

MUNICIPALITY OF MONROEVILLE

REGULAR COUNCIL MEETING

JUNE 13, 2023

MINUTES

The meeting was called to order at 7 p.m. by Deputy Mayor Eric Poach.

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: Deputy Mayor Poach, Joe Hyzy, Bob Stevenson, Mike Adams, Bob Williams, Dennis Biondo, Tim Little, Bob Wratcher, Josie Rock, Paul Hugus, Joe Sedlak and Paul Whealdon. Mayor Gresock and Mr. Wolfram were absent.

PUBLIC COMMENT ON PROPOSED AGENDA ITEMS ONLY

LISA BECK

Dr. Lisa Beck came forward to inquire whether anything regarding the proposed zoning ordinance was on the agenda. Mr. Wratcher indicated there was an advertisement for the hearing. Dr. Beck expressed her concern as a citizen of Monroeville that her neighbors are unaware that there are any zoning issues happening. She inquired whether they could use council chambers to have a question and answer period with council members, the municipal manager and the community to familiarize them before it gets advertised and voted on. She stated she is concerned about a number of things in the zoning ordinance and it is 400 pages. She pointed out the new updated ordinance was just put on the website that day but she was unable to review it. She suggested they need a general assembly question and answer meeting. She felt this is a big deal and is a 400-page document that affects every part of the municipal structure.

EXECUTIVE SESSION ANNOUNCEMENT

Council conducted an executive session on May 24, 2023 from 6:30 to 7:30 p.m. with the public Partners Consultant and before Citizens' Night on June 6, 2023 from 6:15 to 7 p.m. for personnel and litigation reasons. Council legislative action, if any, shall be taken at this June 13, 2023 Regular Council Meeting.

APPROVAL OF MINUTES

Council consider approval of the minutes of the Citizens' Night Meeting of May 2, 2023. Whereupon, Mr. Stevenson duly made a motion to approve and Mr. Hyzy seconded it. Upon a voice vote, the motion carried unanimously. There being no questions or comments, a motion was duly by Mr. Biondo to approve the minutes of the Council Work Session of May 2, 2023 and Mr. Williams seconded it. Upon a voice vote, the motion carried unanimously. Further, a motion was duly made by

Mr. Stevenson to approve the minutes of the Regular Council Meeting of May, 9, 2023 and Mr. Hyzy seconded it. Upon a voice vote, the motion carried unanimously.

#### REPORTS OF THE TAX COLLECTIONS

Council considered Approval of the Reports of the Tax Collections. Whereupon, Mr. Hyzy duly made a motion to approve and Mr. Stevenson seconded it. Upon a voice vote, the motion carried unanimously.

#### LIST OF BILLS, BUDGET TRANSFERS AND PAYROLL

Council considered the List of Bills in the amount of \$1,355,112.80, Budget Transfers and Payroll in the amount of \$1,035,781.96.

There being no questions or comments, at this time, Mr. Biondo duly made a motion to approve and Mr. Stevenson seconded it. Upon a voice vote, the motion carried unanimously.

#### VACANCIES ON BOARDS, COMMISSIONS AND AUTHORITIES

Council considered the vacancies on the boards, commissions and authorities for 2023.

#### POLICE CIVIL SERVICE COMMISSION

Whereupon, Mr. Williams nominated Mr. John Buzzie to the Police Civil Service Commission for the unexpired term of January 2021 to December 2026. He added pursuant to the Home Rule Charter his resume was distributed at the meeting.

#### BIDS AND PROPOSALS

##### DPW BUILDING FUEL STATION CONSTRUCTION

Mr. Little reported only one bid was submitted and council can either reject, rebid or accept it. He stated it is from Total Tanks Works, LLC from East Butler in the amount of \$63,000. Whereupon, Messrs. Hyzy and Adams duly made a motion to approve and Mr. Stevenson seconded it. Upon a roll call vote, the motion carried unanimously.

##### RFP FOR PARKS – PARKS AND RECREATION COMPREHENSIVE PLAN

Mr. Little reported the municipality received four RFPs: HRG for \$84,612; Mackin for \$59,850; Pasheck for \$59,660 and Environmental, Planning and Design for \$46,940. He felt it comes down to EPD and Pasheck and one is a six-month period and all the others were a twelve-month period. After a lengthy explanation of the RFPs Mr. Little recommended Environmental, Planning and Design at \$46,940.

Mr. Biondo reported the Parks and Recreation Board liked the idea that this could be completed in six month which would be around January of next year. He explained that is the time period where grants would be written. He asserted having it done in January or February is better than for when the grants are made. He agreed with EPD because they are a reputable company, the savings is good and the timeline works.

Further discussion ensued. Whereupon, Mr. Stevenson duly made a motion to approve Environmental, Planning and Design (EPD) in the amount of \$46,940 and Mr. Biondo seconded it. Upon a roll call vote, the motion carried unanimously.

#### CONSENT AGENDA

##### MOTIONS

##### MOTION

A motion to approve the property disposition for the Tri-COG Land Bank for the property located on Interlaken Drive, Lot and Block No. 1108-H-218 (vacant lot).

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

##### MOTION

A motion to approve the property acquisition for the Tri-COG Land Bank for the property located at 736 Patton Street Extension, Lot and Block No. 544-R-18.

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

##### MOTION

A motion to authorize to advertise an ordinance to adopt a proposed amendment to the Home Rule Charter to delete language that requires a residency requirement for the municipal manager and authorizing the submission to the Allegheny County Department of Elections for placement on the ballot of the November 7, 2023 General Election.

Whereupon, Mr. Stevenson duly made a motion to approve and Mr. Hyzy seconded it. Mr. Poach explained this is a motion to place it on the ballot for the November Election to change the Home Rule Charter to allow the municipal manager to not live within the municipal. He added it is not an action of council to have that requirement eliminated. Mr. Williams added the labor pool will be much greater outside of Monroeville and he briefly explained it. Mr. Poach suggested possibly having Public Partners attend the meeting to discuss the process and expand on it. Upon a roll call vote, the motion carried unanimously.

##### MOTION

A motion to authorize to advertise a public hearing for August 1, 2023 or September 5, 2023 for public comment for amendments to the proposed zoning ordinance and map.

Mr. Little explained the reason for the two dates is because the municipality is waiting for the comments to be returned from the county.

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

MOTION

A motion to authorize to advertise the rescheduling of the July Citizens' Night and Council Work Session from July 4, 2023 to July 6, 2023 at 7 p.m.

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

MOTION

A motion to authorize to advertise for applications from police officers pursuant to Ordinance 2774.

Mr. Little reported this concerns the Civil Service Rules and Regulations and the civil service commission wants to advertise for police officers so they can obtain a new list to begin testing and background checks.

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

MOTION

A motion to approve a \$125 donation to the Pete Antimarino Scholarship Fund for the Golf Tournament fundraiser event.

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

RESOLUTIONSRESOLUTION 23-25

A resolution for the demolition of slums and blight at the location of 150 Dexter Drive, Lot and Block No. 854-E-363.

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.

RESOLUTION 23-26

A resolution adopting the Valley Park Sewage Planning Module.

Mr. Little felt this would expand the trail and the trail is a good economical developer.

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

REPORTS OF MUNICIPAL STAFFSOLICITOR'S REPORT

Mr. Wratcher reported he just concluded filing 550 municipal liens for residents who have not paid their MS4 fees for the last four years. He explained this protects the municipality's position that as

people sell their house, the property owner has to settle with the municipality before they can move forward. He stated the commercial are done every year but this is because the residential is done on a three-year basis. He added this is the first three-year tranche and hopefully there will be less non-compliance in the future.

#### MUNICIPAL MANAGER'S REPORT

##### HOUSEHOLD HAZARDOUS WASTE AND ELECTRONIC COLLECTION EVENT

Mr. Little reported the Household Hazardous Waste and Electronic Collection Event will be held on June 24, 2023 from 9 a.m. to 1 p.m. at the Public Works Building. He encouraged everyone to register through Nobel Environmental.

##### FOURTH OF JULY CELEBRATION

Mr. Little reported the Fourth of July Parade and fireworks will take place on July 4. He added the parade will begin at 9 a.m.

##### PEACE POLE THANK YOU

Mr. Little reported Mr. Jerry Manor the President of the Rotary had a project this year for the garden at the Peace Pole. He add Mr. Manor wanted to thank everyone on the park crew, the public works, Messrs. Strom and Hugus and everyone that helped with the garden. He felt it would be great when completed.

##### COMMUNITY DAY

Mr. Little reported the Community Day that took place this Saturday was a success. A video was shown by Monroeville Municipal Television. Mr. Little stated a car cruise was added this year which included 60-70 cars. He asserted a good time was had by all.

Mr. Little sent his condolences to the Stan Savran family with his recent passing. He stated he had the honor of knowing him.

#### DIRECTOR OF PUBLIC WORKS AND ENGINEERING REPORT

Mr. Hugus reported that all he, Jamie Storey and Mike Strom did for the Peace Pole was organize it and the public works workers did all the work. He stated they deserve the credit. Mr. Little again stated Mr. Manor was very pleased with the work.

#### DIRECTOR OF FINANCE

Ms. Rock reported the municipality is financially sound.

#### PUBLIC COMMENTS ON ANY MUNICIPAL ITEM

##### GEORGIANA WOODHALL

Mrs. Georgiana Woodhall, a resident, came forward to give an update that the Dreamers' and Achievers is open and operating at Haymaker Village. She read from a newspaper article that is it a early learning academy that registers children from six weeks old to six years old. She also confirmed that they have been open for a couple of weeks. She explained she was adamant on May 19, 2023 to report

to the police of an idling trailer truck in the parking lot in front of a sign that says, No Truck or Trailer Parking. She was unhappy with how the call was handled which the police chief assured her that he would address. She read some additional information concerning idling trucks and the night she reported this truck was an orange alert day. She reported as long as she lives there she will call the police department to enforce these idling trucks. She read a portion of article from the Department of Environmental Protection website concerning the risks to children from air pollution. She again stated that as long as Act 124 is in affect she will continue to call about the trucks and the police chief assured her that the handling of the call would be addressed.

Mr. Little inquired whether it happens regularly. Mrs. Woodhall indicated it has been going on for years and sometimes there is not much cooperation with the enforcement. She asserted her plan was if she did not get any cooperation she would contact the group against smog and pollution, the Clean Air Council and the Department of Environmental Protection (DEP). She reported the only thing that has changed since 2008 when Act 124 was enacted is who would enforce it. She stated at one time it was the health department but now it is the Allegheny County Health Department which will provide compliance assistance and referrals to the DEP for enforcement. She was hopeful that in the future that the municipality will do whatever is necessary to protect the children located there.

DEBRA COLES

Ms. Debra Coles, a resident of Garden City, came forward to express her concerns. She mentioned a loop called Reimagine Turtle Creek and she felt it was pertinent for Monroeville because it is an organization concerning LEAD Buildings Status with the environment and the community. She suggested it would be great for a water shed or ALCOSAN for the requirements. She was aware Mr. Poach wanted to put it on a remote loop but she thought it was important that council see it because the municipality could be at the forefront of something innovative. She asserted that it is ahead of its time in a lot of ways.

Ms. Coles reported she has been talking to Pitcairn residents concerning fracking and the landfill located there and she mentioned Protect PT. She requested they have their own meeting because some of the people are really outraged that they pay taxes to Gateway School District but they are not allowed to speak. She suggested maybe they could have their own night to asks questions and express their concerns about what is going on. She reported she has been walking around her neighborhood and a lot of the neighbors have no idea this is going on and they did not receive notification. She stated the Monroeville residents in general do not know about the updating of the zoning ordinance and it was placed on the website just weeks before the hearing. She indicated she has been going door to door and it has outraged a lot of people. She again requested a meeting so they could address fracking and what fracking is and they have a lot of questions. She stated there are a lot of misconceptions that need to be clarified as a community.

Ms. Cole felt the reason why people are not coming to the meetings is because there is not a lot of interaction or dialogue. She stated it is disconcerting.

Mr. Stevenson pointed out council has done nothing illegal in this process and everything has been done according to the rules that govern council.

ELIZA BECK

Dr. Eliza Beck, a resident, came forward to comment on Mr. Stevenson's comment. She reported that is not the question. She stated the question is how do we relate more relationally. She apologized about announcing the awards last week at the meeting. She wanted to make a special announcement about a woman on the list of the newsletter she distributed named Patty Lemer who attended the meeting because she thought she was going to receive an award. She reported she spoke to Councilman Poach a month prior and he was excited about the idea of giving Sustainable Monroeville the 20-minutes timeframe. She mentioned not allowing other people who are not municipal residents to speak or honoring people and she reported she did not contact her about it not being as expected. Dr. Beck reported Patria Lemer has spent her career working with children on the autism spectrum and there are a lot more of them now and there is a lot more pollution. She asserted it is a concern when there is an opening of a child's center next to the M2 Industrial Landfill and there are trucks idling so she wrote a book entitled, Envisioning a Bright Future and Out Smarting Autism.

Dr. Beck was interested in a conversation about permaculture, food growing, pesticide free areas or regenerative future biodynamic. She mentioned composting toilets in the park. She was concerned about the toxic frack waste that is going legally into the landfill since 2018. She reported they provided in 2018 a 10-12-page document to council and it has been presented again in the past year concerning the ideas of safety and security for the ordinance's wording relating to water testing, air testing and base line testing and roads to and from potential fracking operations. She was not totally convinced yet about what is going on in Monroeville regarding fracking and oil and gas operations. She would like to see that 12-page document placed in the zoning ordinance so that it is codified and is in the municipality's zoning ordinance.

Dr. Beck expressed her concerns for 5G Towers are allowed to be placed in relation to where people will be and where the medical overlay districts will be located. She did not understand the whole picture yet.

REPORTS OF COUNCILFIRST WARD COUNCILMAN JOE HYZY

Mr. Hyzy congratulated his daughter and son-in-law on their first child and he reported he is a grandparent for the fourth time. He commended the Monroeville Foundation for the Community Day Event and reported it was a great time. He reported the Fourth of July Parade will begin at 9 a.m. on July 4, 2023 at the Miracle Mile travel down Route 22 and end at the Monroeville Convention Center. He stated this year the Independence committee sponsored a logo contest and it was shown on Monroeville Municipal Television. He stated the Gateway School Students between Grades 7 and 12 entered and the Arts Council judged it but there were only ten entries. He explained how it was judged for creativity, originality, artistic expression, composition, design and the how the design tied into the theme. He reported this year's winner was Brittney Harper who just finished eleventh grade and she will be in the newspaper. He congratulated Brittney on the design and wished Councilman Wolfram a speedy recovery.

THIRD WARD COUNCILMAN BOB STEVENSON

Mr. Stevenson reported the civil service commission met last Thursday and started the process of hiring new police officers. He stated it is an extensive process with background checks, polygraphs and review of the tests. He was hopeful the municipality could hire between four to six officers and there are approximately three that will retire in the next year. He explained he wanted to update the community because he is liaison to the civil service commission.

FIFTH WARD COUNCILMAN MIKE ADAMS

Mr. Adams inquired when the Verizon Towers would be started at the training center. Mr. Wratcher explained they have a way to go but they have not gone through any of the land use issues. Mr. Hugus reported they have done some background engineering, environmental and geotechnical work.

Mr. Adams inquired when the traffic lights at Wingate Drive would be operational. Mr. Hugus answered when Duquesne Light hooks up the electricity. Mr. Adams pointed out the contractor has been paid and Mr. Hugus concurred. He added it was done through a grant which had to be completed by the end of June.

SIXTH WARD COUNCILMAN BOB WILLIAMS

Mr. Williams suggested anyone that had logs left on their property from the clearing of the right of ways can take them to J.A. Rutter free of charge as a service to the municipality.

Mr. Williams reported he presented a plan last month on a five-year capital improvement plan and he wanted to put it up for a vote. He read from the Home Rule Charter, that the deputy mayor shall exercise the powers and duties of mayor during the mayor's temporary absence or disability except that the deputy mayor shall vote as a member of council but shall not cast the mayor's deciding vote in case of a tie.

Mr. Williams referred to the discussions on the capital improvement plan and he was concerned because things take so long with the government. He reported if the municipality borrowed \$20 million it would cost \$5 million interest for the length of the loan. He proposed to spend \$1 million per year for the next five years on capital improvements. He suggested replacing the defective windows in the municipal building and a security update with an architect. Mr. Little reported a walk through and assessment would be done the next day. He stated it would start in the municipal building, go to the fire training center, the parks, senior citizens center and the library. He further reported on June 22, Dave Shaffer from LGA would come to assess the municipal building and the senior citizens center concerning the front door security to develop an aesthetically pleasing secure way for people entering the building. He reported the existing atrium is nice but it needs better security. He asserted those two things would happen in the next ten days. Mr. Poach mentioned the security assessment that had been done by the state police and reported it is confidential information but council has the opportunity to see it.

Mr. Williams suggested the funds for the five-year capital improvements would be generated from real estate and business privilege taxes from the following new projects: Evergreen Apartments \$40,000; Maplecrest Homes \$190,000 from the 135 homes; Fox Plan Apartments \$25,000; New William Penn Highway Apartments \$25,000 for a total of approximately \$300,000 just for those projects. He



reported the other taxes would be generated by the new Dollar General, Aldi's, Mission Barbeque, Chase Bank, Fifth Third Bank, Taco Bell, Senior Apartments on Logan's Ferry Road, Car Wash on Route 286, Bowser Genesis Dealership, the new 170-square foot Veteran's Clinic, Aroma Joes, the Law Funeral Home, new Starbucks and Frey Road Storage Units. He stated this is additional funds that will be coming in beyond what is being collected by the municipality. He felt the \$300,000 plus the revenue from these businesses is enough revenue to move forward on these capital improvement projects which is \$1 million a year. Mr. Williams made a motion to approve his plan.

Mr. Poach explained it has to be advertised for anything related to the budget so this could be information for consideration but it cannot be acted on at this time. Mr. Williams requested it be put on the advertisement schedule.

Mr. Little inquired what project is his primary consideration and Mr. Williams indicated it would be decided by the staff and consultants. He suggested the municipality needs capital improvements either vehicles or whatever but he did not want to spend \$1 million per year in interest when it could be used for capital improvements. Mr. Little asserted it was discussed a couple of months ago and he mentioned the two gentlemen will be coming to do an assessment. He reported that in the 2023 Budget council authorized a \$5 million transfer to the capital improvement program as seed money to move things forward. He stated council has not approved a bona fide capital improvement program. He explained there has to be a public hearing, it has to be advertised, there has to be public comment and it has to be approved which has not taken place. He stated the \$5 million has been approved in the budget in order to get things started. He explained if Councilman Williams wants to do something specific, he would have to have council's support to have the manager go out for bids to get it done. He suggested this is a balancing scale because all the money he mentioned would not come in one lump sum. He gave a lengthy description of how the funds have come in and he mentioned development and appeals. He reported the municipality has done very well on the business tax at \$1.5 million this year more than last year. He stated that will move along to the fund balance because there is a certain amount of money budgeted. He reported if the fund balance grows it could be because of the \$1.5 million collected. He pointed out all of those funds mentioned get put into the general fund over a period of time and is part of the budgeting process. He further explained \$5 million has been budgeted to start the capital improvements budget but if he wanted something specific it would have to be advertised for bid.

Mr. Williams rescinded his original motion. Further, Mr. Williams duly made a motion to replace the windows in the municipal building. Mr. Stevenson suggested council needs to get together as a group to determine what is best to be done not decide at this time. Mr. Poach suggested this is a good assessment on the potential revenue but these funds will move into the general fund and the municipality is known for paying things ahead. He stated timing and revenue has been a challenge.

Mr. Adams inquired whether the windows were part of the five-year capital improvements that were listed and Mr. Little answered negatively. Mr. Little reported all the items that the municipality went over last year were submitted to council and were part of the capital improvement items. He asserted those numbers may have to be updated or things may need to be added which is part of the process with the public of what goes in a capital improvement program and what gets approved. He pointed out a public hearing has not taken place and there has been no authorization to advertise for a public hearing so there is no bona fide capital improvement program. Mr. Poach inquired how difficult

the process is to update the items that will be in the capital improvements. Mr. Little reported the department heads have given good numbers but it was approximately 18 months ago so it would have to be reviewed to approve the capital improvement program. Mr. Poach asserted it would take some time and Mr. Little explained it has to be discussed about what council wants then a public hearing has to take place for public comment then it has to be approved. He stated then the funds can be allocated for each year for that year's capital improvement program then the whole budget process becomes easier. He reported 85 percent of the \$35 million general fund are fixed costs so the only big items in the capital improvements is the decision-making items. Further discussed ensued regarding the window replacement. Mr. Poach inquired whether Councilman Williams would be satisfied with additional information in July and Mr. Williams answered affirmatively. The motion died for lack of a second.

Mr. Williams reminded everyone that the next day is Flag Day. He encouraged everyone to be proud to be an American and display their flags and celebrate America. He stated May God Bless America and May God Bless the United States of America and May God Bless Pennsylvania and May God Bless Monroeville.

#### SEVENTH WARD COUNCILMAN DENNIS BIONDO

Mr. Biondo sent happy birthday wishes to his wife, Julie. He mentioned the bid that was approved for the comprehensive plan that calls for a study group with a representative from each of seven wards chosen by council members that represents the diversity of the community. He encouraged anyone interested in volunteering to come forward because it is a very worth while project. He explained it is a six-month project and there would be six meetings to attend to provide public comment as a citizen of Monroeville. He felt it is a good way to participate in the community.

Mr. Biondo congratulated Mr. Hyzy and his family on their newest member. He also reported the recreations and parks new brochure will be available soon. He showed a flyer with a QR code that will be updated soon. He mentioned the summer concert series is ongoing. He reported discount tickets are available for Kennywood, Idlewild and Sand Castle. He encouraged everyone to call ahead concerning the availability of Idlewild and Sand Castle. He stated Kennywood is available.

Mr. Biondo reported a week-long theater camp is being offered this summer in partnership with Gateway School District and there will be several mini camps. He stated there are several spots available for Camp Chi Pee Wee to serve the special needs and individuals in our community.

#### ADJOURNMENT

There being no further business to come before council, at this time, Messrs. Williams and Stevenson duly made a motion to adjourn the meeting at 8:07 p.m. and Mr. Hyzy seconded it. Upon a voice vote, the motion carried unanimously.

Respectfully submitted,

Timothy J. Little  
Municipal Manager

TJL/sam

