

**Monaca Borough
Workshop Meeting Minutes
July 16th, 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- **absent**
Mrs. Majors - **absent**
Mr. McGown- **absent**
Mr. LaPearle- present
Mr. Wilson- present

Mr. Rebich- present
Mr. Blanakik- present
Mr. Michel- **absent**
Vice President Shotter- present
President Booher- present

Others Present

Mayor Short; Mario N. Leone, Jr.;

Former Mayor of Monaca, John Antoline-1027 Marshall Road- was in attendance to give his sincere thanks and appreciation to all those who participated in helping with Community Day. He said it was a beautiful day, the weather was the best day so far this year and he couldn't have been happier with the outcome of the entire event. He even talked with Sgt Nicol the next day who told him there were no incidences. VP Shotter added the Fire Department even did extremely well at their tent. Next he gave a special thank you to those who came and helped with installing the new playground at Antoline Park which went great too. He appreciates the Borough's support. He's real happy with it. He thanked Jake and the crew for putting in the concrete. He then thanked Secretary Brittany for helping with Community Days and getting everything in order and following his To-do list. President Booher took a moment to also thank John Antoline for his involvement in helping with Community day and his family helping with the playground and also coordinating the 5K run/walk every year. John implied the race was a complete success as well, they had over 100 participants and it went well, and he reiterated it was a great day. He thanked everyone once more and he was excused from the meeting at this time.

List of Attendees:

- 1.) **Jared McKay-Water Department Foreman and Jake Iorio-Road Foreman** were present per the request of Council to give a breakdown of the 6th Street waterline replacement for a 240 ft. 8 inch service line. Council was given a hand out with costs including cost of labor, materials, equipment, supplies and how many days the work will take if the work was done in-house. Council discussed the cost difference between a 6 inch pipe and an 8 inch pipe. Mr. Leone stated Jake still has to finalize numbers for restoration of the road that was not included in the breakdown. He also stated they have to discuss with Penn Dot the timeline when they will be paving that road to see if it will sync with the restoration schedule. They also discussed with Jared putting in an 8 inch valve, a new hydrant, and installing a meter which will need designed by an engineer. President Booher reiterated Anchor Hocking will pay for the meter. They discussed location and how far the pipe will be installed, either the full length or as far as the Rod & Gun.
- 2.) Jared then briefly touched base on the meeting he and Mr. Leone recently had with the DEP last Friday, July 12th pertaining to the WWTP Chlorination system. He discussed the issue with the system and how it's running well now and feels comfortable with it. Overall, the meeting went well. Mr. Leone gave a recap of the meeting too. He explained how they brought data showing the months that the chlorine was at its highest. But then reiterated how the DEP stated they have established reliability with the system and they will revisit this September to see how it's performing and can then reassess.

Manager's Update: Mr. Leone had a few items to discuss. 1.) Duquesne Light Company E-mail: He updated council as to where DLC stands now with relocation of the dry utilities and their new proposal and options. He and SGA consultants working on the project were actually baffled, he stated, with DLC's response and are a bit confused. Mr. Leone responded to them saying the Borough needs more time to consider this and he'll get back to them. Mr. Shotter asked when they should draw the line. Mr. Leone said this is a tough question since they have the HUD money to spend which circles back to Penn Dot and their current project.

2.) TIF Plan: He mentioned the documents given to council in their packet regarding the TIF. He explained. He also stated a cost analysis was done at 29 mills which needs readjusted per VP Shotter to 27 mills (the 2 mill fire tax cannot be included on the analysis). Mr. Leone said the investment over the next 7-10 years will be around \$1.5 million dollars

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which the numbers are only discussion points at this time. He also spoke of interest rates, which is currently around 3 percent. 3.) Planning Consultant Recommendation: Mr. Leone said he received only one RFP for the planning consultant for Zoning Ordinance updates and revisions. He gave some background of the reps who applied which are from D. Martinak Planning Consulting and Strategic Solutions. He asked how council would like to proceed. VP Shotter said their resumes are super impressive. Mr. Leone suggests just a few from council and himself sitting down with them and hearing their thoughts and ideas and what they have to offer. He states ideally, the borough is way overdue for a comprehensive plan. The zoning should be updated every 10 years and the last time there was an overall change was in 2010. Mr. Leone and VP Shotter said it would be best that with all the new developments coming in they would be able to check the drawings, zoning, etc. They can also help apply for grant funding's as well. President Booher asked Mr. Leone to set up the meeting. 4.) Boat Launch Shelter Rental- Mr. Leone told council that Jack Manning, running for County Commissioner, is hosting a fundraiser event this August and requested to reserve the Monaca boat launch shelter. Currently, this shelter is not rented and is first come first serve basis, no fees applied. To make certain Mr. Manning has a secured reservation, would Council be interested in renting this shelter out as they do the Shelters at Antoline Park. He also said it will need a little maintenance and upkeep before this event. Council had no objections and the Boat launch Shelter can now be rented.

Mayor Short left the meeting at 7:46pm.

Jake Iorio- Monaca Road Foreman was asked to give a quick update of the current projects they are working on, what his game plan is this year and how the summer help is doing. He answered accordingly. He said the summer help is doing great. They are going to weed whack the whole main corridor. He gave some pothole and road restoration updates. He has a demo on a sewer camera this Thursday which he will get prices. President Booher let it be known that Jake is also on the lookout for prices for attachment pavers and/or pavers. Lastly, he took the boat docks out of the boat launch area for safety reasons.

Items to Discuss: Vice President Shotter began discussing the list of items on the agenda. The first item listed pertained to Airbnb's and if council is "for" or "against" having Airbnb's in the Borough. Council discussed which zones they would prefer Airbnb's in if they were to choose. Second, Mr. Leone said he's making progress on getting prices from MDIA for inspection of rental properties. He needs more information pertaining to the amount of rental properties in the borough in order to get an accurate price from MDIA. Mr. Leone said he and the Borough office staff will work on getting this list finalized. President Booher asked for cost and if Ordinance needs changed for the fee. A deadline of September was set to have the list completed. Next, Mr. Shotter brought up a Resolution the Borough will need to pass regarding the Fire Merger. He explained the Borough will need to fill out an application to the Municipal Assistance Program for Fire department which will pay 50% of the cost of merging. The consultant for the fire dept. will work with Mr. Leone to draft the grant application which will give Mr. Leone the passwords. Once completed, he can go in and enter the passwords and submit the application himself. Mr. Shotter went over all the fee's they will be applying for that will be included in the grant. He will send this Resolution to the Solicitor to review and they will add it to the agenda for approval. Dye testing was next discussed. Mr. Shotter said the Solicitor emailed them the Ordinance for Hopewell as an example along with Rules & Regulations for Storm Water Management plan for council to reference and review. He explained the steps that Hopewell follows for dye testing and how the Borough could incorporate this into a sale of a property within the Borough. Mr. Shotter asked council's opinion, including Borough Manager Mr. Leone. The Borough code #199 was discussed. The Solicitor had told Mr. Shotter that the code allows the Borough access to the home owner's property to perform this test. Council debated if there is a problem to just use the code or should they draft an Ordinance that will require dye testing in the Borough. Jake, road foreman, joined the conversation and gave insight how they will perform the test. Mr. Shotter said for everyone to formulate opinions and questions for Solicitor Urick in the next council meeting where this could be further discussed. Discussion will be based upon either starting with certain problematic spots and expand from there, or just incorporate dye testing throughout the entire Borough at once. They will wait for Solicitor Urick's expertise and direction in the next meeting.

New/Old Business: President Booher asked Mr. Shotter and Mr. Wilson to update the "Old Business List" which will then be discussed at the first workshop meeting in August. He would like this list to be discussed only once a month. Mr. Leone did add a comment that he e-mailed Solicitor Urick that afternoon about relocation of WWTP storm line. They have to get a Right-Of-Way which Solicitor is looking into that. A motion may be needed for documents to be signed for a Resolution for a ROW.

Mr. Shotter then asked if the notice was on the website for vacancy of 3rd Ward Council seat. Secretary Brittany said it was in the paper and is on the website as well. She states the deadline for submission is end of day July twenty-fourth. Mr. Leone said they can do interviews August 6th at the workshop meeting. Next, Mr. Shotter asked Mr. Leone if he

received a response yet from the Union about the Mobile App. Mr. Leone has yet to hear anything and is waiting also from the Borough employees as to their opinion of using their personal cell phones to answer mobile application work orders. Mr. Shotter suggests buying tablets and getting Wi-Fi in each Public Works truck. He would also like to set up a meeting with Chief and Mayor as to what works for the Police department for the new Mobile App. He then announced there will be a merger conference August 5th between the Fire Dept. and the Borough. The purpose is to draft the terms of agreement between the two. Mr. Leone then gave an update of the new building complex. He needs to schedule a meeting with President Booher, VP Shotter, and Mayor to discuss the drawings. Next, Mr. Leone was asked by Mr. Shotter to try to get a public meeting scheduled with MVAH for the old Library property proposal. Mr. Shotter updated council of the Chapel Pool Movie idea which he stated Center Twp. Recreation was not interested in working with Borough. Mr. Shotter announced they do have to purchase licenses from now on for the movies when they have Movies at the Park and the like. He went over dates August 9th or 10th for the pool/movie event and cost. He needs a decision soon to organize so this will be added to next council meeting agenda for approval to move forward or dismiss this item. Lastly, President Booher announced they will be forming a Committee about possibly putting a community pool at Stone Quarry location. He states Mr. Wilson is interested in being the Chairman on the committee. He also spoke with Treasurer Dave Kramer about being Project Manager and working on applying for grants. President Booher said he would also like the public involved and included on this committee. Council discussed locations. Mr. Wilson said there is a lot of pros and cons.

Announcements: Mr. Rebich read the following announcements. Friday, July 26th is this month's Movies at Antoline Park. Lego Movie 2 will begin at Sunset. Bring your lawn chairs, blankets and snacks and enjoy a movie under the stars. Wednesday, July 31st is the Legislative River Cruise on the Ohio River from 5pm-8pm. Thursday, August 1st continues the 2019 Local Government Conference "Rivers of Opportunity" at the Willows Event Center, Midland PA from 7:30-2:00pm. If you plan on attending, please let Brittany know by July 25th.

Executive Session: Mr. Shotter motioned to go into Executive Session for Real Estate for two Pennsylvania Avenue properties at 8:59pm. Second by Mr. Rebich. Motion carried unanimously.
Mr. Shotter **motioned** to adjourn Executive Session at 9:16p.m. Second by Mr. Rebich. Motion carried unanimously.
Mr. Shotter **motioned** to resume the public at 9:16pm. Second by Mr. Blararik. Motion carried unanimously.

Adjournment: There being no further business, Mr. Shotter motioned to adjourn the meeting at 9:17p.m. Second by Mr. Rebich. Motion carried unanimously.

Respectfully Submitted,



Brittany Bologna, Secretary

