

MONACA BOROUGH
Council Meeting Minutes
July 13th, 2021 at 7:04pm

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

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

Others Present

David L. Kramer, Jr. & Rich Urick, Esq.

Visitors: None

Communications: None

Minutes: Mr. LaPearle **motioned** to approve Council meeting minutes of **June 22nd, 2021**. Second by Mr. Mitchell. Motion carried unanimously.

Mr. Wilson **motioned** to approve Workshop Meeting Minutes of **July 6th, 2021**. Second by Mr. McLaughlin. Motion carried unanimously.

Fiscal and Contractual- Mrs. Majors **motioned** to approve the monthly bills. Second by Mr. Wilson. Motion carried unanimously.

Mayors Report- the Honorable Mayor Short gave his report for the Month of June 2021.

Citations and Parking Tickets: **166**

Criminal Arrests: **19**

Call For Service: **471**

Total Miles patrolled: **3,855 miles**

Managers' Report: Mr. Kramer gave his report. He began by updating Council on the Waterline Replacement Projects. Next, he announced Senator Casey's appropriations support letter to the Borough. The amount proposed is \$750,000.00 for the fiscal year 2022. It has not be finalized or awarded yet but they will hear the results sometime this Fall. Mr. Kramer said it was a great surprise this week. Pres. Booher thanked Mr. Kramer for submitting the application as quickly as he did and the work that he had done to get this to Senator Casey's office. Mr. Kramer moved on and announced they have a meeting Thursday with Mr. Dioguardi to discuss their property and 17th Street corridor. He also stated he will be meeting with MVAH Consultant Trey Barber for status update of the "Monaca Lofts".

Solicitors Report: Solicitor Urick gave his report. He first explained the system policy for the police camera/automated license plate reader. Solicitor Urick said he approved what Chief Piuri sent to him and for council to consider approving it this evening. Next, he reiterated the meeting tomorrow with Dioguardi's. He also sent to Mr. Kramer the preliminary Day Care Center draft. Solicitor Urick sent to Mr. Kramer a new statute that has alerted municipal officials and townships. Per the Pennsylvania State Association of Township Commissioners (PSATC) all meeting agendas now have to be advertised on the borough website and posted on the front door. Pres. Booher confirmed the Borough already posts on the website and it will now have to be posted on the front door as well. Solicitor Urick then explained appraisals to Council and why, when acquiring properties, they need to get the appraisals done. He stressed multiple reasons and the importance of getting those accurate figures. This is turn will help when selling properties. VP Shotter gave the next steps of the fireman's lots. The first would be the approval of the sale of the land for a \$1 to the Borough. He stated he needed one signature, which when acquired will be send to Kim Houser and Solicitor Urick, and for the Borough to act on it too. Solicitor Urick then brought up the problem he ran into with Jackson Avenue. He gave the recap of Jackson

Avenue property. Bid documents had a sales agreement that incorporated all the terms of the bid and acted as an agreement of Sale. This was signed. Next step, purchaser to order a title search and get title insurance. In doing that, their lawyer called Solicitor Urick with questions about a specific description of the property by meets and bounds and depth. This is not described in any deed. The initial sale is for 5 lots. He sent part of title search, asking Solicitor Urick to prepare the deed. As he was looking at the deed from 1935 from the Borough, he stated the last paragraph says, "if you cease using the property for recreational purposes, the ownership of the property will revert to the Guarantor" which was the Allaire Land Company. Solicitor Urick confirmed the purchaser's lawyer Craig is not backing out and is willing to work with the Borough on this. He called the title company which they gave suggestions how to lift that cloud on the title. Solicitor Urick stated he is currently having some research done on this. He gave two possibilities. File an action to a quiet title or do it under the probate code. Overall, the purchaser is not backing out of the sale.

Department Report – Curt DiGiovine, WWTP Supervisor was in attendance and gave the June 2021 report. Lastly, he gave an update of the current project underway for the Secondary Clarifier Replacement at the Waste water treatment plant.

Ordinance Review Committee Report- VP Shotter had nothing to report.

Monaca Recreation Report- None (Mr. Blanarik was absent)

Monaca Library Report- Mr. LaPearle announced the Library board does not meet through the summer months.

New Business:

1. Mr. Wilson **motioned** to adopt Ordinance No 976, amending the Police Pension Plan. Second by Mr. LaPearle. Motion carried unanimously.
2. Mrs. Majors **motioned** to award bid for Phase 2 of the Pennsylvania Avenue Waterline Replacement project to Fer-Pal Construction USA LLC in the total base bid amount of \$948,801.00. Second by Mr. Mitchell. Motion carried unanimously.
3. Mr. LaPearle **motioned** to approve payment #1 for WWTP Secondary Clarifier Replacement Project in the amount of \$66,428.10 to JP Environmental LLC. Second by Mr. Wilson. Motion carried unanimously
4. Council discussed a Zoning permit application submitted by a resident for 319 8th Street, Parcel #34-004-0108.000 for a fence. Mr. Kramer explained the variance and the reasons why they want an exception on the specs of the fence. VP Shotter asked if there are no real hardships. Mr. Kramer confirmed, no hardships per the request. VP Shotter stressed council has never approved a variance due to a hardship since he's been on council. Pres. Booher added they also have a pool without a permit. Mr. Kramer explained the residents did not understand the pool ordinance and thought they only needed to lock the steps to the pool. He said Nick explained to them the pool ordinance and that they would need a permit. The borough is now waiting to receive paperwork on the pool permit. Solicitor Urick said he received the fence paperwork from Nick Vorrias that afternoon and still needs time to read over the ordinance and for borough to hold off on any decisions.
5. Solicitor Urick explained the Resolution for the sale of Jackson Avenue property. Mr. McLaughlin **motioned** to adopt Resolution No. 5-21, authorizing the sale of lots 458 through 463 inclusive in the Jackson Avenue property to Kellar Properties LLC for \$22,500.00. Second by VP Shotter. Motion carried unanimously.
6. Solicitor Urick explained once more the automated license plate reader policy. Mr. LaPearle **motioned** to approve automated license plate reader system policy. Second by Mr. Mitchell. Motion carried unanimously.

Citizens: None

Announcements: Mayor Short read the announcements. The 2021 Food Trucks are back, Thursday July 15th at Washington Plaza from 4-7pm. Line up: can be found on Monaca Borough website & Monaca Now mobile Application. July 17th is Bulk Item Day once again at Monaca Road Garage, 900 Taylor Avenue from 9am-2pm, or until dumpsters are full. July 30th, Movies in the Park- playing "Despicable Me 2". Movie will begin at dusk. Bring your lawn chairs, snacks and enjoy the show under the stars.

Executive Session: Mr. motioned to go into Executive Session under Legal, Personnel and Real Estate at 7:46pm. Second by Mr. Motion carried unanimously.

VP Shotter **motioned** to come out of executive session at 8:24pm. Second by Mr. LaPearle. Motion carried unanimously. VP Shotter **motioned** to resume to public meeting at 8:25pm. Second by Mr. Wilson. Motion carried unanimously

Adjournment: There being no further business, VP Shotter **motioned** to adjourn the meeting at 8:26pm. Second by Mrs. Majors. Motion carried unanimously.

Respectfully Submitted,

Brittany Bologna, Secretary