

MUNICIPALITY OF MONROEVILLE

REGULAR COUNCIL MEETING

OCTOBER 10, 2023

MINUTES

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

PLEDGE OF ALLEGIANCE AND A MOMENT OF SILENCE

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

ROLL CALL

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

Mayor Gresock introduced a representative from the office of U.S. Congresswoman Summer Lee, Casey McGill. She reviewed the services they offer and mentioned passport renewal applications, veterans affairs, social security and Medicare. She reported they are trying to get involved with all the municipalities in the twelfth districts and eventually they hope to have a mobile office in Monroeville so the representative can be more visible. She encouraged anyone with questions to reach out to their office in East Liberty at 211 North Whitfield Street and the telephone number is 412-214-5000.

PUBLIC COMMENT ON PROPOSED AGENDA ITEMS ONLY

GEORGIANA WOODHALL

Mrs. Georgian Woodhall, resident, came forward to express her concerns. She left the last meeting confused because she did not realize the hearing was on the rezoning of the split zoning. She indicated she asked about the location of what was in the legal notice of Thursday, September 14, 2023 because there was a property listed at 642 and 398, 1000 Wilmerding/Trafford Road, Norfolk Southern Corporation. She wanted clarification that the property listed as Wilmerding/Trafford Road is not Spagnola Property and Delmar Leasing across from Speedway and it is not the property at McDain's.

Mr. Poach indicated they just looked it up and they do not think that is the property. He suggested it could be double checked. Mr. Whealdon confirmed that it is neither one of those properties.

Mrs. Woodhall questioned whether the Delmar Leasing Property which is seven acres of that 33.004 acres that is zoned commercial and the remainder of the property is industrial will remain as it is currently. Mr. Whealdon did not believe it was changing. Mrs. Woodhall was also concerned about the McDain Property. She read a notice for a meeting in 1988 of the zoning hearing board and she read the notice (see attached) for Application 88-28-A, Charles Schnurer, MD. She reported she attended the meeting and it is still zoned commercial. She clarified that that property will remain as it is currently.

Further discussion ensued. Mayor Gresock suggested she continue to make her comments but to contact the administration to clarify the issue.

Mrs. Woodhall mentioned the billboards. She read information indicating it was the solicitor's summary proposed in a legal ad, "the municipality has completed a review of the zoning map and has assembled comments and input from consultants and the public and as a result has proposed rezoning of a number of properties. All proposed rezoning has been done in accordance with the municipality's comprehensive plan and the Municipalities Planning Code and is consistent with the neighborhood and surrounding zoning districts. The purpose of the rezoning is to eliminate existing split zoning on numerous parcels". Mrs. Woodhall referred to Page 52 of the Monroeville 2005 Comprehensive Plan (see attached) entitled corridors. She read a section – Broadway Boulevard – It is to create an edge area with the Borough of Pitcairn. Ensure that development near Pitcairn Borough is sensitive to the quaint character of the borough and provides a continuation of the "small-town look". Promote the development of an industrial park near the intersections of Mosside Boulevard and Broadway Boulevard. Mrs. Woodhall submitted the information and she felt it did not sound consistent.

Mrs. Woodhall mentioned the billboards and submitted information. She reported she inquired in 2015 when she was on the planning commission how this would differ from the billboards in 2004, 2005, 2006 and 2007. She stated she was told at that time it was out of order for her to ask the question. She stated she would continue to ask because it is the same old thing with a different date. She suggested if the door is opened on this issue it will never be closed. She stated it will be permanent and the content on the billboards will not be controlled. She pointed out people are interested and they had no idea of what was going on with the billboards.

ROBERT SERAFINI

Mr. Robert Serafini, resident, came forward to express his concerns about the billboards in Application 23-5-C. He felt it is a stinky idea and the planning commission recommended denial. He asserted this is the second or third time it has been brought up and it should be dropped once and for all because it is no good.

EXECUTIVE SESSION ANNOUNCEMENT

Council conducted an executive session of September 20, 2023 and September 27, 2023 from 6:30 to 8:30 p.m. and before Citizens' Night Meeting on October 3, 2023 from 6:15 to 7 p.m. for personnel and litigation reasons. Council legislative action, if any, shall be taken at this October 10, 2023 Regular Council Meeting.

APPROVAL OF MINUTES

Council considered approval of the minutes for the Citizens' Night Meeting of September 5, 2023, Council Work Session of September 5, 2023 and the Regular Council Meeting of September 12, 2023.

There being no corrections, additions or deletions, a motion was duly made by Mr. Poach to approve the minutes, as submitted, and Mr. Stevenson seconded it. Upon a roll call vote, the carried unanimously.

APPROVAL OF REPORTS OF TAX COLLECTIONS

Council considered approval of the Reports of the Tax Collections.

Whereupon, a motion was duly made by Mr. Stevenson to approve the Reports of Tax Collections, as submitted, and Mr. Hyzy 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 \$2,025,667.63, Budget Transfers and Payroll in the amount of \$1,672,785.46 for the month of September 2023.

There being no comments or questions, at this time, Mr. Wolfram duly made a motion to approve the List of Bills and Budget Transfers and Mr. Stevenson seconded it. Upon a roll call vote, the motion carried unanimously. Furthermore, Mr. Stevenson duly made a motion to approve the Payroll and Mr. Wolfram seconded it. Upon a roll call vote, the motion carried unanimously.

VACANCIES ON BOARDS, COMMISSIONS AND AUTHORITIES

No action was taken at this time.

CONSENT AGENDA

OLD BUSINESS

CONDITIONAL USE 23-5-C

RT 22 MTWP, LLC

The applicant is requesting Conditional Use Approval to install a billboard pursuant to Monroeville Zoning Ordinance, No. 1443, as amended, Section 307.14, Billboards. The property is located along William Penn Highway, Tax Parcel 743-J-297, in the C-2, Business/Commercial Zoning District. (Public Hearing)

The Planning Commission recommended denial of this application.

The applicant requested tabling this application until November 9, 2023 and waived all time limits.

Mayor Gresock advised this item has been tabled and no action is necessary. No action was taken at this time.

NEW BUSINESS

RESOLUTION 23-34

23-5-ST

CBRE, INCORPORATED (BANK OF AMERICA)

The applicant is requesting Site Plan approval to construct a bank and associated site amenities. The property is located at 4032 William Penn Highway, Tax Parcel ID 743-M-275, in the C-2, Business/Commercial Zoning District.

The Planning Commission recommends approval of this application.

Whereupon, Mr. Poach duly made a motion to approve and Messrs. Stevenson and Hyzy seconded it. Mr. Wolfram inquired whether the applicant would alter the entry as previously discussed and Mr. Poach reported the fire marshal reviewed it and accepted it as is. Mayor Gresock asserted they were going to change it but what is there is adequate. Upon a roll call vote, the motion carried unanimously.

MOTIONS

MOTION

A motion to authorize to advertise an ordinance of the Municipality of Monroeville, Allegheny County, Pennsylvania, adopting a new Comprehensive Zoning Ordinance and Zoning Map changes and repealing Ordinance No. 1443, as amended, and all prior zoning maps.

Whereupon, Mr. Biondo duly made a motion to approve and Mr. Williams seconded it.

Mr. Wratcher explained in order to comply with the Municipality's Planning Code, the municipality has to comply with the home rule charter. He reported in order to pass a final ordinance, the municipality has to advertise it prior to approval pursuant to the home rule charter. He stated this motion would submit an advertisement and council can act on the ordinance next month.

Upon a roll call vote, the motion carried unanimously.

MOTION

A motion to approve the property disposition for the Tri-COG Land Bank for the property located at 104 Elmwood Street, Lot and Block No. 639-R-116 (vacant lot).

Mr. Sedlak reported this is a vacant and the municipality has to act so the COG can sell the property.

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

RESOLUTIONS

RESOLUTION 23-35

A resolution authorizing the distribution of the 2023 General Municipal Pension System Aid pursuant to the Municipal Pension Plan, Act 205 of 1984.

Mr. Sedlak reported this is a housekeeping item that is done every year concerning the pension plan.

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

REPORTS OF MUNICIPAL STAFFACTING MUNICIPAL MANAGER2024 BUDGET PRESENTATION

Mr. Sedlak presented the 2024 Budget. He read, in accordance with the Home Rule Charter, the proposed Budget for 2024 is presented for review by council and mayor. He reported the two public budget hearings are scheduled for October 26, 2023 at 6:30 p.m. and November 2, 2023 at 6:30 p.m. He stated the 2024 General Budget is estimated at \$37,410,389 which represents a 2.24 increase over the 2023 Budget and he noted some of the increases are because of inflation, fuel prices, utility prices and the healthcare premium increase. He stated even though the budget has increased there is no proposed tax increase for 2024.

Mr. Sedlak referred to Page 3 where the tax revenue has continued to be collected above the conservative figures in the budget each year. He pointed out this year it is estimated to be \$25.6 million in real estate, earned income and business taxes or a \$500,000 increase from 2023.

Mr. Sedlak referred to Page 2 for the Capital Improvement Program for 2024 and the municipality is proposing to purchase six new police vehicles for \$300,000 and \$2 million has been put into the road paving program. He pointed out a five-year capital improvement budget still needs to be finalized.

Mr. Sedlak referred to Page 3 under the discussion analysis section where inflation is discussed. He pointed out inflation has affected everyone and the cost of everything has increased significantly. He reported the inflation issues will have be addressed in 2024.

Mr. Sedlak referred to Page 8 and reported the healthcare premiums only increased 4 percent for current employees but the retirees healthcare premiums increased 23.7 percent in 2024. He explained it is for those who retired in recent years and those who will retire in 2023 and still receive the same healthcare benefits as employees until they are 65 years old. He reported there are currently 149 active employees, 53 retirees and 13 employees/retirees who opted out of healthcare benefit. He stated the total increase for 2024 is approximately \$432,000.

Mr. Sedlak referred to Page 9 for the emergency medical services expense of \$185,000. He reported this capital expense was introduced in the 2020 Budget and is to be used by the EMS Service for medical expenditures such as replacement of medical equipment, et cetera. The capital expense is to be evaluated on an annual basis.

Mr. Sedlak reported the general fund balance is healthy even after incorporating the proposed use of a fund balance of \$2,696,416 into the 2024 Budget. He explained even though \$2.6 million will be put in to balance the budget, it is still healthy.

Mr. Sedlak thanked Josie Rock, Kate Kuras, Tina Mular, Dara Brown and all the departments for their input to get the budget done on time. He again stated there is only a 2.24 percent increase.

HOUSEHOLD HAZARDOUS WASTE AND ELECTRONIC COLLECTION

Mr. Sedlak reported the Household Hazardous Waste and Electronic Collection is scheduled for October 14, 2023 from 9 a.m. to 1 p.m. at the Public Works and registration is at NobleEnviro.com.

GREAT PUMPKIN 5K RACE

Mr. Sedlak reported the Great Pumpkin 5 K Race is scheduled for October 22, 2023 at 8 a.m. at the Monroeville Community Park West. Registration is through the Monroeville Foundation.

NOVEMBER CITIZEN'S NIGHT CHANGE

Mr. Sedlak reported the November Citizen's Night meeting and Council Work Session has been changed to November 9, 2023 at 7 p.m. due to Election Day.

Mr. Sedlak sent get well wishes to Paul Estock who is recovering from surgery.

PUBLIC COMMENT ON ANY MUNICIPAL ITEMLOIS DRUMMER

Mrs. Lois Drummer, resident, came forward to express her concerns. She inquired when the budget would be available on the Municipal Website. She questioned whether there would be details about the expected revenues on items such as the MS4 Fees. Mr. Sedlak reported the budget would be on the website the next day. He added one would be available at the library and in the manager's office.

GEORGIANA WOODHALL

Mrs. Georgiana Woodhall, resident, came forward to express her concerns. She read an newspaper article from the Pittsburgh Post-Gazette concerning billboards from June 11, 2007 (see attached.)

Mayor Gresock verified the date of the article is from June 11, 2007 and he pointed out this is 2023 and none of the current council members were on council back then. He reported this item has been tabled at the request of the applicant and it will be considered in November.

Mr. Biondo explained there are two different billboards being considered, the ones on Old William Penn Highway then one located on Route 22. He stated the ones on Old William Penn Highway are before the Zoning Hearing Board and this one is on Route 22.

Mayor Gresock reported council does not comment on upcoming legislation but he felt it is in the best interest of the municipality to have a public hearing to allow any applicant a chance to state their case.

TONI WALKER

Ms. Toni Walker, a resident, came forward to make comment. She pointed out the planning commission made a motion to approve the application for the bank and council approved. She mentioned the planning commission recommended denial of the application for the billboard and the council made not comment.

Mr. Adams stated the mayor just explained that the public hearing takes place first before any comments. Mayor Gresock agreed the proper thing is to have a public hearing and allow any applicant their time to present their case to the municipality.

REPORTS OF COUNCIL MEMBERS AND MAYOR

Mayor Gresock reported Trick or Treat will take place on October 31, 2023 from 6 to 8 p.m.

FIRST WARD COUNCILMAN JOE HYZY

Mr. Hyzy reminded everyone to be careful on Halloween with the kids Trick or Treating. He also sent Mr. Estock get well wishes.

SECOND WARD COUNCILMAN ERIC POACH

Mr. Poach sent get well wishes to Messrs. Little and Estock. He welcomed Mr. Wolfram back to the meeting.

FOURTH WARD COUNCILMAN STEVE WOLFRAM

Mr. Wolfram was glad to be back to the meeting and reported he had a rough Summer. He reported he has been battling cancer and as of last Friday, he is cancer free. He thanked everyone for their support.

FIFTH WARD COUNCILMAN MIKE ADAMS

Mr. Adams sent best wishes to Mr. Estock for a speedy recovery. He reported the sad news of the passing of a former employee Maureen Durkin and he expressed his condolences to the Durkin Family.

SIXTH WARD COUNCILMAN BOB WILLIAMS

Mr. Williams mentioned Breast Cancer Awareness Month and he encouraged all the women to get their mammograms. He felt it is really important to take care of things. He sent Happy Halloween wishes to everyone and encouraged everyone to watch out for the kids.

Mr. Williams sent get well wishes to Mr. Estock and Mr. Little.

SEVENTH WARD COUNCILMAN DENNIS BIONDO

Mr. Biondo congratulated Mr. Wolfram on his good news. He sent get well wishes to Mr. Estock.

Mr. Biondo reported the Summer Theater Camp was a partnership between the Municipality of Monroeville and the school district. A video was shown at this time. Mr. Biondo felt this was a nice thing that was done this Summer and he was hopeful there was more to come.

Mr. Biondo reported the Trail or Treats is the Halloween Event with the Parks and Recreation Department will be October 28, 2023 from 4 to 7 p.m. He stated the Trick or Treating will start at the Peace Pole and there is a costume contest and a Halloween Story Time after Trick or Treating at the Amphitheater.

Mr. Biondo reminded everyone of Election Day with a municipal election. He reported the first round of mail-in ballots was sent that day so residents should be receiving them in the next couple of days. He explained it is an important election with the county executive, district attorney, judges and council members. He also reported there is a ballot question for residents to change the Home Rule

Charter to get rid of the residency requirement and require more experience for the municipal manager. He encouraged everyone to vote yes on the ballot question.

MAYOR NICK GRESOCK

Mayor Gresock reported the ballot question which is the proposed home rule charter amendment question and he read it as follows:

Shall Article VII, Section 701, titled Municipal Manager, of the Monroeville Home Rule Charter be amended by increasing the management experience required, modifying qualifications required, and removing the residency requirement for individuals hired into the position of municipal manager

He encouraged all the residents to vote yes on that question. He also encouraged anyone with questions to call him or their council person.

Mayor Gresock welcomed Mr. Wolfram back to the meeting and sent speedy recovery wishes to Messrs. Little and Estok. He sent condolences to the Maureen Durkin Family.

Mayor Gresock thanked all of the staff and department heads for putting the budget together. He asserted it would be discussed for several months.

Again, Mayor Gresock reported Trick or Treating will be held on October 31, 2023 from 6 to 8 p.m.

ADJOURNMENT

There being no further business to come before Council, at this time, Mr. Wolfram duly made a motion to adjourn the meeting at 7:46 p.m. Mr. Hyzy seconded it and upon a voice vote, the motion carried unanimously.

Respectfully submitted,

Joe Sedlak
Acting Municipal Manager

JS/sam