

**MONACA BOROUGH**  
**Meeting Minutes**  
**March 27<sup>th</sup>, 2018 at 6:00 pm**  
**CJ Mangin Building**

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

**Roll Call**

Mr. Snyder- present	Mr. Rebich- present
Mrs. Majors - present	Mr. Blarrik- present
Mr. McGown- present at 6:20pm	Mr. Michel- present at 6:28pm
Mr. LaPearle- present	VP Shotter - present
Mr. Wilson- present	President Booher- present

**Others**

Mayor Simon Short- present; Mario N. Leone, Jr. - present; Rich Urick, Esq. - present

The first portion of the meeting was dedicated to the **Monaca Gateway Project** specifically for 10<sup>th</sup> Street and 13<sup>th</sup> Street as phase 1 of the Streetscape project. A brief explanation was given by Mr. Leone how Streetscape came about back in 2007 when he was hired as Borough Manager. A lot of planning has gone on in the past ten years and he is excited to announce they are finally in Phase 1 of the Streetscape project and ground will soon be broken. They are in the process of securing funds for the first phase by a Multimodal grant in the amount of \$3million and also from an SPC grant in the amount of \$1million for this segment of the project. The dry utilities are still being strategized which include the electric, cable and telephone lines down the corridor. Mr. Leone stated the project overall from 4<sup>th</sup> Street down to 17<sup>th</sup> Street is estimated around \$26million. In addition, new waterlines will be installed down Pennsylvania Avenue as well. Mr. Leone then introduced Sean Garrigan, consultant from Stromberg/Garrigan and Associates. He and the team of SGA reps brought visual aids for the public to view such as drawings and samples set up around the gymnasium floor. These include specific streetlight traffic patterns, amenities such as benches, light fixtures, bike racks, plants all along the corridor. The purpose of this was to allow public to view, ask questions and voice their input for a better understanding of what the future holds for this area in town.

**Question and Answer portion of the meeting:** Councilman Snyder first asked what contributions are going to come from the taxpayers. Mr. Leone confirmed as far as funding goes, the project will be funded by a waterline bond and from the TIF District in association with the project. Vice President Shotter asked to elaborate what a TIF fund is. Mr. Leone said TIF stands for Tax Increment Financing. He briefly explained a TIF district essentially reallocates funds from property taxes to encourage investment within the district. Mr. Leone confirmed once more there will be no additional tax increase. -Monaca resident Rick Suman asked if they anticipate a lot of development and where. Mr. Leone said yes, down 17<sup>th</sup> Street corridor and Pennsylvania Avenue. -Resident Kevin Kerr, a business owner in the downtown area, asked if there was any money being allocated for the distressed buildings downtown. Mr. Leone explained there is a façade program by the County that unfortunately Monaca borough, being a small town, cannot get approved for since the borough cannot meet certain standards that the program requires. -Another resident asked if the TIF is based off of new construction only. Mr. Leone stated any new improvements, expansions or construction would fall under the TIF. If a building is brought down to the base and a new building is built on that base, the new building will be assessed at a higher value therefor the difference will be generated. -Resident Nick Mandalakas asked if the TIF district is strictly for the entire 4<sup>th</sup> Street down to 17<sup>th</sup> Street or is it just for one particular section. Mr. Leone explained there will be a TIF District Resolution that will be passed in tonight's meeting by council that explains the TIF district and what all it entails. Mr. Garrigan confirmed once again there will be no new tax. This TIF is a dedicated resource of a tax being generated by new development. -Resident Carly Lyons asked what if there is not enough tax generated, how is it paid for. Mr. Leone said the State guarantees there will be enough generated over a 10 to 20 year span. -Resident Rick Suman asked what would happen to all the traffic during construction; where will the detour be. Mr. Leone could not answer since Penn Dot is in charge of 9<sup>th</sup> Street. They will determine which side streets the detours will be for that time frame of work. Per Penn Dot, the Monaca-Rochester Bridge is scheduled to be updated during the year 2023. Mr. Leone said this all will be short term pain for a long term benefit.

A short **recess** was given to allow public and council members the time to interact and browse the drawings/samples on display around the gym. The meeting continued around 7pm. (*Councilman Snyder left the meeting at 7:00pm.*)

As the meeting resumed, Mr. Leone explained there will be 3 phases to this project. *Phase 1* is what they are working on now (10<sup>th</sup>-13<sup>th</sup> St.), *Phase 2* is the possible 17<sup>th</sup> Street Round-about and *Phase 3* should be 9<sup>th</sup> Street Round-about. Once they enter into each phase, pending what funds are available at that time, there will be a similar meeting, just like this one,

to hear public input and comments. -A Resident asked if they will let stores know if and when the roundabouts are going in so they are aware. Mr. Leone explained these are Penn Dot roads which they are in charge of. He said he was at a recent meeting with Penn Dot which they confirmed they do not plan to start any construction on 9<sup>th</sup> Street until year 2023. Resident Joe Haney asked what was going to happen. Mr. Garrigan stated all SGA has done was provide drawings so far from a traffic standpoint of the whole corridor between two intersections. President Booher stated everything is preliminary when it comes to the round-about and no level of engineering has been involved yet. Mr. Garrigan thanked everyone for coming. He asked if they would kindly fill out the forms they had to provide feedback, questions, concerns, and comments so SGA has a better idea what the public is looking for from 10<sup>th</sup>-13<sup>th</sup> Street corridor.

**Engineers Report**-Tony Sadaka of Widmer Engineer gave his report.

**Visitors** –none

**Communications** – Mr. Leone received a letter from the President of the Central Valley middle school. The middle school has been awarded the Dawn Eicchorn School to Watch. Mr. Wilson confirmed this is their third year in a row they have won this award. Mr. Leone states he, Chief Piuri and Mayor Short have been invited to proudly attend the ceremony on Tuesday, May 15<sup>th</sup> at the middle school auditorium.

**Minutes**-Mr. Shotter motioned to approve the **Regular** Meeting Minutes from the March 13<sup>th</sup>, 2018 Council Meeting. Second by Mr. Wilson. Motion carried unanimously.

Mrs. Majors motioned to approve the **Work Shop** Meeting Minutes of March 20<sup>th</sup>, 2018. Second by Mr. Rebich. Motion carried unanimously

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

**Managers' Report**- Mr. Leone gave a brief update of his schedule for the day. He had a meeting at the Courthouse with U.S. Representatives Senator Pat Toomey and Congressmen Keith Rothfus. He spoke to Senator Toomey about getting his support for the \$6.6 million INFRA grant. He is optimistic in hopes that the borough will acquire this with Senator Pat Toomey's help. President Booher added that road dept. Lead Jake Iorio confirmed there will be a demo at the road garage Thursday, March 29<sup>th</sup> at 9am for the 4WD Skid Loader along with the milling attachment.

**Borough Solicitors Report**: Solicitor Urick gave his report. Solicitor Urick reiterated SOI Club tax appeal has been resolved. LifeSteps tax appeal is still pending. He has sent a letter to the county office in regards to this matter and waiting to hear back. Kermiet Tank property sales agreement is completed and was sent to Mr. Leone for the buyers to sign and just waiting on a closing date.

**New Business:**

- a. Mr. Michel **motioned** to appoint The Honorable Mayor Simon D. Short to Monaca Downtown Business Authority with a term ending December 31<sup>st</sup>, 2020. Second by Mr. Blarik. Motion carried unanimously.
- b. Mr. Shotter **motioned** to approve Resolution No. 4-18 for TIF District. Second by Mr. LaPearle. Motion carried unanimously. In addition, Mr. Shotter **motioned** to appoint Borough Manager Mario Leone and President John Booher as the representatives for the TIF. Second by Mrs. Majors. Motion carried unanimously.
- c. The PennDot Non-Discrimination disclosure was discussed by Council and an explanation was given why it is necessary. Solicitor Urick explained when the borough is in a signed agreement/contract with any company/entity and the non-discrimination policy is at all violated during the agreement, the contract can be nullified. It is best to have this signed and on hand. Mr. McGown **motioned** to authorize council President to sign PennDot Non-Discrimination Disclosure. Second by Mr. Rebich. Motion carried unanimously.
- d. First, Mr. Wilson asked about the Multimodal Grant application and if it's for PennDot or CFA. Mr. Leone confirmed Penn Dot only and Multimodal grant is worth \$3million. Mr. Shotter asked how the 30% match will be covered. Mr. Leone stated this will come out of the waterline fund. Mr. Garrigan also mentioned a portion of engineering is funded through this grant. More discussion was made. Mr. Shotter **motioned** to approve Resolution No. 5-18 for Multimodal Grant Application. Second by Mr. McGown. Motion carried unanimously.

**Citizens:** Gretchen Harrich-919 Indiana Avenue- was in attendance to let council know once more that her garage is flooding again in her alley way due to rain. Because of the paved alley way, this has been an ongoing issue and she would

like it resolved. President Booher recalls asking her last year to get every resident who lives in that alley way to sign their approval to dig up the paved alley. Once they get all signatures, then they can move forward in resolving the alley way flood issue.

**Announcements:** President Booher announced Borough office will be closed March 30<sup>th</sup>, 2018 for Good Friday. Also, Easter egg hunt reminder, Saturday, March 31<sup>st</sup> @ 1pm, Antoline Memorial Park.

**Attachments:** none

**Executive Session:** Mr. Wilson **motioned** to enter into Executive session at 7:50pm for personnel matters. Second by Mr. Michel. Motion carried unanimously.

Mr. Wilson **motioned** to adjourn Executive Session at 8:57pm. Second by Mr. Rebich. Motion carried unanimously.

Mr. Wilson **motioned** to resume the Public Meeting at 8:58pm. Second by Mrs. Rebich. Motion carried unanimously.

**Adjournment**

There being no further business, Mr. Shotter **motioned** to adjourn the meeting at 8:59 pm. Second by Mrs. Majors. Motion carried unanimously.

Respectfully Submitted,

Brittany Bologna, Secretary