

MONACA BOROUGH
Workshop Meeting Minutes
June 20th, 2023 at 7:00pm
Virtual and In Person

The Council Meeting of the Monaca Borough Council was held on the above date and time in person & virtually via Zoom application. The Meeting was opened with the Pledge of Allegiance to the Flag.

Roll Call

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| Mrs. Majors- present | Mr. Colville- present |
| Mr. Mitchell- absent | Mr. Yothers- present |
| Mr. J. Wilson-present | Mr. Michel-virtually present |
| Mr. LaPearle- present | Vice President Shotter- present |
| Mr. D. Wilson-present | President Booher- present |

Others Present

David L. Kramer, Jr.; Mayor Antoline-Absent

Visitors: None

List Of Attendees: **Tony Sadaka**, Borough engineer and Kevin Turkall & Susan Love, Representatives from Design Stream, LLC, were in attendance to discuss in person with council/Mayor the design structure, layout & all details included in the schematic drawings of the new Municipal Civic Center building. Tony began by reviewing the site plans for the Civic Center. He said plans are eighty percent complete, hoping to get them done by the end of next month. He displayed the drawings to council to view while he discussed. These plans are sub-sets for architect plans, the layout of the site shows parcels that are around the site. He states the subdivision plan will show more details of the property boundaries. Next part of the job is the zoning hearing meeting for 3 items to get variances. The meeting should be in early July. The project is using the property the borough already has. The other properties are for future use. The variance hearing has to happen first and the result will be conclude their plans. He went over plans. He explained the traffic areas and entrance to the fire department which will have a concrete entrance driveway. He explained all other areas of the lot will be pavement. He then showed where the handicap spots will be in the parking lot. Rain garden will be placed left edge of upper parking. He explained more in detail. Council asked questions about water run off from the train tracks. He answered accordingly. He next explained utilities, most coming from Pacific Avenue including gas, electric and water underground. He states he still needs the pressure for the water line from Jared. He lastly described the police parking and access into the building. Council asked questions about water runoff from the train tracks. He answered accordingly.

-Kevin Turkall begin his power point presentation at 7:24pm. He said these slides are the schematic site plans which demonstrate the building layout, structure, floor plans, and parking lot. Kevin went over each slide displaying photos for council to view. Questions were asked of council for the interior layout and the exterior layout of the building.

-**Susan Love** began at 7:45pm. She states she's had 3 years to plan this project due to the pandemic, so she's had a lot of time to thoroughly consider each detail and product. She states when making decisions, she had 3 guidelines to choose the finished products that she thought would be most functionable. They must work well for the borough, budget and number three is beauty. Those were her guidelines. Materials look expensive but on lower end of pricing and all can easily be maintained. More questions were asked. Susan answered accordingly, along with Kevin Turkall.

Dave said he will send the email PDF out to council to review and it will be sent to PD and Fire Dept as well.

8:05pm Managers' Update: Mr. Kramer discussed **Monaca Lofts**. He met with Trey Barber from Pivot and County Commissioners last week. The timeframe they were talking June, but things got backed up. The closing date now will be in August and trying to wrap up grants they have. They are looking to break ground in September and complete the project late fall next year. Mr. Kramer also states he has been in constant contact with Police and Communicycle to clean out that building little by little to get all their equipment and the bricks out, which everything needs to be out by August this year. Next, he mentioned the **Water Disinfection System Bids**. They received zero bids. Talking with Dan Sell and Jared in the office today, and they discussed the next plan of action. Due to 2 rounds of bids, one being way too high and this one with no results, they are looking to demo it next, and have someone come in and do the concrete, then they will have to piece the following steps. We are taking bids on the demo part right now. Mr. D. Wilson asked Tony Sadaka's recommendation, which he concurred with the plan of action that Mr. Kramer described. Council posed some concerns

and questions directed toward Tony regarding bids. Next, he just went to the county for the **two properties** that were in the repository. It will be Borough purchase for Borough purposes. He had sent it off to the school district and waiting on response from Dr. Perry.

Tony Sadaka left the meeting at this time.

Items to Discuss:

1. Stone Quarry Ball Field: Mr. Kramer gave a recap of the presentation that was given in a recent council meeting from Jason Liberatore asking the council if they can utilize the field as one of their practice fields for the Youth baseball organization. Mr. Kramer had asked them to give him an estimate of expenses. Not counting labor hours, they came up with a total of \$11,275.00. Mr. Kramer has the breakdown, and he will send that to council to view. They have been to the field and seen the condition of it. VP Shotter suggested tearing down the dugouts before moving forward. He asked what Solicitor Urick says. Mr. Kramer said this organization would like to have the right of first refusal since they are putting money into the field. Council discussed. Mr. Kramer reminded council this field has not been used for ten years, aside from K-9 using it. VP Shotter said there is a value to the field that the borough is waiving. And he asked what is that value. Mr. Kramer said Solicitor Urick's standpoint is that it is being used for recreation, and baseball is recreation. VP Shotter asked timeframe of using the ball field. More was discussed. Mr. Kramer said he will have more information at the next meeting.

Announcements: Mr. Kramer read the following announcements: Sat. June 24th, Beaver County Boom & Monaca Community Day Celebration will begin @ 5PM, located at the Pumphouse & Riverfront Park. There will be an array of Vendors & Food trucks, Music, Beer tent, new Children's Games & prizes, and Fireworks to end the event @ 9:45pm. Tues. July 4th, Borough Office Closed / Garbage collection remains normal schedule.

Executive Session: None

Adjourn: There being no further business, VP Shotter **motioned** to adjourn the meeting at 8:38p.m. Second by Mrs. Majors. Motion carried unanimously.

Respectfully Submitted,

Brittany Bologna, Secretary