

MUNICIPALITY OF MONROEVILLE

COUNCIL WORK SESSION

MAY 2, 2023

MINUTES

The meeting was called to order by Mayor Nick Gresock immediately following the Citizens' Night Meeting at 7:21 p.m.

ROLL CALL

The following were present: Mayor Gresock, 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.

Mayor Gresock agreed there has been a lot of misrepresentation and deception but not from the Municipality. He stated this is the Monroeville Zoning Ordinance that covers the entire municipality which is a 400-page document that has not been updated since the 1980s. He reported it has been worked on for several years by multiple planning commissions, employees and consultants. He pointed out Covid stalled everything but now it is in draft form moving forward. He stated it is publicly accessible on the website and in the municipal building. He felt it is transparent but it is not being voted on tonight or next week. He pointed out the earliest it can be voted on is in June but it may not be voted on until July. He stressed everyone wants to get it right and it is an important document. He reported oil and gas exploration is part of that and the municipality does not want it to be exclusionary. He agreed that the current ordinance from 2017 is a good ordinance and he voted on it and supports it. He felt that is how it should be moving forward in this draft ordinance. He pointed out council wanted to get through the steps of the public hearings before they had any discussion. He explained people are sworn in for public hearings when council is being quasi-judicial as a governing body. He stated the public hearing for the zoning ordinance is legislative in nature and people do not have to be sworn in. He asserted the testimony is good and all the comments made at the April meeting are in the record. He reported all the comments at last month's regular meeting will be in the record. He pointed out the residents will have multiple opportunities to make comments on this item. He stressed this has been worked on for ten years and now it is in draft form.

Mr. Poach inquired whether council can make a list of things to be discussed then identify how it will be incorporated into the ordinance. Mayor Gresock pointed out there are sections of the ordinance that are highlighted because there were questions about them and must be discussed publicly. Mr. Poach suggested focusing on the oil and gas section and requested that council be provided with the language that clearly identifies and reflects what is currently existing in context of this section.

Mr. Biondo pointed out the M-2 Zoning District with the 500-foot setback would not be exclusionary and that is how it is currently. Mr. Poach inquired whether the language of that section could be available to council to discuss at the council meeting.

Mr. Stevenson stressed that the zoning ordinance is a 400-page document and 100 pages are definitions. He stated there is a lot more in it than 20 pages for drilling in the community. He reported

he served on the planning commission and worked on the document. He again stated there is more to the document than just oil and gas.

Mayor Gresock reported council can suggest changes at any time during the public meetings then those changes can be put into the draft until it gets to the point where it is voted on which is advertised and there is public notice.

Further discussion ensued. Mr. Biondo suggested the language be changed to include the oil and gas exploration would be in the M-2 zoning district with the 500-foot setback. It was consensus of council to put that in the draft. Mr. Poach requested staff provide that language to council for the regular council meeting. Further discussion ensued. Mr. Whealdon explained that he would revise the section, remove the landfill and conservancy references and it will just be M-2 with a 500-foot setback then would provide it to council. Further discussion ensued regarding the changes.

Mr. Williams reported he worked on this document in 2012-2015 a couple nights a week for two years but government seems to drag its feet. He stated when he got elected he requested the zoning ordinance be fast tracked and now council is trying to get it accurate and complete.

Mayor Gresock inquired whether staff was able to review the request from the Rutter's Property owners. Mr. Whealdon could not see any problems with doing it because it has been consisting as a non-conforming use for over 40 years. He felt this is a logic time to make that change to the zoning map to make a legal conforming use. Mayor Gresock suggested that change be included with the information provided to council. Mr. Whealdon stated it would not change the text of the ordinance only change the map to associate with the current use. Mayor Gresock questioned whether it was a subdivision. Mr. Whealdon explained it is a subdivision but it does not have to be done for the zoning map and the line can be placed where the owner wants the property line to be located. He stated the zoning map can be changed then the subdivision can be done. Further discussion ensued. Mr. Whealdon stated that there are some other places where there are some existing none conforming uses and it would be appropriate to change them now to conforming uses.

Mayor Gresock again stated council wants this to be the right document for the community and it has been a long time in the making. He reported there was concern because there was some misinformation but it has been worked out. He explained council just has to find a way to regulate oil and gas. He did not feel hydraulic fracturing belongs in Monroeville. He felt it is an important part of the energy independence for the country and important to Pennsylvania but there are better places in Pennsylvania to do it. He disagreed with how some organizations handled the information.

Mr. Poach pointed out that council was in the hearing process and they should not bias anyone else coming forward so certain information was not discussed.

Mayor Gresock again reported council is not voting on it at this time but it may be done in June or July.

PUBLIC HEARING

LIQUOR LICENSE TRANSFER

Council considered a liquor license transfer for Xia's Restaurant, Lounge and Events, LLC.

Mr. Chad Schneider, attorney, came forward representing the applicant along with Ms. Joy Benton. Mr. Schneider reported Xia's is a privately-owned Pennsylvania Limited Liability Company that is seeking to add a restaurant liquor license to its existing business located at 2525 Monroeville Boulevard, Unit One, Monroeville, Pennsylvania. He added they have been in business since July 2022. He stated the applicant is seeking an intermunicipal transfer of Pennsylvania Restaurant License, R2705 from the Ultra Lounge which was located on Liberty Avenue in the City of Pittsburgh. He reported pursuant to 461B3 of the Liquor Code the applicant must first get approval from the municipality before filing an application with the Pennsylvania Liquor Control Board to transfer the license from one municipality to another. He explained Xia's is an American Soul Food Restaurant with seating for approximately 40 plus and they have two banquet rooms. He stated the hours of operation are Sunday 11 a.m. to 3 p.m. Tuesday, Wednesday 12 noon to 11 p.m., Thursdays 7 to 11 p.m., Friday 12 noon to 12 midnight and Saturday is 9 a.m. to 1 a.m. He reported their intent is to do a complete renovation of approximately 145,000 square feet and they have five employees and they are family owned. He added they will all be RAMP Certified. He stated Mrs. Benton has been in the restaurant industry for over 16 years and she and her husband are active in the business and are Monroeville residents. He explained once they receive municipal approval through resolution it would still have to go through the Pennsylvania Liquor Control Board process which takes eight to twelve weeks in order for them to be free and clear.

Mr. Williams inquired whether there was currently a liquor license at that facility and Mr. Schneider answered negatively. He added that is what they are requesting. Further discussion ensued.

Mrs. Benton gave a brief overview of the restaurant, the activities and menu. She explained she sold real estate for the past nine years and she had a daycare in Penn Hills. She reported her children are older now so she wanted to get back to cooking. She explained holidays are the slow times for restaurants but when there is alcohol and spirits, people drink for all occasions. She pointed out she only employs her family because she does not have the alcohol sales to cover a payroll and payroll taxes.

Mr. Williams inquired whether they are open one day from 12 p.m. to 12 a.m. and Mrs. Benton answered affirmatively. She added on Fridays she is open 12 noon to 12 midnight.

Mayor Gresock questioned whether this is her first restaurant and Mrs. Benton answered negatively. She reported she had a take-out restaurant in Swissvale on Roseland Street and she briefly reviewed her experience. She added she cooked for some of the Pittsburgh Steelers and did catering. She stated the previous restaurant at this location catered more to the bar set but they will cater more to the restaurant side. She wanted to be known for the cooking and it is not a night club. She referred to the bar area as the lounge and it is family oriented.

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

EXECUTIVE SESSION ANNOUNCEMENT

Council conducted an executive session before the Citizens' Night on May 2, 2023 from 6:15 p.m. to 7 p.m. for personnel and litigation reasons. Council legislative action, if any, shall be taken at the May 9, 2023 Regular Council Meeting.

APPROVAL OF MINUTES

Council considered approval of the minutes from the Citizens' Night Meeting of April 4, 2023, Council Work Session of April 4, 2023 and the Regular Council Meeting of April 11, 2023. There were no comments or questions at this time.

APPROVAL OF REPORTS OF TAX COLLECTIONS

Council considered approval of the Reports of Tax Collections. There were no comments.

LIST OF BILLS, BUDGET TRANSFERS AND PAYROLL

Council considered approval of the List of Bills in the amount of \$3,297,869.36, Budget Transfers and Payroll in the amount of \$1,140,337.03. There were no questions or comments at this time.

VACANCIES ON BOARDS, COMMISSIONS AND AUTHORITIES

Council will consider the vacancies on boards, commissions and authorities at the regular council meeting.

BIDS AND PROPOSALS

Council considered bids for the 2023 Paving Program, Project 23-01-PAV; 2023 Sealcoat Program, Project No. 23-02-SC; and 2023 Fog Seal Program, Project No. 23-03-FS.

Mr. Little reported the municipality opened bids and for the paving program A. Liberoni, Incorporated at \$992,576 was the lowest bidder; for the sealcoat Russell Standard Corporation at \$343,070.88; and for the fog seal program the lone bidder was Russell Standard Corporation in the amount of \$237,181.34. He pointed out that totals approximately \$1,572,828 for the total of the program. He advised council can accept, reject or rebid the lone bidder. He reported a resident came forward to discuss the tar and chip program which is something council will have to consider.

Mr. Williams inquired whether sealcoat is the tar and chip and Mr. Hugus answered affirmatively. He pointed there is Alternative No. 1 and No. 2 where the municipality would supply the stone versus whether the company would supply it. He stated the municipality chose Alternate No. 1 because this year it was cheaper for the company to supply the stone.

Mr. Adams reported there are some residents that do not want tar and chip. Mr. Wolfram stated no one in his ward wants it. Mayor Gresock suggested it is council's decision. Mr. Adams felt it should not be an issue because the municipality would save money which could be used on other roads and parking lots.

Mr. Stevenson suggested council discuss this with Mr. Hugus because he developed the program which has benefits in some areas. Mr. Poach asserted council approved a plan and Mayor Gresock pointed out it is for 38 roads and streets. Mr. Poach questioned whether the municipality could adapt

the program to the streets that would get it. He inquired whether the plans can be altered because he pointed out what was approved was for a certain amount of product based on the areas to be done.

Mr. Hugus explained the program was developed based on what was assigned to them ten years ago because the municipality could not afford to mill and pave the roads that needed to be done. He pointed out the road asset is the biggest asset the municipality has at approximately \$230 million so it has to be maintained. He explained this process is done in a staircase fashion, which is the program of mill and pave, then it is fog sealed then followed by crack sealing then it is patched then at the half life it is chip sealed then it is mill and paved. He stated that is the 15-year life cycle of the road. He advised if the tar and chip is eliminated the municipality will not get the life cycle out of the roads then it will revert to the way it was. He pointed out the municipality is still behind because of sins of the past. He stressed the program was developed to extend the life of the roads to 15 years and if that is pulled out it will make the life span much shorter and it will cost a lot more money.

Mr. Adams suggested crack sealing and patching where needed would last just as long on the low impact roads. Mr. Hugus stated that is done. Mr. Adams pointed out the low impact roads are like a dead-end street of any subdivision and he explained the difference between high impact roads and low impact. Mr. Hugus indicated it is a policy council has to make. Mr. Adams felt crack seal can save a road just as long as tar and chip. Mr. Hugus estimated the cost to mill and paved one mile of road is \$303,000 and to seal coat one mile of road is \$60,000. Mr. Adams stated he is not saying about paving the roads under the fog seal program, he suggested sealing the cracks and patch them because it would save money in the long run. Mr. Hugus indicate he would follow council's direction.

Mayor Gresock agreed some of the roads have been successful and others have not but it is a policy council needs to make. He also agreed that if the municipality does not get the full life span out of the roads it will get hit with a higher bill in the future. He indicated council is not suggesting scrapping the program but maybe selecting some of the streets that are shorter, have less traffic and are less of an impact. He reported it is not being voted on at this time and suggested council review the streets before the council meeting. Mr. Hugus reported the program was put in place because the municipality was so far behind and the roads were in such poor conditions, and it had to be done to save the roads. He stated now the municipality has caught up to a point but not totally. He referred to the road-way classification map based on the average daily travel so there are collector roads and residential roads. He felt maybe that mapping could be used as a base line because it will be difficult to determine what roads get it. Mayor Gresock agreed to tweak the Pavement Surface Evaluation Rating (PASER) study and consider some of the variables. Mr. Hugus suggested using the Roadway Classification Map to do it because there are certain low volume roads that will never get milled and paved because the roads are in such bad shape they cannot handle the heavy equipment. He again stated there are certain roads that cannot be paved because of the existing substandard roadway system. He stated the classification map can be used as a baseline.

Mr. Adams reported there are four roads on the list that are high impact roads that are getting tarred and chipped, Ivanhoe Drive, McClure, Old Ramsey and Ramsey Road and the rest of them are in subdivisions.

Mayor Gresock requested more specifics be given to council on the roads described and Mr. Hugus agreed.

CONSENT AGENDANEW BUSINESS

23-2-ST

MUNICIPALITY OF MONROEVILLE

The applicant is requesting site plan approval to construct a pedestrian bridge, pavilion and restroom facility. The property is located at 1268 Abers Creek Road, Tax Parcel ID 1108-P-047, in the S, Conservancy Zoning District.

The Planning Commission recommended approval.

Mrs. Martha Frech with Streamline Engineering came forward representing the applicant along with Mr. Kerry Frech to explain the request. Mrs. Frech reported the proposed project is to put in a pedestrian bridge, 90 feet across Turtle Creek with a ramp that extends to Valley Park and ties into the Westmore Heritage Trail. She added the other improvements proposed are putting in a pavilion, installing a restroom, removing the existing skateboard park and replace some of the gravel and asphalt with grass and green filled areas. She reported they are staying away from the soccer fields, are concentrating on 1.3 acres and trying to improve the skate park area. She stated the proposed construction is in a flood plain but they have done an Hydrologic and Hydraulic (H and H) study which shows there is no increase in the 100-year flood elevation. She reported they did a storm water management plan which showed benefits and a reduction of the stormwater runoff based on their proposed plan.

Mrs. Frech pointed out Abers Creek on the plan, Valley Park, the soccer field and the area where the work will be done. She pointed out the existing skate park which will be replaced with a pavilion with a bathroom. She showed a profile or cross section of the pedestrian bridge which is 90 feet across Turtle Creek then there is a handicapped assessable ramp up to Valley Park to the bridge then ramps down to meet handicapped ADA accessible area to get to the Heritage Trail. She showed a rendering of it done by Links Bridges which will be an aluminum frame with a fiberglass decking to extend its lifespan. She stated it is just a rendering of what it could look like going through that park.

Mayor Gresock inquired whether on the Valley Park side it is landing where the skate park is located and Mrs. Frech answered affirmatively.

Mr. Stevenson inquired whether they are proposing to put the restroom in the flood plain. Mrs. Frech pointed out the pedestrian bridge, the location of the skate park and reported there will be a nice paved area, walk ways to parking, the pavilion and the bathroom. She reported it has been moved as far as possible from Turtle Creek so it would stay out of the major conveyance of the flood plain. Mr. Stevenson asserted it would be in the flood way not the flood plain. Mrs. Frech explained the flood way is marked by the light blue shading and the darker color is the 100-year flood plain that was delineated by FEMA. She stated the bathroom is within the 100-year flood plain but they plan on putting in a little bit of fill to bring the first floor of the bathroom above the 100-year flood plain. She explained the rims of the toilets will be at the regulated one and a half foot above the 100-year flood plain. Mr. Stevenson questioned whether the discharge would be in the 100-year flood plain where it will go into containers. Mrs. Frech explained the bathrooms will be connected to an existing 18-inch sanitary line. She reported there is an existing sanitary line that is on the park side of Turtle Creek and it was recently acquired by

Alcosan because the Municipal Authority changed hands. Mayor Gresock explained that is the Alcosan Consent Decree and they are taking over the authorities once they get the sanitary line up to standard. He stated Alcosan has already signed off on them. Mrs. Frech asserted they are in the process of getting those sewer modules processed through Alcosan and the Municipal Authority. She indicated they proposed a four-inch line because it is only two units connected to the existing 18-inch line on the sanitary sewer.

Mr. Estock reported the municipality received a grant in 2019 from the Department of Conservation and Natural Resource (DCNR) for \$243,000 and when they got estimates if fit but then Covid changed things. He stated now they have an agreement with the municipality to match it so they have \$490,000 for the project.

Mr. Poach inquired whether the issues with Army Corps regarding the flood plain and sanitary sewer have been resolved. Mr. Hugus explained Streamline recently submitted applications to DEP and the Army Corp of Engineers but it is pending. Mr. Estock added they are waiting for the sewer module. Mrs. Frech stated DEP will not review the application until the sanitary sewer module is completed.

Mr. Poach mentioned it has to be considered for an emergency response. He stated the fire departments have added some things so they can gain better access to the trails system. He pointed out a pickup truck cannot be driven down the trail. He questioned the width of the deck and the weight limitation and whether or not it can be used to bring people across. Mrs. Frech stated it is proposed to be four feet wide but is not designed for vehicular traffic. Mr. Poach mentioned quads are available but he was uncertain of their width. Further discussion ensued concerning access.

Mr. Estock briefly explained it is a small pavilion just enough to provide shade for rest. He stated the restrooms and gate would be addressed for being locked down and controlled. Mr. Poach pointed out the entrance at Saunders Station Road becomes a parking spot to get on the trail so moving to Valley Park is another access point going into Westmoreland County.

Mayor Gresock inquired about the number of proposed parking spaces and Mrs. Frech answered 19.

Mr. Little inquired about the deadline for the grant and Mr. Estock answered 2026.

Mr. Adams questioned the elevation of the restroom from the existing and Mrs. Frech reported the existing grade is 838 and the restroom is proposed to be at 840.5 so it would be two and a half feet higher than the grade. She added the rim of the toilet is one and a half feet. She stated the bathrooms are constructed of concrete and easy to clean.

SITE PLAN 23-3-ST

H.F. LENZ COMPANY

The applicant is requesting site plan approval to construct climbing walls and a BMX track. The property is located at 675 Old Frankstown Road, Tax Parcel ID 975-L-100, in the S, Conservancy Zoning District.

The Planning Commission recommended approval.

Mr. Andy Baechle, Director of Allegheny County Parks, came forward to explain the request. He proposed to build a climbing wall which would be seven climbing boulders from easy to medium. He reported it would be located by the Three B's Skateboard Park at the swimming pool area where the old tennis courts were located. He asserted gravity sports are very popular. He reported they have a plan for seven boulders and three have roofs to prevent someone from climbing over. He stated they have a pump track that undulates that will be placed between the boulders and the Three B's Park. He reported they have rain gardens and the entire site is 1.6 acres.

Mr. Luke Gindlesperger came forward from H.F. Lenz Company to explain the storm water. He pointed out the pump track area on the plan. Further discussion ensued about its exact location. He explained it is a flat area and the restroom facility will be renovated for the use of this project. He reported there is already a lot of storm water piping for the whole parking lot which is a mixture of grass parking stalls and asphalt pavement. He stated it is a large up slope area that comes down to a series of inlets. He reported the skate park is connected to the inlet system and the inlets are piped. He pointed out an existing tree and there is one inlet. He explained everything from 20 acres gets drained to one area which is an existing 24-inch pipe. He pointed out they are only developing 1.6 acres of the park and they need to provide water quality and rate control. He explained the two rain gardens will provide it through a series of bio-soil layer and vegetation and the discharge is mitigated through those systems. He reported the whole rate control that hits the outlet structure goes to the same existing discharge point. He explained how the whole area was impervious when the tennis courts were located there and they are not proposing anything more than what was experienced then.

Mr. Stevenson inquired whether this is a park thing or whether there would be a charge to use it. Mr. Baechle answered it would be free everyday of the year. He explained how they would have had to charge people with a climbing wall with ropes because they had to have a concessioner and it was too much liability. He reported they refocused so they will have seven boulders with fall surface underneath which correlates with its height.

Mr. Little inquired whether there would be anyone on site to monitor the activity. Mr. Baechle answered negatively and it would be posted for Use At Your Own Risk. He pointed out it would be fenced so the gate can be locked when it is wet but there will be no one on site. He added rangers may do programs occasionally and there may be climbing events but they engineered it to be open and free every day and Use At Your Own Risk. Mr. Little questioned whether there were any others like this in the Pittsburgh area. Mr. Baechle stated there are approximately five of them in buildings that have a fee to use but this will be the first free one in the region. He briefly reviewed how it would be gravity central with the skateboard park, and the pump track then the seven boulders.

Mayor Gresock inquired about the material used for the pump track and Mr. Gindlesperger answered it is compacted dirt with a layer of asphalt on top. Further discussion ensued. Mr. Williams questioned whether they were puddle bikes and Mr. Baechle answered affirmatively. Mr. Gindlesperger stated it is a four-foot wide track and he explained it. Further discussion ensued. Mr. Baechle reported the tallest boulder is 14 feet and there will be holes for different colors for easy and hard. He added they can change it two or three times a year. Further discussion ensued. Mr. Baechle mentioned pickle ball and tennis courts would be put on the other side of the park.

MOTIONSMOTION

A motion to approve the property disposition for the Tri-COG Land Bank for the properties located at 2647 Woodlawn Drive.

Mr. Little reported the municipality gets these periodically.

RESOLUTIONSRESOLUTION

A resolution approving the transfer of Restaurant Liquor License No. R-2705 into the Municipality of Monroeville for Xia's Restaurant, Lounge and Events, LLC, located at 2525 Monroeville Boulevard. (A public hearing was held earlier in the meeting.)

ORDINANCESORDINANCE

A ordinance of the Municipality of Monroeville, Allegheny County, Pennsylvania, repealing Ordinance Nos. 2464, 2480, 2550 and 2690 and setting forth the requirements for obtaining occupancy permits prior to the transfer of one and two-family dwelling units, establishing inspection requirements for multi-family dwellings, establishing procedures for obtaining said occupancy permits and setting fees for said permits.

Mr. Wratcher stated this is an update. Mr. Hugus explained this is a housekeeping issue updating the additions to the codes that are embedded within the ordinance. He referred to Page 2 and reported it is changing the 2015 to the 2018 Edition.

REPORTS OF MUNICIPAL STAFFMUNICIPAL MANAGER'S REPORT

Mr. Little reported Memorial Day is May 29, 2023 with the parade beginning at 9 a.m. at Valley Honda and the festivities will be held at the Old Stone Church cemetery. He reported Community Day will be June 10, 2023. He reported the Household Hazardous Waste and Electronic Collection Event will be June 24, 2023 from 9 a.m. to 1 p.m. at the Public Works Building on Starr Drive. He suggested everyone should register through Noble Environmental.

Mr. Little reported the Jack Sedlak Clean Up Day was a success. Mr. Sedlak estimated there were a little over 400 participants and they collected over 600 bags and 11 tires. Mayor Gresock commended Mr. Sedlak for all his work on this event.

Mr. Little congratulated the people that put on the high school play Mama Mia. He felt it was phenomenal.

Mr. Little reminded everyone the farmer's market will be moving to the Monroeville Mall across from Best Buy on May 13, 2023.

DIRECTOR OF PUBLIC WORKS AND ENGINEERING REPORT

Mr. Hugus referred to the paving program and stated, 23-01-PAV includes milling and paving the sports courts at the Community Park. He stated it included the pickle ball, tennis and basketball courts. Further discussion ensued. Mr. Hugus stated they would be milled and paved. Mayor Gresock pointed out it is just the mill and pave not the sports surface. Mr. Hugus mentioned the fence removal and reinstallation. He reported some sections are missing and it has to be decided whether to put the fence back up.

REPORTS OF COUNCIL MEMBERSFIRST WARD COUNCILMAN JOE HYZY

Mr. Hyzy commended Mr. Sedlak for doing a great job on the Clean Up Day.

SECOND WARD COUNCILMAN ERIC POACH

Mr. Poach commended the chefs that cooked at the picnic on Clean Up Day. Mayor Gresock added Messrs. Hyzy and Stevenson cooked the hot dogs.

FIFTH WARD COUNCILMAN MIKE ADAMS

Mr. Adams commended the public works employees for doing a good job on the entrance way to the municipal building. He mentioned the concrete and sidewalk.

SIXTH WARD COUNCILMAN BOB WILLIAMS

Mr. Williams recognized a young man from Monroeville, Raja Krishnaswamy, who graduated from the University of Pittsburgh Class of 2023 with a Bachelor of Science Degree. He added he has two Associate Degrees from Community College of Allegheny County. He reported his SAT score was 1520 out of 1600. He suggested the mayor invite him to the council meeting for recognition.

Mr. Williams commended Mrs. Henline and her staff for the excellent work on the chocolate party for the library donors and friends.

Mr. Williams reported he would ask the manager at the council meeting to halt all the tar and chip program in the sixth ward until it can be reviewed further.

Mr. Williams distributed documentation to council for a five-year capital improvement plan. He stated if the municipality borrows \$20 million it will cost \$5 million in interest for the length of the loan. He proposed to spent \$1 million per year for the next five years on capital improvements. He suggested starting with the defective windows in the municipal building and a security update. He stated the funds for the updates would be generated from the real estate and business privilege taxes from Evergreen Apartments, \$40,000; Maplecrest Home, \$190,000; Fox Plan Apartments, \$25,000 and the new Old William Penn Apartments estimated to be \$25,000 for a total of \$300,000 plus money from Dollar General, Aldi, Mission Barbeque, Chase and Fifth/Third Banks, Taco Bell, Senior Apartments on Logan's Ferry Road, Car Wash on Route 286, Bowser Genesis Dealership, the new 70,000 square foot Veteran's Clinic, Starbucks, New Law Funeral Home and the Frey Road Storage Units. He felt the \$300,000 plus the other businesses is enough revenue to move forward on these capital improvement projects. He stated he would present it to council for consideration at the council meeting.

SEVENTH WARD COUNCILMAN DENNIS BIONDO

Mr. Biondo reported there were 51 sites that were cleaned up on Clean Up Day and he commended all the workers. He referred to the Times Express article.

Mr. Biondo commended Mr. Whealdon for doing a great job on the proposed revised zoning ordinance. He reported there is a lot more in the ordinance than just the oil and gas and it updates the community on mixed use zoning that brings the municipality into the current state of affairs.

MAYOR GRESOCK

Mayor Gresock congratulated the Mama Mia cast and the show was impressive. He reported the clean up day was a success.

ADJOURNMENT

There being nothing further to come before council at this time, a motion was duly made by Messrs. Wolfram and Stevenson to adjourn the meeting at 9:36 p.m. and Mr. Hyzy seconded it. Upon a voice vote, the motion carried unanimously.

Respectfully submitted,

Timothy J. Little

TJL/sam