

MONACA BOROUGH
Council Meeting Minutes
July 27th, 2021 at 7:00pm

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	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

Dave L. Kramer, Jr. (absent), & Rich Urick, Esq.,

Engineers Report: Mr. Tony Sadaka of Widmer Engineer gave his report. He also requested council review the stormwater Ordinance. He had given it to Solicitor Urick to review. This will need updated. President Booher stated Stefanik's had mentioned at their last meeting that their contract reads they would be finished in August but they will need an extension. Pres. Booher asked if they need council's approval. Tony said it won't need to go to that level. And they have a meeting tomorrow with contractor for Phase 2. Until they hear their timeline and plan, they cannot make any decisions. Tony said he does see both contractors working together and overlapping each phase of the project which will shorten the time of the project.

Mr. Michel asked if they had an end date for Phase 2. Tony said he doesn't know exact date but it will be around end of October.

Visitors: None

Communications: None.

Minutes- Mr. Wilson **motioned** approve regular Council Meeting Minutes of July 13th, 2021. Second by Mr. LaPearle. Motion carried unanimously.

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

Manager Report- Mr. Kramer gave his report. He met with SGA for the streetscape project over the last 2 weeks to give project updates and to start bidding out for the next phases. He mentioned discussing 12th Street turning lane for the Fire department with Pres. Booher and VP Shotter, everything is moving along. They did ask about HUD money, but he hasn't heard anything as of yet. Pacific Avenue Project- they started Monday on the service lines. He then reported he received many applications for Laborer position. They have six interviews scheduled for next Monday-Tuesday. For the Monaca lofts, he did meet online with MVAH Rep Trey Barber and Representative Matzie. They will hear end of September-October about grant. Rep. Matzie is in full support of the project. Recently, they met on a conference call with Penn Dot, Michael Baker, Urban Engineers for the 17th Street project and potential detours for the project. He explained funding and will set up another call with Penn Dot specifically for that. Lastly, he met with Mr. Dioguardi in regard to their project. He explained the borough will get a camera lined up for their project to help them out. Mr. Michel asked about the detours. Mr. Kramer said there were several different plans and he explained. Mr. Kramer said there will be a public meeting near September to inform them of the project, dates and what to expect from the project.

Borough Solicitors Report- Solicitor Urick gave his report. He picked up where Mr. Kramer left off with the meeting they had with Mr. Dioguardi. He said it was productive. The issue at hand is the positioning of the roundabout and how much it will affect the surrounding properties. He also explained why they have to camera the Dioguardi property that sits next to 17th Street area. Solicitor Urick mentioned regardless of what happens, he let Mr. Dioguardi know that Monaca Borough is all in for the 17th Street project and whatever the outcome of his property, the 17th St. project will move forward whether it affects Mr. Dioguardi's property or not. He went on about working on some emails Mr. Kramer sent him pertaining to

vacant properties on Pennsylvania Avenue, working on Tony Sadaka's request for updating the Stormwater Ordinance, and a slight change the Tax Collector has requested to make in the ordinance which he advises they do make this change. Next, Jackson Avenue cannot give a good clear title due to the clause that says if it's ever sold by Monaca Borough, it would revert to the ownership of the Guarantor which was the Allaire Land Company. He did research with the state and discovered at some point sold it to local names. That corp. eventually went out of business. He explained essentially it will now revert to something that doesn't exist, unless some heirs can make some claim. The only way to clear this would be to file action to Quiet Title. Kelar Properties lawyer has agreed to the extension of time. He seeks council's approval to entertain a motion to authorize himself to take legal actions on this agreement and file the quiet title as soon as possible. Fire dept. he received an email that day from Kim Houser (fire dept lawyer). He is also still waiting on agreement of Sale. VP Shotter said he will get this to him. Solicitor Urick explained the issue that arose in #5-with the affected funds. Number 5 was to submit documentation to show it was taking action what went wrong so it won't go wrong again in the future. The AG's office apparently received some information but not all requested information that they needed. Fire dept #5 has until August 29th to respond with the correct information or funds will be taken away per year from the entire fire department, which will also reflect back on the borough. A loss to the fire dept is a loss to the Borough Solicitor explains. He also stated and suggested by VP Shotter, that he will step in on behalf of the borough if they would need to get involved. President Booher said this was put on tonight's meeting to motion as precautionary measure to allow Solicitor Urick to get involved if he needs to. Lastly, the State legislature passed an Act that amends the Sunshine Law. In regard to this, he clarified agendas will need to be posted on the borough website and borough front door. If location is elsewhere, it will need to be posted at that location and at the Borough and on the website. That agenda must list all items that will be acted on, and no action items will be allowed to be added 24 hours before any meeting. In an emergency, there are considerations, and he explains those. This pertains to all entities that fall under the Sunshine Act such as Planning Commission board, Civil Service & Zoning boards. Council asked questions about the boards. Solicitor Urick lastly states to be conservative about this and to make sure to list everything on the agendas.

New Business:

1. Mr. Michel **motioned** to approve payment #1 to Stefanik's Next Generation for Pennsylvania Avenue Waterline Replacement Project-Phase 1, in the amount of \$50,122.80. Second by Mr. Mitchell. Motion carried unanimously.
2. Mr. LaPearle **motioned** to approve the opening of new checking account titled Grant Funding at Wesbanco. Initial deposit will be from the American Rescue Act funds transferred from the General Fund. Second by Mr. Blanarik. Motion carried unanimously.
3. VP Shotter **motioned to** approve Solicitor Urick to oversee relief money issues. Second by Mrs. Majors. Motion carried unanimously.
4. Mr. Blanarik **motioned** to approve the agreement between the Borough of Monaca and Kelar Properties, LLC to extend the closing date for Jackson Avenue property, no later than October 25th, 2021 and President Booher added "and to allow Solicitor to work on the quiet title". Second by Mr. Mitchell. Being that President Booher added to the motion he asked the audience three times if anyone had concerns or questions regarding the added verbiage. There were none. Motion carried unanimously.
5. President Booher explained the request from Betsy Miller, bidder, for two properties from repository of unsold properties which include tax parcels 38-002-0207.000 and 37-001-0214.000. She was asking to exonerate back taxes. Pres. Booher explains why they normally do not waive the back taxes from properties from the repository. Solicitor Urick explained the process in which properties go into the repository and why. He suggests council holding off on the request and let him look at both properties first. Pres. Booher asked if they needed to table to the motion. Solicitor Urick said it does not.

Citizens: Norah Frye- Beaver Road, Monaca, had two concerns to bring to council. She first asked if tree branches could be trimmed back near the mirror located at the end of Beaver Avenue overlooking route 51. Next, she asked if another mirror could be added at the top of Colona hill for the hazardous area that it is. Mr. Kramer said he will have road department trim back the branches and Mayor Short will have to ask Police to take a look at Colona hill and see if a mirror in that location is necessary.

Announcements: Mayor Short read the following announcements: July 30th- Movies in the Park playing "Despicable Me 2" beginning at dusk. Bring your lawn chairs, snacks and enjoy the show under the stars. August 6th Monaca Friday Concert Series at Washington Plaza from 6-9pm featuring "Trinity Wiseman", sponsored by the Monaca CDC. August 19th, 2021

Beaver County Local Government Conference Antoline Park, 8:30-4pm. To register, please contact Brittany Bologna. August 19th-Food Truck Thursday at Washington Plaza from 4-7pm. Line up: can be found on Monaca Borough website & Monaca Now mobile App.

Executive Session: VP Shotter **motioned** to go into Executive Session under Personnel 7:45pm. Second by Mr. McLaughlin. Motion carried unanimously.

VP Shotter **motioned** to come out of executive session at 8:37pm. Second by Mrs. Majors. Motion carried unanimously.

VP Shotter **motioned** to resume to public meeting at 8:37pm. Second by Mr. Michel. Motion carried unanimously

Mr. LaPearle **motioned** to post bid for Operator position at Wastewater Treatment plant. Second by Mr. Michel.

President Booher asked the audience three times if there were any comments/concerns. There were none. Motion carried unanimously.

Adjournment: There being no further business, VP Shotter **motioned** to adjourn the meeting at 8:40pm. Second by Mr. Michel. Motion carried unanimously.

Respectfully Submitted,

Brittany Bologna, Secretary