

MUNICIPALITY OF MONROEVILLE

COUNCIL WORK SESSION

JULY 7, 2022

MINUTES

The meeting was called to order by Mayor Nick Gresock at 7:33 p.m. immediately following the Citizens' Night Meeting.

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, Josephine Rock, Paul Hugus, Joe Sedlak and Paul Whealdon. Mr. Wolfram was absent.

EXECUTIVE SESSION ANNOUNCEMENT

Council conducted an executive session before Citizens' Night on July 7, 2022 from 6:15 p.m. to 7 p.m. for personnel and litigation reasons. Council legislative action, if any, shall be taken at the July 12, 2022 Regular Council Meeting.

APPROVAL OF MINUTES

Council considered approval of the minutes of the Citizens' Night Meeting of June 9, 2022, Council Work Session of June 9, 2022 and the Regular Council Meeting of June 14, 2022.

There were no questions or comments.

APPROVAL OF REPORTS OF TAX COLLECTIONS

Council considered approval of the Reports of Tax Collection.

There was no discussion.

LIST OF BILLS AND BUDGET TRANSFERS

Council then considered approval of the List of Bills in the amount of \$1,033,457.10, Budget Transfers and Payroll in the amount of \$1,096,266.84 for the month of June 2022.

There were no questions or comments.

VACANCIES OF BOARDS, COMMISSIONS AND AUTHORITIES

Vacancies exist on the Boards, Commissions and Authorities for 2022.

There was no discussion.

CONSENT AGENDANEW BUSINESS

SUBDIVISION 22-2-SUB

CONSTANTINO CONSOLIDATION PLAN

The applicant is requesting Preliminary and Final Subdivision approval to subdivide and consolidate, Tax Parcels 977-N-347, 978-A-389, First Tract and 978-A-389, Second Tract, into one lot totaling 2.121 acres. The property is located at 4334 Northern Pike in the C-2, Business/Commercial Zoning District.

The Planning recommended approval with conditions.

Mr. Edward Patton from Patton Engineering came forward representing the applicant. He reported they are requesting a preliminary and final subdivision for a subdivision and consolidation of two lots totaling 2.121. He briefly oriented council of the location of the property on a map. He pointed out Monroeville Boulevard and the consolidated parcel.

Mr. Little inquired whether there are currently three parcels and Mr. Patton explained the one parcel designated as 0.550 acres is a consolidation of lots. He stated they are both on the deed with the book volume and page number so they are one parcel. Mr. Little pointed out there is a boundary line.

Mr. Whealdon explained that is part of the reason to consolidate to clean up all the details because there are three tax parcel identification numbers. He stated once the consolidation is approved and recorded, it will become one lot and all the interior lot lines will go away. Further discussion ensued concerning the property.

Mr. Poach inquired whether there would be any requests for zoning changes and Mr. Patton answered negatively. Mr. Biondo questioned whether it was the intent to sell the property and Mr. Patton felt they are considering having it developed but he was unsure of the plans.

MOTIONSMOTION

A motion to approve the property acquisitions for the Tri-COG Land Bank for the properties located at 306 Interlaken Drive and 3767 Evergreen Drive.

Mr. Hyzy inquired whether they are all vacant lots and Mr. Biondo answered affirmatively. Further discussion ensued. Mr. Adams questioned whether they are buildable lots and Mr. Hugus answered affirmatively. Further discussion ensued.

MOTION

A motion to approve a half-banner ad in the 13th Annual Jewish Community Calendar in the amount of \$250.

There was a brief discussion.

RESOLUTIONSRESOLUTION

A resolution authorizing the Municipal Manager to enter into an agreement for the municipality's participation with the County of Allegheny for snow and ice control on county roads for the Years 2022, 2023, 2024 and 2025.

Mr. Little reported this is a housekeeping item because all of the roads are the same and the lengths of the roads are the same. He recommended approval.

ORDINANCESORDINANCE

An ordinance of the Municipality of Monroeville, Allegheny County, Pennsylvania, amending Chapter 290, Property Maintenance, of the Code of the Municipality of Monroeville, and repealing Ordinance Nos. 2023, 2298, 2391, 2479 and 2685 by adopting the 2018 International Property Maintenance Code and additional regulations as listed herein, regulating and governing the conditions and maintenance of all property, buildings and structures.

Mr. Wratcher reported a final version will be available before the vote at the regular council meeting. Mr. Hugus stated it is included in the council packets.

REPORTS OF MUNICIPAL STAFFMUNICIPAL MANAGER'S REPORTCAPITAL IMPROVEMENTS PROGRAM

Mr. Little reported council received all of the priority lists from council for all of the items in the capital improvement program. He explained how the items rank with five being the highest and their average priority among the council members. He read the information that there was a total of 744 priorities, 718 answered. He stated Priority No. 1 is the lowest with 54, No. 2 with 15, No. 3 with 100 and No. 4 with 232 and No. 5 with a total of 286. He felt council believes a lot of the things on the capital improvement program are important. He pointed out there is a deficit of \$15 million over a five-year period or a total of \$15,769,000. Mr. Little requested council's suggestions on moving ahead.

Mayor Gresock reported council ranked the items which gave an average per each item. He questioned whether council wanted everything or if there is a bench mark that council would approve like two or three or higher. Further discussion ensued.

Mr. Little recommended that council start with the aggregate for the lowest up to the highest then figure out how much each item would be worth with a running total. He reported this would show the priorities and the costs. He felt this has shown council what is needed in the community for the next five years which does not have much excess.

Mayor Gresock inquired when the municipality last had a capital improvement bond and Mr. Little stated 2008. He explained the municipality has refinanced three times during his tenure. Mayor Gresock inquired when the municipality last had a capital improvement budget and Mr. Little answered 2010-2014. Mayor Gresock pointed out there has not been one for eight years and Mr. Little concurred.

Mayor Gresock suggested council review the numbers further. He felt once council starts to rank things like a snow plow or police vehicle they would rank higher than something in the recreation department, library or senior center. He suggested council should be conscience of all the individual departments because it is easier to rank those bigger items higher than other departments. He encouraged council to dig into the numbers. He asserted it can be discussed at council's work sessions or regular meetings or a special meeting for the capital improvements program.

Mayor Gresock questioned when is the earliest a CIP Budget can be approved and Mr. Little stated the municipality has not had a bona fide capital improvement program in a while. He reported the municipality has been in a pay-as-you go mode and he briefly reviewed how there was a stop to any extraneous spending during the pandemic then it started moving again at the end of last year.

Mr. Poach questioned how he would characterize the financial status of the municipality. He mentioned how the manager gave a monthly status report during the pandemic. He inquired how he characterized the current financial picture. Mr. Little felt Monroeville is better than most municipalities. He stated the balance sheet is a snapshot in time but the capital improvement program is reflecting what is happening down the road into the future. He felt the municipality and the department heads have done a good job of doing a pay-as-you-go until there is constant revenue stream into the capital improvement program. He stated the municipality is fine but he referred to the numbers and wanted to see the estimates of the capital items and there are always things that crop up and where the deficit exits.

Mr. Little reviewed how bonds were floated in 2005 and 2007 in the amount of \$7 or \$8 million. He stated the last capital improvement program from 2010 to 2014 was a total of \$16 million but nothing was done with it because of the disarray in the municipality at that time. He suggested it has to be reviewed and consideration should be given to how it will be funded moving forward. He pointed out the municipality is in good shape but there are big ticket items that will need to be addressed.

Mr. Poach asserted it is pay now or pay later because some things need to be addressed.

HOUSEHOLD HAZARDOUS WASTE COLLECTION EVENT

Mr. Little reported the Household Hazardous Waste and Electronic Collection Event will be held on July 16, 2022 from 9 a.m. to 1 p.m. at Public Works. He encouraged everyone to register on the website.

5K RACE AND COMMUNITY DAY

Mr. Little reported the 5K and Community Day will be held on July 30, 2022 at the Community Park West. He stated the 5K Race is scheduled for 9 a.m. with registration is at 8 a.m. and Community Day is at 11 a.m. to 6 p.m. He looked forward to everyone coming out, the food and the foam party.

NATIONAL NIGHT OUT

Mr. Little reported the National Night Out is scheduled for August 2, 2022 from 6 to 8 p.m. at the Community Park West at Pavilion No. 2 and 4.

FOURTH OF JULY FESTIVITIES

Mr. Little reported the Fourth of July turned out great and he thanked Mr. Hugus and the public works department and Mr. Johns and the Fourth of July Committee. He thanked everyone that worked on it.

REPORT OF COUNCIL MEMBERSFIRST WARD COUNCILMAN JOE HYZY

Mr. Hyzy commended the Fourth of July Committee and mentioned how the Port-A-Johns were appreciated at the end of the parade. He suggested there should be a few in the starting area. He commended Chief Cole and Councilman Poach for their great response to the medical emergency earlier in the meeting.

SECOND WARD COUNCILMAN ERIC POACH

Mr. Poach commended Mr. Hyzy and Mr. Adams for all they do for the Fourth of July preparation and Mr. Hugus and the public works for their work. He suggested the change to the Visitors and Convention Bureau worked out well with the restrooms and air conditioning. He stated it may be used in the future and the fireworks were well received and the police were terrific. He felt it was a great parade with a lot of participation.

THIRD WARD COUNCILMAN BOB STEVENSON

Mr. Stevenson concurred with everyone and he thanked whoever it was that was passing out water at the parade.

FIFTH WARD COUNCILMAN MIKE ADAMS

Mr. Adams commended the Fourth of July Committee and everyone involved with the planning for doing a great job.

SIXTH WARD COUNCILMAN BOB WILLIAMS

Mr. Williams commended Mr. Johns and the Independents Day Committee for a job well done. He thanked Mr. Estok, the public works, the police chief and the police officers for keeping order and keeping everyone safe.

Mr. Williams showed a photograph and congratulated to Ms. Lindsey Storey for representing Monroeville as Ms. Independence Day. He thanked Mr. Joe Storey for good parenting.

Mr. Williams thanked the planning commission for all their work. He explained they do hours of leg work for council to make their job easier.

Mr. Williams congratulated Mr. Whealdon on the graduation of his daughter Becca and wished Mr. Sheats a speedy recovery. He thanked the paramedics, the police chief and councilmen who stepped up and took care of him.

Mr. Williams pointed out the library does a lot of things for the community and there is a glass blowing demonstration scheduled at the library with the Hot Wheel from 12 noon to 4 p.m. on July 16, 2022. He felt these things are very interesting and he encouraged everyone to attend.

SEVENTH WARD COUNCILMAN DENNIS BIONDO

Mr. Biondo sent his thoughts and prayers for a speedy recovery to Mr. Sheats. He commended Councilman Poach and Chief Cole for a job well done. He mentioned how well trained they are and they did a great job. He thanked the paramedics that responded quickly.

Mr. Biondo echoed everyone's comments about the Fourth of July Parade. He suggested everyone had a great time and he commended Mr. Johns and Mr. Hyzy. He felt it was a wonderful event.

MAYOR NICK GRESOCK

Mayor Gresock commended the Independence Day Parade Committee for all their work. He pointed out it has not taken place in a couple of years which changes things but they did an amazing job coming back. He thanked the whole committee, Mr. Johns, Mr. Estock, Ms. Cole, the police department and public works and everyone that participated. He reported it was a well-attended event and he looked forward to more.

Mayor Gresock commended Chief Cole and Councilman Poach for a great job. He reported the Automated External Defibrillators (AED) worked and they are important to have in facilities. He wished Mr. Sheats the best and reported he is at Forbes Hospital and is stable. He encouraged everyone to keep him in their thoughts and prayers.

ADJOURNMENT

There being nothing further to come before council, at this time, a motion was duly made by Mr. Williams and Mr. Poach to adjourn the meeting at 8:03 p.m. and Mr. Stevenson and Mr. Biondo seconded it. Upon a voice vote, the motion carried unanimously.

Respectfully submitted,

Timothy J. Little
Municipal Manager

TJL/sam