

MONACA BOROUGH
Telecommunications via Zoom Application
Workshop Meeting Minutes
October 6th, 2020 at 7:04pm

The Work Shop 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	Mr. McLaughlin-present
Mr. Mitchell- present	Mr. Blanarik- present
(vacant)	Mr. Michel- present
Mr. LaPearle- present	Vice President Shotter- present
Mr. Wilson- present at 7:15pm	President Booher- present

Others Present

Mayor Short; Mario N. Leone, Jr.; Rich Urick, Esq. (absent)

Visitors: None

List of Attendees: Ed Becker- was in attendance to share his idea to have Atlantic Avenue rezoned to what it originally used to be from the bridge to the Boat Launch area. He would like to buy multiple properties along that street and due to how it's zoned as PROD he will not be able build his Single Family residential homes and/or apartments. He also stated he would like to tear down 504 Atlantic Avenue. Mr. Michel asked his plans for that property. Mr. Becker does not have one at this time. Solicitor Urick said he would have to do a Zone change request to council then once decided he can move forward. More was discussed on his plans and what the zoning used to be before becoming PROD. VP Shotter asked if Mr. Becker would incur the costs for rezoning the area. Mr. Becker said he would be opened to do that.

Manager's Update: Ms. Patty Majors gave an update of the Planning Commission meeting, held that evening. She stated the board had no problems and approved the recommendation for the King Lot Plan. She explained their request, which is to clean up the three parcels and consolidate the business onto one parcel. Next, Mr. Kramer needed direction from council with a Street Sweeper plan. Jake received proposals for leasing or renting a street sweeper and gave prices. They are also seeking the trade in value at A&H for the sweeper. He wanted council's direction. President Booher said the cost would be split between General and Sewer fund. He also reiterated according to MS4, the Borough needs to be swept twice a month, and down the main corridor once a week. VP Shotter asked for the buyout at year seven if they lease. Mr. Kramer said it should just be one dollar at the termination of the lease. Mr. Michel asked about warranty, and Kramer doesn't have that yet. Monaca Lofts- Mr. Kramer gave a brief update of the Monaca Lofts. Next, he mentioned those from KSA and Mario and himself had a phone call that day with Senator Vogel regarding the RCap for the \$2.9million for the Civic Center. It went really well. Lastly, tomorrow he has a conference call with Moody's for the bond rating at 2PM. Steve Mazick was on the call and updated council on the bond refinances. He said everything is ready to go. He asked if anyone had any questions before he left the meeting. Solicitor Urick reiterated this Friday, Bond Ordinance will be advertised in the Times for consideration of adoption October 13th at the next meeting. The number included in the ordinance is way more than discussed but said not to exceed \$26million. He explained it's in there as a protective matter so council doesn't get trapped into a number smaller than what they intend to borrow. President Booher went around the room, there were no other questions.

New Business/Items to Discuss:

1. Mr. Blanarik **motioned** to authorize Attorney John Salopek to advertise Debt Ordinance No. 971. Second by Mrs. Majors. Motion carried unanimously.
2. **Borough Insurance renewal** with Yorke Agency for 2020-2021. Mr. Kramer explained the difference in last year's insurance proposal. Mr. Wilson wanted to confirm there was a 9% increase. Mr. Kramer confirmed. Mr. Wilson **motioned** to approve Borough Insurance renewal with Yorke Agency for 2020-2021. Second by Mrs. Majors. Motion carried unanimously.

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3. Solicitor Urick explained he will need to appear at the assessment appeal October 15th on behalf of the Borough. VP Shotter asked for specifics but Solicitor Urick did not have them and stated he does this as protection for the Borough. Mr. LaPearle **motioned** to authorize Borough Solicitor to appear at the assessment appeal October 15th on behalf of the Borough. Second by Mr. Blanakik. VP Shotter asked if the school was involved. Solicitor Urick said they rarely are and no. Motion carried unanimously
4. **WWTP 2020 Chevy Silverado** in the amount of \$42,160.71. Mr. Kramer explained the reason for the truck and that the WWTP is borrowing one right now from Road Dept. Curt, WWTP Superintendent, was in attendance and confirmed. Mrs. Majors **motioned** to purchase 2020 Chevy Silverado truck for the WWTP in the amount of \$42,160.71. Second by Mr. Michel. President Booher asked the audience three times if they had any questions/concerns on the motion. There were none. Mr. Wilson first wanted confirmation that there were no lights and it's just a regular truck. Curt stated there are no lights but they will put a yellow hazard light on it. Next, he asked if it has fittings for a plow. Curt said he believes it is coming plow-ready. Last, Mr. Wilson asked if this is strictly a one-time purchase. Curt said that's correct. Mr. Michel asked if they are getting any water and rust proofing. Curt confirmed he will make sure he gets undercoating added to the cost before making the initial purchase. There were no more questions. All were in favor, motion carried unanimously.

Old/New Business:

1. **Pennsylvania Avenue Waterline replacement Project-** President Booher announced he and Mr. Kramer had a phone conference with Tony Sadaka that day. He is still advocating slip lining for many reasons. He asked council to move on this as soon as possible so they can start working with SGA and get everything planned out for both projects and go to Penn Dot for the permit. Mr. Kramer agreed a decision needs made for Penn Dot purposes. There were no objections. President Booher said he will put this on the next agenda for slip-lining option.
2. **Streetscape-** President Booher said they also need to get moving on this and reiterated what Tony and SGA can do once the waterline project is decided.
3. **New Civic Center-** Mr. Kramer asked if they knew what the final proposal was. President Booher said no. The last discussion was scaling it down. VP Shotter said the meeting was about a year and a half ago. He said they put on the breaks until they were ready to move forward. The last thing decided was they would give Kevin (consultant) their final proposal and go from there. VP Shotter insisted Mr. Kramer to reach back out to Kevin to retrace where they left off. He also suggested the office staff & chief to get together and collect input of facility needs/wants. VP Shotter next said the big thing is the vision of the building whether to still have the Event Center upstairs or not and have everything on one floor. President Booher went around the room asking objections of the event center on the second floor. There were no further questions or objections on having an event center added to the Civic Center. VP Shotter lastly asked Mr. Kramer to send out the last file Kevin sent to council so it's at the top of their emails and fresh to review. Mr. Kramer said he would and also reach out to Kevin as well. Mrs. Majors asked why they aren't utilizing space at CJ Mangin community center. President Booher said there is no parking there. She agreed and dismissed her thought. Mr. LaPearle pondered back upon Streetscape process with revisiting with Duquesne Light Company. The thought was to clean up existing poles. He knows a company who could update the poles and asked if this could be something they discuss further or investigate more. Mr. LaPearle said he would send Mr. Kramer the company that is the main leader in all of these.
4. **Fire Merger-** VP Shotter does not have anything yet on this.

President Booher went around the room for council's comments -Old/New Business

- VP Shotter asked Mr. Kramer to let Gabby know the addition of the recycling dates in the newsletter was much appreciated by his household.
- Mr. Blanakik asked about the annual funding for the Library and if they received their donation. Mr. Kramer confirmed they too reached out to him and he did give them borough's donation. Mr. LaPearle also gave a recap of the library meetings that he regularly attends and the importance of those funds due to State Aid and what they qualify for.
- Mr. McLaughlin reiterated an episode that occurred over the weekend on Bechtel and Kermiet in regards to a storm drain. Pictures and details were forwarded to Mr. Kramer and Jake Iorio. Mr. McLaughlin received an update today that the work was almost finished. He thanked Dave and the public works for their immediate assistance on the matter.
- Mr. LaPearle brought up a trash issue at 992 Indiana Avenue and possible alley pick-up request or smaller cart. Mr. Kramer said smaller carts have been delivered and they could get her a smaller one. Mr. LaPearle

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said he'll forward information to Brittany.

- Mayor Short said on behalf of the Monaca CDC they wanted to thank the Borough as the concert series this year was a success and for allowing them to use Washington Plaza. Aside all what's going on, they were able to make a little bit of fundraising money, and thanked them once more. President Booher said he was also there and it was quite successful, everyone followed CDC Guidelines too. He also thanked Gabby and the office staff for successful Movie at the Park and that was also a hit as well.
- Lastly, Mr. Michel asked Solicitor Urick for a time frame on the sale of the Parking Authority property. Solicitor Urick said he hasn't received the title search back yet, and when he does he will reach out. Solicitor also confirmed the Parking Authority need not meet again since the Resolution they passed authorized the chairman to sign and secretary to attest and to take any and all action necessary to close the transaction.

Announcements: Mayor Short read the announcement: The **Leaf Collection** program began this week. Pick up will be every Monday and the last pick up is on December 7th. **Trick-or-Treat** is Thursday October 29th between 6-8PM. Please follow the CDC Guidelines and be safe.

Executive Session: Mr. Blanarik **motioned** to go in to Executive Session under Personnel & Real Estate at 7:56pm. Second by VP Shotter. Motion carried unanimously.

*Due to being unable to let the Public back into the Zoom meeting, the Executive Session and meeting of October 6th, 2020 was continued to the next regular meeting of October 27th, 2020 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 Mrs. Majors to adjourn the meeting.

Respectfully Submitted,



Brittany Bologna, Secretary

