. White estimated it to be 1,600 feet. Mayor Gresock questioned the measurements for the sidewalk from the entrance to the bridge and Mr. White estimated it to be 450 feet. Mayor Gresock clarified that the waiver request was for approximately 2,100 feet and Mr. White agreed. He added they are proposing 810 feet of new sidewalks.

Mr. Stevenson inquired whether the staff has reviewed the variance request with the applicants informing them that they would have to contribute \$73,000 to sidewalk fund. Mr. Whealdon answered affirmatively and mentioned that the fee-in-lieu-of fund was discussed.

Mr. Biondo reported that he discussed with staff the potential of extending the sidewalk through the other part of the Bowser Property. He mentioned there was an issue with the PennDOT right-of-way. Mr. White explained in front of the Chevy Dealership the PennDOT right-of-way extends right to the pavement. Mr. Biondo added it extends into the parking spaces. Mr. White clarified it is in front of the parking space but there is only a couple of feet between the right-of-way and the existing paving.

Mayor Gresock inquired about the section between the Park and Ride light with the new entrance and the actual Abbers Creek Bridge. Mr. White answered that section has some wetlands that they are trying to avoid then they would have pedestrians across the bridge. Further discussion ensued.

Mayor Gresock explained the resolution is to do the sidewalks proposed then the payment in lieu-of for the sidewalk of 1,600 feet on the Route 22 side and the 450 feet on the Route 286 side. Mr. Wratcher agreed and explained if the waiver is granted then there is an obligation to make the payment in lieu of constructing sidewalks in those areas.

Mr. Williams inquired about the amount of the estimate for the sidewalks waived and Mr. Whealdon answered \$73,150. He explained he arrived at that number by using the average cost of sidewalks through engineers that provide him the bond cost estimates. He took 30 different jobs and averaged the cost of sidewalks which averaged out to \$7 which does not include any obstacles. He stated that is the cost for the concrete. Mr. Williams inquired whether the applicant understands and agrees with the stipulations and Mr. White answered affirmatively.

Whereupon, Mr. Stevenson duly made a motion to approve Conditional Use Application Nos. 22-5-C and 22-6-C and Resolution No. 5 and Mr. Williams seconded it. Upon a roll call vote, the motion carried unanimously.

RESOLUTION 23-7

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.

There being no discussion, Mr. Stevenson duly made a motion to approve Subdivision No. 23-3-SUB and Mr. Biondo seconded it. Upon a roll call vote, the motion carried unanimously.

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 of \$300.

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

Mr. Williams questioned what the funds are used for and Mr. Whealdon explained this is in conjunction with the Turtle Creek Watershed Association to promote watershed stewardship and clean streams.

Upon a roll call vote, the motion carried unanimously.

MOTION

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

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

RESOLUTIONS

RESOLUTION 23-8

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

Mr. Little reported this would be in the amount of \$5,000.

There being no discussion, Mr. Biondo duly made a motion to approve and Messrs. Williams and Hyzy seconded it. Upon a roll call vote, the motion carried unanimously.

RESOLUTION 23-9

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

Mr. Little reported this would be in the amount of \$12,000 from the municipality and \$12,000 from the Convention Visitor's Bureau.

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

RESOLUTION 23-10

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

Mr. Little reported council received a list of the roads under separate cover.

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

Mr. Adams suggested the tar and chip program not be done on the residential streets and to just do the patch and crack seal because they are not in bad condition. Mr. Hugus inquired whether he meant not doing them at all and Mr. Adams answered negatively. He suggested only doing tar and chip in areas where there is a longer stretch of road. Mr. Hugus felt that would defeat the purpose of the program because that is the progression they go through. Mr. Adams understood that it saved the road until it needs to be paved. Mr. Hugus explained this would save a mid-life road for another five to eight years. Mr. Adams suggested they go in and spot patch any bad areas and crack seal and Mr. Hugus contended that would not save the road. He added it would not last as long. Further discussion ensued.

Mayor Gresock inquired about the number of miles on the list this year for the seal coat and flush coat and Mr. Hugus answered a little under nine miles. Mayor Gresock questioned the number from last year and Mr. Hugus answered a little over seven miles. Mayor Gresock stated since this paving process has been used about half of the roads have received this in some form. Mr. Hugus agreed and explained the municipality has been doing this program for about 11 years and it is making up for what happened in the past. He asserted the municipality cannot afford to mill and pave every road but it has to do something. Mr. Adams indicated that he is not suggesting either of those. He recommended spot patch and crack seal on the roads. Further discussion ensued.

Mr. Stevenson suggested the municipality has been doing this process for 11 years and it has saved the roads. He reported some of the neighborhoods are not happy with that process but it does a lot of good by saving more than seven years of the road prior to having to pave it. He did not feel the process should be changed.

Mr. Adams suggested giving it a try to see if the tar and chip process would work with a patch and crack seal which could save \$250,000. Mr. Stevenson contended the municipality has determined that the process does work.

Mr. Poach reported some the residents on low volume dead end roads have complained that they do not get the traffic on their roads. He stated this resolution is for what will be done now for this year and he felt the planning needs to be started for next year. He inquired how badly it would impact

the program to limit certain areas that are lower traffic. Mr. Hugus indicated every road on the chip seal program would have to be reviewed so it would be next month which will put the bidding process out another month that would delay everything. Mr. Poach suggested this issue be discussed next year because reworking the list would be too costly for this year. He stated it can be discussed for next year. Further discussion ensued.

Mayor Gresock asserted the seal coat and flush coat is not ideal but it is \$350,000 a mile to mill and pave versus \$74,000 to do the flush coat. He stated it is a fifth of the cost to extend the life of the roads until they get paved. He mentioned that is what he used to determine what work should be done on a road.

Mr. Stevenson agreed with Mr. Adams but disagreed that it should be implemented into this process this year and should be considered next year prior to the process.

Mr. Hugus pointed out the process mentioned is done anyway then chip seal is done over top of it. Mr. Adams suggested it could save money. Mr. Hugus stated it would not maintain the road for another five years doing that methodology. Mr. Adams wanted to try it. Further discussion ensued. Mr. Adams felt these funds could be saved and used on other roads for paving.

Mayor Gresock explained when something is bid there is a little latitude once the bids come in. Mr. Hugus reported it is not bid per street but on materials such as square yards, tons or milling which is then converted into unit measures then is bid. He stated it is hard to put it out to bid if the unit measures are unknown. Mayor Gresock recommended this program is ready for this year and there is a little time where a road or two could be identified to try a different methodology but the program needs to move forward. He encouraged council to approve this program then it can be discussed further closer to paving season.

Mr. Hugus inquired whether the list was being approved as is and Mayor Gresock answered the motion is to approve the bid. Mr. Hugus explained once it is done it is sent to all the utilities companies so they can do the necessary work on the roadways. He stated logistically it is a problem if the utility companies do the work and the road is not done. It was the consensus of council to move forward on the bidding for the road resurfacing as submitted.

Upon a roll call vote, the motion carried unanimously.

#### RESOLUTION 23-11

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.

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

#### RESOLUTION 23-12

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 48 and identified as Parcel 1107-H-175. (Approved earlier in the meeting.)

RESOLUTION 23-13

A resolution adopting the James Street Laundromat Sewage Planning Module.

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

RESOLUTION 23-14

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

Mr. Little reported these two resolutions are for the sidewalks and the ADA depressed sidewalks because PennDOT will be resurfacing Route 22 from the Churchill Interchange to Mosside Boulevard/Route 48. He stated sidewalks would be installed close to the mall and up near McMasters Drive. He explained these two resolutions approve the maintenance agreement and a contribution agreement and PennDOT has to separate them, one for the sidewalks and one for the ADA requirements.

Whereupon, Mr. Poach duly made a motion to approve and Mr. Hyzy seconded it. Mr. Adams inquired about the price and Mr. Little answered the original was \$24,192 and now it is \$23,218. Upon a roll call vote the motion carried with six affirmative votes and one negative vote by Mr. Stevenson.

RESOLUTION 23-15

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

There being no discussion, Mr. Biondo duly made a motion to approve and Mr. Williams seconded it. Upon a roll call vote, the motion carried with six affirmative votes and one negative vote by Mr. Stevenson.

ORDINANCESORDINANCE

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 be tabled because he has not received the final draft lease.

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

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 explained this is a housekeeping item to match up the latest police collective bargaining agreement with the civil service regulations and vice versa.

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

#### REPORTS OF MUNICIPAL STAFF

##### MANAGER'S REPORT

##### TREE TRIMMING

Mr. Little reported Nelson Tree Trimming Service will be coming into the community in the next month or two to trim trees starting on Monroeville Boulevard and James Street.

##### FARMERS' MARKET MOVE

Mr. Little reported the Monroeville Lion's Club Farmers Market will be moving from the Community Park down to Monroeville Mall across from Best Buy. He explained they have outgrown the park and it will begin on May 13, 2023.

Mr. Little wished everyone a Happy St. Patrick's Day.

Mr. Adams inquired whether the mall security would be around for the Farmer's Market and Mr. Little answered there has been no discussion about altering the security schedule. Mr. Adams was concerned with the senior citizens at the mall. Mr. Little felt it would be good for the mall. Further brief discussion ensued. Mayor Gresock felt it would be good for the mall, farmers' market and the community.

#### PUBLIC COMMENTS

##### MICHAEL KANE

Mr. Michael Kane, a resident of Mt. Vernon Drive, came forward to express his concerns. He addressed the process of tar and chip on cul-de-sacs and dead-end roads. He reported his road was tarred and chipped in October 2022 and there are 15 houses on the street. He felt the volume and weight of traffic on his street does not adequately compress the chips into the road. He explained their problem is the rocks continue to break up and sit on the road until it gets paved. He reported no one has taken accountability of the \$3,500 damage to his vehicle which he had to personally get repaired. He explained he has special vehicles that have special compound tires that eat the rocks. He stated the rock goes into the tire and embeds into them until the tires start to lose air. He indicated he had a bill from the Porsche Dealer recommending that he should not drive on tar and chip roads because it would continue to flatten his tires. He explained there is only one access off of his street which is to drive on this road. He asserted that he had to purposely damage his vehicle ongoing to get it off of his street. He suggested the municipality needs to discontinue the tar and chipping on dead-ends and cul-de-sac streets because it does not work. Mr. Kane also suggested that Mt. Vernon Drive needs to be put on a weekly sweeping schedule until all the rocks have broken free. He did not want to continue to



purposely damage his vehicle. He reported he spoke to Councilman Poach about either sweeping the street or seal it. He pointed out he also has neighbors with the exact same problem which is their tires are losing air because of embedded rocks. He did not feel anyone should have to purposely damage their vehicle and it is not a fair practice.

DAVID MINTZ

Mr. David Mintz, a resident, came forward to address the public and make comments to council in preparation to the April 4, 2023 public hearing advertised for public comment on the new draft proposed ordinance or the total comprehensive zoning ordinance for Monroeville. He wanted everyone to be aware that would be the time to attend the meeting to express concerns about that comprehensive ordinance.

Mr. Mintz reported as a member of Sustainable Monroeville back in October 2017 they worked with council to restrict unconventional oil and gas drilling to the M-2 Industrial Zones of Monroeville which was approved by council to become law as it currently exists. He pointed out in January 2018 an ordinance was proposed by council to change that and move the potential fracking to S-1 Conservancy which is the Monroeville Landfill. He stated the residents objected and the ordinance was withdrawn. He read an article from the Times Express from February 9, 2018 about residents protesting the ordinance. He pointed out this was five years ago and there was interest to move it to the LF Landfill in the proposed ordinance which is currently S-1, Conservancy even though it has not happened. He continued to read the article from the newspaper. He wanted to add that history so residents understood that in the proposed ordinance fracking or hydraulic fracturing would be allowed in Monroeville which would include not just being allowed in the M-2 Industrial area but it would also be included in the LF Landfill which is a zone larger than the zone that includes the landfill currently and in conservancy zones which is all the green spaces in Monroeville. He mentioned the Allegheny Land Trust is involved in purchasing land to increase space in Monroeville which will be contiguous to Monroeville Park West down to Pitcairn Road and east down to the Mossie Slopes. He stated this would be an area large enough for hydraulic fracturing if it was allowed in a conservancy zone.

Mr. Mintz wanted to give that history and invited people of Monroeville to attend the meeting on April 4 to voice to their concerns about this or anything else in the proposed ordinance.

LOIS DRUMHELLER

Mrs. Lois Drumheller, a resident, came forward to apologize to Councilman Stevenson for not including him in the questions she has been asking in the past about whose decision it was to take any kind of oil and gas operations and allow it in the LF Landfill zoning district and the conservancy areas. She indicated she has been asking and asking but did not ask Mr. Stevenson about who made the decision to change it. She pointed out they did discuss bringing in the consulting group to review the zoning ordinance which she disagreed. She felt it should be the planning commission that reviews it because they have a due process. She referred to the due process that was supposed to happen with the 2015 anticipation of updating the zoning ordinance and stated it was very specific about the number of times the public would be involved in those hearings but specifically the number of times that the public needed to be involved in public hearings over such an ordinance which is over 430 pages. She pointed out since March 10 the entire zoning ordinance has been on line. She reported the municipality advertised for what will be beginning on April 4 as part of a public hearing for a 430-page document and

a big difference in the zoning map. She noted everyone is still reading the document. She stated her concern is the oil and gas. She noted many months have gone by that she has asked this question which is if we have oil and gas operations rightly put in M-2 Heavy Industrial why has it been changed in the new proposed ordinance as a conditional use in the LF Landfill and green spaces. She indicated she asked the planning commission and staff where that idea came from. She disagreed that it just appeared in writing and felt it was a real decision. She referred to a comment about a well could not be placed in the landfill because the liner could not be disturbed and questioned why there would have been a change to propose that it be in the landfill as a conditional use.

Mrs. Drumheller again asked where the idea came from to allow oil and gas operation in the LF Landfill zoning district and reported she did not get an answer last month. She felt she really needed an answer and asked why the public does not have a right to know where the changes came from because council will be voting on it. She pointed out there is only one public hearing advertised.

Mayor Gresock stated the municipality would have a public hearing and this is only a draft. We explained the municipality does want public comment and input at the public hearing. He recommended to council that there not be only one public hearing. He reported this has been an ongoing process and there has been due process along the way. He agreed with having an outside consultant because of all the hard work put into it from the planning commission and the staff. He stated it is an old and extremely important document for the community and everyone wants to get it right. He felt the municipality will take whatever time is needed to get it right which will start on April 4. He suggested it can be extended and encouraged anyone who wanted to make comment to attend that meeting and he would open the floor after that meeting for any written comments to be submitted for the record up to ten days after the last hearing. He again encouraged anyone interested to join in the discussion.

Mrs. Drumheller again inquired where the idea came from to allow oil and gas operation in the LF Landfill zoning district and Mayor Gresock did not have an answer at this time. Mrs. Drumheller expected an answer and felt everybody wants an answer.

#### GEORGIANNA WOODHALL

Mrs. Georgianna Woodhall, a resident, came forward to express her concerns. She reported she spent a lot of time in the Caucus Room working on the 2015 Ordinance. She stated during the time in 2018 she was most affected by the change in the oil and gas ordinance because she lives in the M-2 zoning district. She felt whoever made the decision to change that ordinance it should not be anyone who is outside the community making changes to an ordinance that will adversely affect the community. She suggested they have no business telling anyone on council how the community should be run. She stated it is a sad situation to allow outside companies and influences to come into the community and tell council how to run the community and how to live in the community.

Mrs. Woodhall reported crime is up in Monroeville and it is up in her neighborhood. She asserted she has been here before and requested an increase in the number of police officers. She stated the municipality hired fire police officers needs to hire five more. Mayor Gresock reported the municipality is starting the process to hire more. Mrs. Woodhall was uncertain whether the municipality is unaware or its just closing their eyes to what is going on in the community. She asserted the changes are not good. She gave a brief example and reviewed an incident that occurred last Thursday. She

reported she had another case of trespassing on her property at approximately 4:30 p.m. where a man ran from the Haymaker Village parking lot through the traffic down the side of her house. She explained her neighbor was on her way to her house. She stated she called 911 and ran after him and went toward the Sunoco Gas Line in the area of the woods. She reported his behavior was erratic and it was obvious that he was on something. She indicated she followed him until she heard breaking glass. She reported the police never found anyone and further explained the situation. She guaranteed there would be a stop to this and expressed her appreciation to the police department. She stressed how it had to stop and the municipality needs to hire five additional police officers no matter the cost. Mayor Gresock again stated the municipality is starting the process now. Further discussion ensued.

Mrs. Woodhall was concerned with the Dreamers and Achievers which is about to open at Haymaker Village where this man ran from. She indicated she requested changes in her area and an increase in the police presence. She inquired when the facility would be open. Further discussion ensued. Again, Mrs. Woodhall was concerned about this incident happening around children.

Mrs. Woodhall reported PennDOT made some changes in the intersection and stated she could not ask for more from Wide Waters for changing the lot at Haymaker Village. She stated if there is not a police presence there will be huge problems in the area. Further discussion ensued.

Again, Mrs. Woodhall suggested there should be five new officers hired. Mayor Gresock agreed and reported the municipality is starting the process with the testing hoping to hire more officers throughout the fall.

Mrs. Woodhall requested Councilman Hyzy follow up with PennDOT on getting that 25-mile speed limit. Mr. Hyzy reported he talked with them multiple times not just about this issue. Mrs. Woodhall again stressed her concern for the children at that day care.

#### REPORTS OF COUNCIL MEMBERS

##### FIRST WARD COUNCILMAN JOE HYZY

Mr. Hyzy wished everyone a Happy St. Patrick's Day. He announced a new coffee shop has just opened in Pitcairn and he encouraged everyone to support them.

##### SECOND WARD COUNCILMAN ERIC POACH

Mr. Poach sent his thoughts and prayers to all the people in Cambridge Square who experienced a fire the previous evening. He expressed his appreciation to everyone at the fire department for a long night. He reviewed everyone involved, public works, the senior center, the Red Cross and people transporting.

Mr. Poach requested a recommendation from Mrs. Drumheller concerning the number of hearings. He reported one hearing has been scheduled for the zoning ordinance and there is a possibility for two or three.

Mr. Poach clarified that crime or changes in Monroeville is a consideration for everyone and is frequently a conversation of council and is a high priority. He explained council sees it first hand and the outcomes and affects. He stated every single council member is concerned. He again thanked everyone for their help from the previous night's fire.

THIRD WARD COUNCILMAN BOB STEVENSON

Mr. Stevenson also wished everyone to have a Happy St. Patrick's Day and encouraged everyone to drink responsibly.

FOURTH WARD COUNCILMAN STEVE WOLFRAM

Mr. Wolfram sent everyone Happy St. Patrick's Day wishes.

SIXTH WARD COUNCILMAN BOB WILLIAMS

Mr. Williams explained that Monroeville cannot be exclusionary and when someone comes into the community, the municipality has to supply a place to put it. He stated if the municipality is exclusionary, the developer will go to court and do what they want.

Mr. Williams stressed the municipality will not defund the police. He reported he thinks highly of the police and they do a great job for the community. He agreed that Monroeville needs more police.

Mr. Williams reported the parks and recreation department gave a great presentation about pickleball in the community along with the pickleball association. Whereupon, Mr. Williams duly made a motion to move ahead with the proposal to mill the pickleball court and put in the quarter-inch membrane to make it safer. Mr. Biondo inquired whether the recommendation was to do the milling or to do the overlay. Mr. Hugus explained there are two options each at a cost of \$250,000. Mr. Adams inquired how it would be funded. Mr. Williams suggested from the money from the swimming pool. Mayor Gresock reported the municipality is currently heading toward litigation with the pickleball courts concerning the surface. He explained the surface was done by an outside contractor in 2019 and it is failing. He stated it has been very popular but the municipality is waiting for the outcome with the contractor. Mr. Wrtcher reported the contractor is not taking responsibility. Mayor Gresock reported the municipality has done core boring in the area to determine what is going on but it is felt that it is the surface. He explained the pickleball association wants to see it rehabilitated but they also want to revamp the tennis court behind the current pickleball court. He mentioned two tennis courts, two basket ball courts, the one in front with all the pickleball courts and the one behind with two tennis courts. He stated the proposal is to convert the two tennis courts into pickleball to have more courts. He reported there is a third court that has basketball and a blank court and parks and recreation has proposed to move a court there so there will be a basketball court, a tennis court then two different banks of pickleball courts which would be a total of 12. He suggested some of the money could be recouped long-term with the contractor through litigation. He felt it is best to move forward to get it up and running because the courts will only get worse and become a safety hazard. He further reported they have a program where they want to start a group where members join and that money will go into parks and recreation to offset some of the long-term costs. He asserted there are a few options on the table for what was proposed.

Mr. Hugus was not comfortable making a recommendation to council because that was from one vendor. He indicated he is trying to find other options. He was uncertain whether it was a Co-Star Price or if it is a public bid item. He explained the \$250,000 was just for the play-court surface and there would be additional fencing and netting.

Mayor Gresock inquired whether council could agree to move forward. Mr. Poach disagreed with the motion to move forward at this time. He suggested Mr. Hugus continue gathering information. Therefore, Mr. Williams withdrew the motion.

Mr. Stevenson pointed out that this is \$250,000 to be spent for a sports organization that wants to do an activity in Monroeville Parks that no other sports organization is doing or has done. He mentioned they are less than one percent of the population of the municipality and felt council needs to be careful with taxpayers dollars.

Mr. Williams wished everyone a Happy St. Patrick's Day and reported it was a great time in history where a country of immigrants asked people to do it legally.

#### SEVENTH WARD COUNCILMAN DENNIS BIONDO

Mr. Biondo agreed with all the other comments about supporting the police. He reported the weather is getting nicer and he reminded everyone to lock their car doors because there have been recent car break ins. He reported the Easter Egg Hunt is scheduled for April 1 at the big park and the children are split into three age groups and a special-needs group. He felt it is a great event and he would attend with his children. He encouraged anyone is interested in the zoning ordinance to send their thoughts, comments or concerns to him. Mr. Biondo wished everyone a Happy St. Patrick's Day.

#### MAYOR NICK GRESOCK

Mayor Gresock reported the draft zoning ordinance is on the municipal website for review and will be discussed thoroughly. He explained it is an important document and a lot of work has been put into it but it is up to council to approve, modify or change it. He stated council looks forward to hearing input from the public. He again stated it is council who decides if there are any changes to the zoning ordinance even if an outside organization has drafted something.

Mayor Gresock mentioned the fire at Cambridge Square and expressed his gratitude that the municipality has the resources to take care of it and help the individuals. He thanked all of the fire departments, police, public works, senior center, staff and the Red Cross.

Mayor Gresock announced the 28<sup>th</sup> Annual Jack Sedlak Memorial Clean-Up Day is scheduled for April 29, 2023 from 9 a.m. to 11 p.m. He encouraged everyone to select a roadway, neighborhood or park to clean up. He gave all the information to register and mentioned the picnic and prizes. He stated the deadline to register is April 24, 2023.

#### ADJOURNMENT

There being no further business to come before council, at this time, Mr. Wolfram duly made a motion to adjourn the meeting at 8:24 p.m. and Messrs. Williams and Biondo seconded it. Upon a voice vote, the motion carried unanimously.

Respectfully submitted,

Timothy J. Little  
Municipal Manager