

**Monaca Borough  
Workshop Meeting  
November 19<sup>th</sup>, 2019 at 7:01pm**

The Work Shop 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- <b>absent</b>	Mr. Rebich- present
Mrs. Majors - present	Mr. Blanakik- present
(Vacant)	Mr. Michel- present
Mr. LaPearle- present	Vice President Shotter- <b>absent</b>
Mr. Wilson- <b>absent</b>	President Booher- present

**Others Present**

Mayor Short; Mario N. Leone, Jr.;

**List of Attendees:** Mr. John Dioguardi along with the Developers and Consultants, were in attendance to present council information regarding the land development request for ATI building #5.

**Items to Discuss:**

1.) Mr. Leone began by giving a brief recap of the Planning Commission meeting held that Monday in regards to the **JGVD land development project for the ATI Building #5**. He explains by the existing ATI building, they are planning to build a 63,000 plus square foot building. They have already went through planning commission which they met on two occasions. He explains the first meeting there was a list of over 60 items that needed addressed. Within two weeks, that list has gone done immensely. The Planning Commission felt comfortable to proceed and wrote a letter of recommendation to council for conditional approval. The two substantial items pending are the Penn Dot HOP approval and the DEP/NPDES Permit. There is also an array of variances that need approved by the Variance Board. He explains those requests. Mr. Leone also explained what has been done so far such as MDIA approving the permit for the footer and shell of the building. He said the reason this is moving at a rapid pace is because they have to place the order for the steel building by November twenty-second or their plans will fall through. Mr. John Dioguardi-owner of property- came up to the podium and explained his reasons for the request. He had given each council member a binder with information and the list of items that need resolved. He referenced information in the folder and enlightened Council with comments how they will get resolved and that they should trust him. He firmly states time is of the essence. To have the establishment up and running by June 1<sup>st</sup> 2020, they have to order the building by November twenty-second. Councilperson Patricia Majors, also a member of the Planning Commission, provided positive feedback of the meeting and gave reasons why council should allow Mr. Dioguardi to proceed. Mr. Dioguardi explained why the motion is for conditional approval. He let council know that no ground will be broken and that this approval is just to let JGVD proceed with ordering the building. Bill Souza-Monaca ATI Plant Manager- gave reasons and explained the importance of this project and that the building has to be the dimensions it is in council's packet for it to work (as council had questioned the size earlier in the meeting). Mr. Dioguardi and Mr. Leone explained the five variance requests and they are trying to get a meeting with the Variance Board second week in December. Mr. Leone reiterated among the variance items, they still need the approval from the DEP which may take some time. Mr. LaPearle said they shouldn't have to go any further explaining their reasons. They hired professionals to do their job and as a council, they should trust these professionals to guide them to give the approval. **Mrs. Majors motioned the conditional approval for the JGVD land development project/ATI Building #5. Second by Mr. LaPearle.** President Booher asked the audience three times if there were any questions regarding this motion. There were none. **Motion carried unanimously.** Lastly, Borough Engineer Tony Sadaka was in the audience and briefly elaborated that upon council's approval tonight, he states this is contingent upon all other approvals and requirements. Mr. Dioguardi thanked the board for their approval and he and the reps were dismissed at this time.

2.) Mr. Leone then brought up the **Penn Dot Reimbursement Agreement for 17<sup>th</sup> St. Improvement Project**. This agreement will authorize Penn Dot to move forward with the project. He explains the funds available, the borough has to make a 20% match of the project cost. He explained the Borough would have to come up with the difference of \$387,000. He explains the TIF district tax revenue that will generate over the next ten years from projects now that are going up in town. He feels confident they will be able to come up with the money and it will not be difficult to acquire. Council

briefly discussed. Mr. LaPearle **motioned** to authorize Council President & Borough Manager to execute the Penn Dot Reimbursement Agreement for 17<sup>th</sup> Street improvement project. Second by Mr. Rebich. President Booher asked the audience three times if there were any questions regarding the motion. There were none. Motion carried unanimously.

**3.) Garbage Bids-** Mr. Leone provided council feedback from the Waste Management meeting they had recently in regards to council's questions from last meeting. He explained tag prices, bulk items and the large totes that will be used if they choose semi or fully automatic pick-up. Council also discussed tonnage per cost. Mr. Leone also reiterated if they would choose semi or fully automatic, this wouldn't begin until July 2020. Waste Management would just need three months' notice. He reminded council if they choose to stay traditional, being that the price is higher, the Borough would have to raise garbage rates within the five years of the contract with WM. He suggested this motion be added to the next council meeting due to the timeframe of the garbage bids. Council also added a few more questions they would like answered before their decision next week. Mr. Leone took note.

Mr. Leone announced he attended a DCNR meeting that day that was a requirement to attend. This was in regards if they were to submit a recreational grant come April 2020, they could do so.

**4.) WWTP new Truck request-**Mr. Leone said he has to call the consultant back and will bring the info to council at the upcoming meeting.

**Manager's Update:** Borough Manager Mr. Leone gave a brief report. He brought up some issues on Marshall Road with the sewer manholes that need to be adjusted. He explained and said Jake is working with the contractor to get it resolved. He also reminded council Thursday, November 21<sup>st</sup> is the Shell meeting being held at CJ Mangin Community Center, doors open at 6:30p.m.

**Announcements:** Mr. Rebich read the following announcements. Monaca Police Department will be accepting donations and nominations for their Santa Cops program at the Borough office during normal business hours. November 28<sup>th</sup> & 29<sup>th</sup>, the Borough office will be closed for Thanksgiving holiday. The Hometown Christmas Celebration will take place December 7<sup>th</sup> at the Community Center from 3pm-5pm. Following the celebration, Christmas Carol Sing-a-long will begin at the Plaza at 5:15pm followed by the lighting of the Tree. Mayor Short also added the CDC is holding its first Nutcracker Decorating contest this holiday. He explained the process and rules and said all information can be found on the Monaca borough website and Mobile app.

**Executive Session:** None

**Adjournment:** There being no further business, Mrs. Majors **motioned** to adjourn the meeting at 8:28p.m. Second by Mr. Blanarik. Motion carried unanimously.

Respectfully Submitted,



Brittany Bologna, Secretary

