

**Monaca Borough  
Workshop Meeting Minutes  
May 7<sup>th</sup>, 2019 at 7:00pm**

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. Blanarik- present           |
| Mr. McGown- <b>absent</b>              | Mr. Michel- present             |
| Mr. LaPearle- <b>absent</b>            | Vice President Shotter- present |
| Mr. Wilson- present via teleconference | President Booher- present       |

**Others Present**

Mayor Short; Mario N. Leone, Jr.

**Trey Barber** came up to the podium and introduced himself to council and the public. He is with a company called MVAH, a Multi-family Housing Developer which he and Mr. Leone have been discussing potential redevelopment opportunities in Monaca. He announced the old Library site, on the corner of 6<sup>th</sup> and Pennsylvania Avenue, was a focal point for him with the type of projects they conduct. Mr. Leone helped Trey pass out preliminary drawings to council regarding a Multi-Family housing development in place of the old library called the "Monaca Lofts". He briefly describes the project and what it entails. There will be 39 units with 29 parking spots. He understands Core Commercial parking is a 1 to 1 ratio. He and Mr. Leone have researched and found that around that area are 130 additional parking spots since he can only fit 29 parking spots due to lack of space. He states with council's approval and support they can get started in year 2020. Council went around the room and asked Trey questions to better understand the requirements of the project, the timeframe, the parking spot ratio, average income for each unit and so on. Trey answered accordingly. VP Shotter asked if he would be able to come back for a town hall for the public to be able to pose questions/concerns regarding this new development. He was not opposed and said he would certainly come back to answer any questions. President Booher thanked MVAH Rep-Trey Barber for coming. Trey was dismissed from the meeting at this time.

**List of Attendees: Susan Polce, Recreation Director-** was in attendance on behalf of the Monaca Recreation board to provide council with current Wish-List items for the year. Susan passed out her list to council with the following needs and asked that they be addressed if possible. Her topics revolved around Riverfront Park clean up; 15<sup>th</sup> Street playground updates that need attended to; Washington Avenue Basketball Courts maintenance and who is responsible, the Borough or CV School District; Stone Quarry Field grass maintenance and those who would like to utilize the field this year. Lastly, Antoline Park updates were given which were also presented to Mr. Leone earlier that day by Angel, Antoline Park seasonal employee. Susan also mentioned Movies in the Park beginning this June and she's excited for this. On that note, VP Shotter asked if the Borough could get flags for Movies in the Park like the ones they have for Food Truck event. Mr. Leone made a note of this. Mr. Wilson asked about the basketball courts and who is maintaining them. Susan addressed what Recreation maintains and Mr. Leone mentioned what part the Borough takes care of. VP Shotter said since Central Valley School district owns this piece of property the Borough/Council, instead of Recreation Board, should bring these issues to the School Boards attention. Mr. Leone also made a note of this. Susan thanked Secretary Brittany Bologna and the Public Works department for all their quick and immediate help when asked. She appreciates it. She thanked council. President Booher also thanked Susan for everything they do as well. Susan added one last comment, and mentioned a vacancy was left on their board which they just received a letter from John Antoline who would like to fill the vacancy. She gave the letter to President Booher which he said they will add this to the upcoming Council meeting agenda. Susan thanked Council once more then took her seat.

**Jake Iorio, Monaca Borough Road Foreman-** was in attendance to inform council of the current Excavator that Public Works has been renting for the past couple months. He explained to council how well it is working for their department and how much more they have been able to get done with this piece of machinery. He asked if they would consider purchasing this for the Public Works department. Mr. Leone also informed council of prices for a new and a used. Council briefly discussed. President Booher asked this to be added to the next agenda. Mayor Short left the meeting at 8:16pm

**Manager's Update:** Borough Manager Mr. Leone reported upcoming events, meetings and/or important dates. He first touched base on Duquesne Light Company in regards to Streetscape. Second, he announced there will possibly be a soft launch May 10<sup>th</sup> for the Monaca Mobile App. He would like council and borough employees to first have access to the app to work and play with it from an operational standpoint. Then when all are comfortable, they will do a media blitz to residents for all to have. He thanked Brittany Bologna for all her help with working with the app consultant to get this running. Next he announced May 16<sup>th</sup> will be the install date for Antoline Park new playground. Friday, May 24<sup>th</sup> the Veterans sign will be placed at Blaine Road. He also ordered some new street signs as well. Lastly, he reminded council the meeting with Anchor Hocking is Wednesday May 8<sup>th</sup> at 1pm and he will inform council of the outcome.

**Items to Discuss:** (1.) Hiring part-time Public Works employee-Mr. Leone circled back with Mr. Tom Nardilli since James Ross's position has opened up. He said Mr. Nardilli is interested in filling the part-time position. Mr. Michel asked how many hours per week would he work. Mr. Leone said up to 28 hours. President Booher said to add it to next week's agenda. (2.) Approving Appraisal for #5 Fire Station- V.P. Shotter gave a brief update of the fire department. Last week, the three fire departments voted and are now one. Moving forward, they may start by closing #5 station first and split the staffing between #1 building and #4 building including apparatus and so on. That being said, he suggests they get an appraisal ready for #5's building and begin marketing that property. (3.) Road Opening & Sidewalk Ordinances-Mr. Leone touched base on both ordinances. They are very outdated and need to reflect today's time. He suggests they move quickly on the road ordinance especially due to all the construction and gas line repair work going on now.

### **Old Business:**

Mr. Wilson asked for update on the servers for the cameras. Mr. Leone said they had to order a couple more pieces of equipment that wasn't functioning properly and they should be fully operational Thur/Fri this week.

V.P. Shotter first asked if SGA had re-rolled the costs for streetscape that he had asked a couple meetings ago. Mr. Leone will retract back with them and ask them to restructure the costs. Both Mr. Rebich and V.P. Shotters commented about a strong chlorine smell again in the water system ever since they began the waterline replacement on Walnut. Mr. Leone explained they may have to rotate a well and also Anchor Hocking did their shut down which requires them to use more water. Jared may be running more wells at this time which could cause this. Mr. Shotter then mentioned in regards to all the larger developments and new designs potentially happening in town, he finds it advantageous for the borough to put out RFQ's for zoning consultants. This way any zoning enquiries could go right to them rather than have Nick (NSO) doing the research. Mr. Leone said it's very specialized and there is not a lot. He also added a lot of engineering firms offer this service as well. Mr. Shotter asked this to be added to the upcoming agenda.

Mr. Shotter then ran down the "Old Business" list that is given to council each workshop meeting to review, discuss and update as needed.

Mr. Rebich asked Mr. Leone if he could attend the DLC meeting with the consultants when it is scheduled. He then raised the question once more about going Cashless at the borough and if it's possible. Mr. Leone said he had mentioned it to the Solicitor which he indicated to him he does not see a problem. It's just a matter of council making the decision.

Mr. Blanarik then brought up the boat docks that the borough obtained from another municipality which are stuck in limbo at the boat launch and are in bad shape and are a hazard. He asked for an update. Mr. Leone said the idea is to refurbish them and possibly put a boardwalk at Riverfront Park to help promote boaters to have ability to tie in to Monaca and use the park, restrooms, etc. Council discussed. Next, Mr. Blanarik asked that the new parking signs need to be enforced and gave an example of 10<sup>th</sup> street violators. Lastly, he mentioned solicitation in town and raised the issue that no matter what the solicitation, all should be treated equally. He would like possible amendments made to the existing ordinance. President Booher said Solicitor Urick can better explain this at the next Council meeting when he's present. VP Shotter said he can look into this as well.

Mr. Michel posed a question about Anchor Hocking water usage. Mr. Leone said the Water Dept. is on it and looking at the meter.

Lastly, Mr. Leone briefly described the RiverWise event that happened last Saturday in the Borough. Groups walked around town and some blighted areas were noticed. Yet, Mr. Shotter emphasized the "outsiders" in the groups stated weeds and garbage usually surround blighted areas but they could tell people really care about their town for the well-maintained spots that had no weeds & no garbage in site. Mr. Shotter wanted to recognize the work of the "happy weeders" and all that they do around the Borough and that the work is not going unnoticed. Susan Polce, Recreation Director in the audience, took note of this.

**Announcements:** Mrs. Majors read the announcements. The second Food Truck event will be held this Thursday May 9<sup>th</sup> at Washington Plaza from 4-8pm. May 27<sup>th</sup> is the Memorial Day parade beginning at St. Johns at 10am. Borough

office will also be close that day.

**Executive Session:** none

**Adjournment:** There being no further business, Mr. Shotter **motioned** to adjourn at 9:17pm. Second by Mr. Rebich. Motion carried unanimously.

Respectfully Submitted,



Brittany Bologna, Secretary

