

MUNICIPALITY OF MONROEVILLE

REGULAR COUNCIL MEETING

MAY 9, 2023

MINUTES

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

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

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

ROLL CALL

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

PUBLIC COMMENT ON PROPOSED AGENDA ITEMS ONLY

No one came forward at this time.

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 this 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 being no comments, additions or deletions, a motion was duly made by Mr. Stevenson to approve them, as submitted and Messrs. Poach and Hyzy seconded it. Upon a roll call vote, the motion carrier unanimously.

APPROVAL OF REPORTS OF TAX COLLECTIONS

Council considered approval of the Reports of Tax Collections.

There being no comments or questions, Mr. Williams duly made a motion to approve and Mr. Biondo 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 \$3,297,869.36, Budget Transfers and Payroll in the amount of \$1,140,337.03.

There being no discussion, Mr. Stevenson duly made a motion to approve the list of bills and budget transfers and Mr. Hyzy seconded it. Upon a roll call vote, the motion carried unanimously.

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

VACANCIES ON BOARDS, COMMISSIONS AND AUTHORITIES

Council considered the vacancies on boards, commissions and authorities.

HUMAN NEEDS AND RESOURCES ADVISORY BOARD

Whereupon, Mr. Poach duly made a motion to appoint Mr. Tchetchet Dibohou to the Human Needs and Resources Advisory Board and Mr. Stevenson seconded it. Upon a voice vote, the motion carried unanimously.

PLANNING COMMISSION

Furthermore, Mr. Stevenson duly made a motion to appoint Mr. Terrence Segelson to the Planning Commission and Mr. Williams seconded it. Upon a voice vote, the motion carried unanimously.

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 received bids and for the paving program, A. Liberoni, Incorporated was the lowest bidder at \$992,576; for the sealcoat, Russell Standard Corporation at \$343,070.88; and the fog seal program the lone bidder was Russell Standard Corporation in the amount of \$237,181.34. He explained council discussed this issue.

Whereupon, Mr. Poach duly made to approve all three bids and Mr. Stevenson seconded it.

Mr. Williams reported there are 20 streets in Ward Six to be tarred and chipped. He suggested that not be done and use the funds to pave one of them.

Mr. Stevenson explained council went through the whole process, all of council agreed and the process has already been approved. Mr. Williams agreed he approved it but that was before he received all the blowback from it. Mr. Adams asserted if the taxpayers do not want their roads tarred and chipped they should have that option to voice their opinion. He pointed out there are only a few streets. Mr. Biondo pointed out the motion is to accept the bids and felt there could be a discussion later concerning which roads to tar and chip. He suggested if this is rejected the municipality would have to start over. Mr. Adams agreed there should be a discussion about which roads would be tarred and chipped. Mr. Poach pointed out council approved a resolution for the current program and suggested it may need amended to reflect those changes. Mr. Stevenson stated council is considering the bids at this time and those roads can still be discussed. Mayor Gresock cautioned council about changing the program.

Mr. Little explained the municipality has three separate contracts and if 25-30 percent of the program is deleted then there would be confusion with the bidder about what was bid. He agreed a road here and there could be eliminated or reduced 10-15 percent but it could present a problem if half of the program is eliminated.

Mr. Wratcher reported the conditions of those bids were that the municipality can elect to do all of the work, none of the work or some of the work. He stated with respect to the validity of the bids, the unit prices, everything would be okay if council wanted to make changes. He added it does not matter if it is a large or small percentage that is changed.

Mr. Hugus suggested the municipality needs to solidify this before the contract is executed. He stated the municipality should know the round figures before this is approved and Mr. Wratcher agreed. Mayor Gresock inquired whether things could be switched around and Mr. Hugus answered things could be mixed and matched within reason. He explained the municipality has 20 to 30 days before the contract is executed. Mr. Adams stated council is voting on the square footage price and Mr. Hugus agreed. He pointed out seal coat is approached differently than mill and paved roads. He mentioned they already videoed the storm sewer lines, looked at catch basins and evaluated what is needed to be done for mill and pave but with seal coat that is not done. He stated mill and pave is more of a process than seal coating. He added the milling and paving bid includes milling and paving the play courts at the community park at a cost of approximately \$59,000. He stated that was requested to be an option when the costs of the courts were considered.

Mr. Adams stated he is not looking to mill and pave all the roads that were to set up for fog seal. Mr. Hugus pointed out Councilman Williams does not any in his ward and he stated probably 50 percent of the seal coating is in that ward. He added that would be a big percentage that would be removed from the contract. Again, he stated these numbers need to be finalized before the contracts are executed. Further discussion ensued. Mr. Hugus mentioned the performance/maintenance bond is a dollar figure based on the contract amount. He suggested this will need to be discussed further.

Upon a roll call vote, the motion carried unanimously for all three bids.

CONSENT AGENDA

NEW BUSINESS

RESOLUTION 23-21

SITE PLAN 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.

There being no discussion, Mr. Biondo duly made a motion to approve Site Plan Application No. 23-2-ST and Mr. Williams seconded it. Upon a roll call vote, the motion carried unanimously.

RESOLUTION 23-22SITE 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.

Whereupon, Mr. Stevenson duly made a motion to approve Site Plan 23-3-ST and Mr. Poach seconded it. Upon a roll call vote, the motion carried unanimously.

MOTIONSMOTION

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

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

MOTION

Pursuant to Act 65 of 2021 to approve legislative matters that either spend funds or enter into agreements that have not be placed on the posted council agenda 24 hours in advance, a motion to add an agenda legislative matter to approve an Intergovernmental Cooperation Agreement between the Municipality of Monroeville and the Township of Wilkins.

Mr. Little reported this is something that was not on the agenda and is tied to Resolution No. 2 for an intergovernmental agreement to apply for a grant with Wilkins for EV Charging Stations. He explained there are grants that could be applied for with Wilkins. He reported Wilkins has an intern that can work on the grant but Monroeville would have to help with the budget. He explained the two grants include an alternative fuel quarter grant which would be better for Monroeville because it is located close to the Parkway. He mentioned how the federal government wants to have these EV Charging Stations close to people who are traveling long distances. He reported the other part is the community EV for people in locales which is better for Wilkins. He suggested ideally it would be on a private property and he mentioned RW Wilco, owners of Penn Center East and Miracle Mile but the manager for Penn Center East agreed to move forward. He reported he has not received word from Monroeville Mall. He advised council to approve the resolution and the grant can be done by the end of the month but if not, other grants can be sought to put EV Charging Stations in Monroeville. He suggested council should seriously consider it.

Mr. Adams inquired what it would cost the taxpayer and Mr. Little answered nothing. He reported there is a 20 percent match from the property owner. He explained the grant is for putting in the charging stations, and the property owner would be responsible for maintenance and the electrical. Mr. Adams questioned whether they would do the billing and Mr. Little answered it would all be done by credit card.

Mayor Gresock suggested Monroeville is the conduit to make the grant happen.

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

RESOLUTIONS

RESOLUTION 23-24

A resolution approving an Intergovernmental Cooperation Agreement between the Municipality of Monroeville and the Township of Wilkins to apply for a grant.

There being no further discussion, Mr. Hyzy duly made a motion to approve the resolution and Mr. Stevenson seconded it.

Mr. Williams suggested the municipality should be careful going into these agreements with other communities that Monroeville is not carrying the load. Mayor Gresock explained Wilkins is doing all the work and Monroeville is benefiting. Mr. Poach inquired whether this intergovernmental agreement is specifically for this grant and Mr. Little answered affirmatively. Mr. Poach pointed out this is not the intergovernmental agreement for the Comprehensive Plan.

Upon a roll call vote, the motion carried unanimously.

RESOLUTION 24-23

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 at the work session.)

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

ORDINANCES

ORDINANCE 2776

An 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. Wrtcher reported this was discussed at the work session and is a housekeeping item to update to the latest regulation.

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

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 ceremony will be held at the Old Stone Church cemetery. He reported Community Day will be June 10, 2023 at Community Park West and the 5K race will be prior to it at 9 a.m. 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. He suggested everyone should register through Noble Environmental.

PUBLIC COMMENTS ON ANY MUNICIPAL ITEM

Mr. David Donafrio, a resident of Tyrolia Drive, came forward to submit a petition requesting their street not be tarred and chipped. He reported the petition was signed by everyone on the street. (see attached). He further explained the road. He requested council consider this because everyone signed the petition.

REPORTS OF COUNCIL MEMBERSFIRST WARD COUNCILMAN JOSEPH HYZY

Mr. Hyzy encouraged everyone to attend the Memorial Day Parade and wished the manager a happy birthday on May 10.

SECOND WARD COUNCILMAN ERIC POACH

Mr. Poach reminded everyone to vote. He also sent special get well wishes to former Councilman Mike Kelly that was hospitalized that day. He sent best wishes to his wife who recently broke her nose.

THIRD WARD COUNCILMAN BOB STEVENSON

Mr. Stevenson reminded everyone that there is a lot of traffic in Monroeville and he suggested people leave themselves extra time when traveling. He recommended everyone be a little more courteous to the other people out there and stay safe.

FIFTH WARD COUNCILMAN MIKE ADAMS

Mr. Adams inquired when PennDOT would start the construction on Route 22. Mr. Little answered they have already started in Wilkins Township on the mediums and the shoulders. Mr. Adams was concerned where they would be when the Fourth of July Parade took place. Mr. Hugus interjected that currently they are working from Rodi Road to the Monroeville Mall this year then next year it would be from the mall to Route 48. He stated the section through Monroeville will not be done until next year.

SIXTH WARD COUNCILMAN BOB WILLIAMS

Mr. Williams reported the Monroeville Senior Center is one of the best in the area. He encouraged everyone to check out their website at www.monroeville.pa.us and he commended Mrs. Gresock for the good job on the pamphlet.

Mr. Williams suggested there be a standard order to not reprint the entire agenda packet just the agenda page. He felt it was a waste of paper and unnecessary. Further discussion ensued. Whereupon, Mr. Williams duly made a motion to not reprint the agenda packet and Mr. Biondo seconded it. Upon a voice vote, the motion carried with four affirmative votes, one negative vote and one abstention. The voting was as follows: Messrs. Hyzy, Adams, Williams and Biondo voted affirmatively; Mr. Stevenson voted negatively and Mr. Poach abstained.

Mr. Williams reminded everyone that the Farmer's Market is now at the Monroeville Mall by Dick's Sporting Goods. He encouraged everyone to come to see all the vendors and he felt it was good for Monroeville and the community.

Mr. Williams wished Councilman Wolfram a speedy recovery and reminded everyone to vote on Tuesday.

SEVENTH WARD COUNCILMAN DENNIS BIONDO

Mr. Biondo reported that he had a printout to include with the zoning ordinance that will update the map. He explained a lot of the properties have multiple different zonings. He reported Mr. Whealdon has a list of the property owners and the neighboring properties that would be affected by the change that would be contacted. He read the list (see attached).

Mayor Gresock agreed these are all good suggestions and pointed out some are housekeeping items. He mentioned the split zoning could be a problem and felt the zoning should follow the property lines to make it cleaner and easier for the zoning officer to determine the zonings.

Mr. Stevenson inquired whether the property owners that have multiple zonings on the properties will be notified and whether they will have input on the changes. He wanted to know if it would be an arbitrary decision by the municipality. Mr. Whealdon stated in addition to the 1,000 letters mailed with the rezoning and the new ordinance he will send out an individual letter to each one of the property owners that has split-zoning or non-conforming use. He stated it will be an individual letter specific to that property to that property owner. Mr. Stevenson questioned whether there will be a hearing once they are notified. Mr. Whealdon answered there will not be any additional hearings but they can contact him and if the property owners do not want it changed it will be discussed. Mayor Gresock suggested the property owners would be given a timeframe to respond to the certified mail letters.

Mayor Gresock mentioned how it was discussed that some of the parks would be changed and stated Heritage Park was R-1 and it will be changed to S, Conservancy.

Mr. Biondo reported the Parks and Recreation Department will have the Back to the Roots Native Plant and Seed Swap at Monroeville Community Park West in Pavilions Two and Four on May 20, 2023 from 11 a.m. to 4 p.m. with a station to create your own pollinator lollipops. He encouraged everyone to participate.

Mr. Biondo reviewed the Summer Concert Series sponsored by UPMC East that would be in the Amphitheater in Monroeville Community Park West on Sunday evenings from 6:30 to 8:30 p.m. and it starts on June 11 with Christian Beck.

MAYOR NICK GRESOCK

Mayor Gresock reported the capital improvements program is an ongoing discussion. He stated what was approved in the budget was a \$5 million transfer to get the capital improvements program started. He requested council's support moving forward on the security updates and security improvement portion of the capital improvements program. He stated it would be for the camera systems, FOB system which would be throughout the different buildings, parks and hardening some of the buildings. He pointed out the money is already there and it falls outside the rest of the capital improvements program.

Mr. Little reviewed when council passed the 2023 Budget there is a \$5 million transfer for seed money in the capital improvements program. He suggested the municipal building security is the paramount issue and reported to get it running again staff put together an estimate of the cost in the amount of \$541,000. He reported it would include cameras and videos in the Municipal Building, the Public Works Building, the Senior Center, the Library, the Training Center and the Community Park. He added it would include the FOB System at the Municipal Building. He suggested LGA be brought back to review the security in the building and possibly getting plans for the vestibule. He pointed out the most vulnerable is the tax office and the parks and recreation department.

Mr. Poach suggested the municipality move forward with the security to start the bid process but prior to implementation he requested a confidential briefing that it is public safety and security related for council individually on the specifics and details of the nature of the program. He felt that is a condition of moving forward.

Mr. Stevenson recommended removing public works from it at this time until it has been determined what will be done with that facility. Mr. Poach disagreed. Further discussion ensued.

Mr. Little reported this is make council aware for that the municipality should move ahead with the costs and getting the architect to propose a plan. He mentioned the police locker rooms need to be addressed.

Mr. Adams inquired about the maintenance fees for the new systems and whether it would be a monthly fee. Mr. Little reported a large part of the cost for IT is the maintenance fees and he reviewed some of them. Further discussion ensued.

Mayor Gresock reminded everyone that May 16 is Election Day and is the Annual Law Enforcement Torch Run for Special Olympics. He reported the municipality is involved with it every year and it is the largest public awareness vehicle and grass roots fundraiser for the Special Olympics known as the Guardians of the Flame. He read the description and reported the local one starts at the North Shore on May 16 then travels eastward through Monroeville which continues through Murrysville then on to State College. He reported it is an honor for him to run with the Monroeville Police Officers and stated Officer DeFelice is very much involved with the program nationally. He added they raise a lot of money and it is great for the community. He requested a donation from council for this event in an amount of \$250. Whereupon, Mr. Stevenson duly made a motion to approve the donation of \$250 and Mr. Hyzy seconded it. Upon a voice vote, the motion carried unanimously. Mayor Gresock encouraged anyone interested in running to register.

ADJOURNMENT

There being no further business to come before council at this time, Mr. Stevenson duly made a motion to adjourn the meeting at 7:50 p.m. and Messrs. Biondo and Poach seconded it. Upon a voice vote, the motion carried unanimously.

Respectfully submitted,

Timothy J. Little
Municipal Manager

TJL/sam