

MONACA BOROUGH
Telecommunications via Zoom Application
Council Meeting Minutes
September 22nd, 2020 at 7:02pm

The Regular Meeting of the Monaca Borough Council was held on the above date and time via the Zoom communication remote application. The Meeting was opened with the Pledge of Allegiance to the Flag.

Roll Call

Mrs. Majors-present	Ken McLaughlin- present
Mr. Mitchell- present	Mr. Blanarik- present
(Vacant)	Mr. Michel- present
Mr. LaPearle- present	Vice President Shotter- present
Mr. Wilson- present	President Booher- present
Mayor Simon D. Short-present	

Others Present

Mario N. Leone Jr., & Rich Urick, Esq.

Bond Refinance Discussion: Mario Leone, CIM Representatives & Solicitors all were in attendance (John Salopek, Mossie Murphy, Steve & Mike McCaig) to update council on refinancing the Borough's bond debt. Mr. Leone begun by stating they have been exploring opportunities to refinance money for the Borough. He explained they have a very attractive proposal in front of them now which council will want to discuss. He introduced Solicitor John Salopek, bond council, who began to present his stance to council. He said the purpose is for Monaca's financial advisor CIM and the investor Banker Mike McCaig from RBC to bring everyone up to speed in regards to the financing plan and the long term effect of the indebtedness of the Borough. Mossie also introduced himself. Mike McCaig gave the overall concept which he states really started with the low interest rate, post Covid, which are at their lowest since 1953. He knows the Borough has a need for borrowing money for capital projects and for other debt of the Borough. The debt of the borough involves four particular issues which are Penn Vest bond, 2011, 2014, and 2016 bonds at approximately \$1.4 million dollars a year including interest. The purpose is to restructure payments of the Borough. They came up with a number roughly around \$6million to \$6.5million to borrow which would lower the payments down to \$1million dollars a year or slightly under and take out the longer term. He explains more in detail. He also reiterates his statement the payment would not exceed \$1million dollars/year. He then explained how each bond will be refinanced and their terms. Mr. Leone then went over council's desire to build a new municipal complex-Civic Center which is budgeted at a cost around \$5.8million dollars (conceptual). Second, there are multiple streetscape projects/infrastructure projects such as Streetscape, Pennsylvania Ave waterline replacement, etc. Now that council knows how much is on the table at around \$6million, they can decide how they wish to spend those monies. Mr. Salopek said that the \$6million has to be spent within 3 years, 5% needs to be committed within the first 6 months and usually that percentage is for engineer fees and the balance has to be spent within three years. The new borough building project and streetscape need to be realistic and the monies need to be spent in three years. Mr. Leone said he believes this could happen. He states the final design for borough building can be done and go out to bid mid-2021 and within the year, construction. Streetscape should be under construction too which money would be spent within the three years as well. Steve said in addition there will be an annual debt savings as well by dropping payments with additional funds coming in once projects are completed. He mentioned the money that would be saved. Mr. Leone said \$400k debt savings per year could go toward additional programs such as a yearly road paving program updating Antoline park shelters. Council took turns and asked questions. Mr. Michel asked specifically when the four projects they spoke of will be paid off. Mr. McCaig said Penn vest matures in 2032, 2011 bond will mature in 2031, 2014 will mature in 2026 and the 2016 bond will mature in 2032. Finally, Steve asked what council would need to do that evening in order for them to go forward with the transaction. Solicitor Rich Urick confirmed if there are no objections by council, John Salapek would draft an ordinance that would need adopted at the next public council meeting. Mr. Salopek agreed. There were no objection by council. Solicitor Urick said he would forward this ordinance to council once it's done and it would be set for passage at the next council meeting. Lastly, for the lawyers on the call, Mr. Salopek suggested to schedule the rating call after the ordinance is passed, just in case it doesn't get adopted. President Booher thanked all for attending the meeting. Debt Ordinance discussion ended at 8:02 P.M.

Engineers Report: Tony Sadaka gave his report. He spoke of the Pennsylvania Waterline Replacement project. He reiterated council received a copy of block by block estimate of the options between lining and ductile pipe replacement (between 9th and 15th St). He gave positives of both choices and said lining would be around \$1.3million & \$1.2 million for

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new ductile iron line between 9th and 15th Street. Tony said getting the permit from Penn dot is a process and he suggested whatever council does that night, they need to tie this project with Streetscape project due to the Penn Dot process. He explained again both choices so council understood the two options and timeframe of each. Tony said they would need a game plan, then he can meet with Pres. Booher, Mr. Kramer, Mr. Leone and coordinate with SGA so they can give Penn Dot the big picture since getting the permit approval from Penn Dot is a long procedure. VP Shotter asked again for the original bid estimates of the PVC ductile. Tony did not get it. VP Shotter asked for the difference in material cost between the two. Tony said it's more of the labor where the cost is different. They discussed. Mr. Michel asked about diffraction in the lining choice and what if they contract someone and an unseen circumstance happens. Tony said there are going to be surprises that come up and may have to do open cuts in certain areas. They'll just have to handle it and adjust if something were to happen.

President Booher touched base one by one under New Business items that Tony could give updates on before council is to make motions. Tony gave updates and discussed each.

Visitors: None

Communications: None

Minutes- Mr. Blanarik **motioned** to approve the Regular Virtual Council Meeting Minutes from September 1st, 2020. Second by Mrs. Majors. Motion carried unanimously.

Fiscal and Contractual- Mr. LaPearle **motioned** to approve the monthly bills. Second by Mr. Mitchell. Motion carried unanimously.

Monaca Consultant Report- Mr. Leone gave his report. In regards to the bond refinances, he stresses his excitement for the Borough for the upcoming projects that he hopes council moves forward with. He updated council on the TIF. The consultant and the Borough did hear from Penn Dot, did get approval from PA Infrastructure bank (HIB) for a loan of \$1.25 million dollars at an interest rate of 1.625 with a 15 year term. He then reiterates council needs some sort of direction for Streetscape. Mr. Kramer will need to go to the county by the end of the month with project update for section 108 HUD funding. If there is no direction, this could jeopardize availability of the fund for this project. The funds at hand now are \$1.5million in HUD, \$500k CFA multimodal (borough matched \$100k), and the TIF funding. Kraft Power submitted a proposal for WWTP generator in the amount of \$78,684.20. He explained the significance and importance of the generator. Mr. Leone lastly mentioned Mr. Kramer gathered all banking statements and check payment for the recycling totes. He will be sending it in for reimbursement. The total payment was \$110,000.00 for the totes and the Borough is to get reimbursed 90 percent. He reminded all that the recycling grant was \$190,000.00 so there was additional monies to spend. They ordered additional cardboard dumpsters which they will be applying for reimbursement as well. Next, the waterline project will need a decision in addition with streetscape. Mr. Leone lastly updated council that each day for a half hour he goes through various emails and text messages and passes on to Mr. Kramer to clean things up. Mr. Leone was dismissed from the meeting at this time.

Manager Report- Mr. Kramer gave his report. He gave update of Brownfields grant of \$600,000 and Monaca being one of the recipients and applications are due soon. He also sent the memo to all departments stating he will need their request for the 2021 budget by mid October.

Borough Solicitors Report- Solicitor Urick had nothing to report.

New Business:

1. Mr. Blanarik **motioned** to award lowest bidder for the WWTP Secondary Clarifier Mechanical Replacement Project to JP Environmental LLC in the amount of \$583,000.00. Second by Mr. Mtichell. Motion carried unanimously
2. Mr. Wilson **motioned** to accept SCADA proposal from HCS Instrumentation in the amount of \$18,976.00. Second by Mrs. Majors. Motion carried unanimously
3. Mr. LaPearle **motioned** to approve the Minimum Municipal Obligation Worksheet (MMO) for the Monaca Borough Uniform and Non-Uniform Pension Plans for 2021. Second by Mrs. Majors. Motion carried unanimously
4. Mr. Wilson **motioned** to advertise 2021 Sewage Sludge Transportation and Disposal Contract-Bid Opening November 24th. Second by Mr. Blanarik. Mr. Michel asked about what happened to the contractor. Curt stated

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nothing but the contract expires December 31st, 2020 so this is just protocol to put the bid out again. Motion carried unanimously

5. VP Shotter **motioned** to approve purchase of Monaca VFD #1 Squad Truck in the amount of \$15,000. Second by Mr. Michel. Motion carried unanimously
6. President Booher reiterated the price of the WWTP Generator and confirmed it was \$78,684.24. Mr. Michel **motioned** to approve purchase of generator for WWTP in the amount of \$78,684.24. Curt interjected and said he hasn't quite found a location yet to put the new generator and explained. He knows this needs to be purchased but wanted to make this be known. Mr. Michel asked where the area is. Curt answered and gave location near the Mr. McLaughlin also asked for Curt to elaborate the three options that were given to them in the proposal. Second by Mr. Mitchell. Motion carried unanimously.

Citizens: Richard Maddock-1302 Bechtel Street, Monaca- was in attendance to discuss the parcel that he owns behind his property on the corner of Ann and Bechtel. His issue is the way the land sits it creates a huge pool from rainwater runoff and does the same for his neighbor. He said this is an ongoing issue and also creates a 5ft bay on his own property. He said he did his research and cannot find any answers as to what he can do. He's asking what his options are and had already previously discussed this with Engineer Tony Sadaka and Manager Dave Kramer. Tony Sadaka said he will email this information to Solicitor Urick to catch him up on the issue and they can go from there.

Announcements: President Booher begun by asking if anyone was opposed to Movie in the Park as once mentioned and discussed before. There were no comments. Mayor Short read the upcoming October announcements. October 2nd Monaca CDC will host its 4th Friday Concert Series at Washington Plaza beginning at 6pm. October 2nd is Movie at Antoline Park, Comfort Station- featuring the Halloween favorite Hocus Pocus beginning at 8PM. October 5th leaf collection program begins and will end Monday, December 7th, 2020. October 6th there is a Planning Commission Meeting at the Borough Building at 6PM for the King Plan Lot Revision. VP Shotter asked for the plan/drawing to be sent to his email.

Executive Session: VP Shotter **motioned** to enter into Executive Session at 9:11pm for personnel and contractual. Second by Mr. Blanarik. Motion carried unanimously.

*Due to being unable to let the Public back into the Zoom meeting, the Executive Session and meeting of September 22nd, 2020 was continued to the next regular meeting of October 6th, 2020 workshop meeting which a quorum was present. Council voted to adjourn Executive Session and returned to regular session at which a motion was made by VP Shotter and second by Mr. Blanarik to adjourn the meeting.

Respectfully Submitted,



Brittany Bologna, Secretary

