

MUNICIPALITY OF MONROEVILLE

CITIZENS' NIGHT MEETING

OCTOBER 1, 2024

MINUTES

The meeting was called to order by 7:07 p.m. by Mayor Nick Gresock.

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

The Pledge of Allegiance was recited and a moment of silence was observed.

ROLL CALL

The Recording Secretary, Sharon McIndoe, called roll and the following were present: Mayor Gresock, Joe Hyzy, Eric Poach, Bob Stevenson, Bill Krut, Mike Adams, Bob Williams, Dennis Biondo, Alex Graziani, Bob Wratcher, Josie Rock, Paul Hugus, Joe Sedlak and Paul Whealdon.

Mayor Gresock explained the applicant for the three items on the agenda for the Willowcrest Development in Garden City has requested tabling and waived all time limits until the November 7, 2024 Council Agenda Setting Meeting. He stated the public hearing would not be held at this meeting and council would not be voting on these items this month. He reported anyone can discuss it and address council but council will not discuss or vote on it at this time. He stated council will table these items at the Regular Council Meeting on October 8, 2024 until the November meeting.

MIKE BERRYMAN

Mr. Mike Berryman, resident, came forward to inquire about a piece of property located behind him on Haymaker Road. He reported it was \$303,000 in a residential area. He questioned the property on 224 Rush Valley in the cul-de-sac area. He reported Pittsburgh Protestant Reformed Church purchased it and he questioned whether it would be tax exempt and who would move into it. He wanted to know how a church can buy a residential property.

Mayor Gresock was uncertain about the property and suggested the manager could contact him with the answer.

BRUCE WALKER

Mr. Bruce Walker, a resident, came forward representing the Monroeville Historical Society. He reported they had their annual Heritage Day Festival and he thanked the municipality and the municipal workers for the great job. He stated the place looked wonderful and was all cleaned up. He reported this coming Thursday is their weekly MAC MORE meeting at the Old Stone Church at 8 a.m. and invited all of council.

JANICE OLSZEWSKI

Mrs. Janice Olszewki, a resident of Asbury Court, came forward to express her concerns. She inquired about the performance bond for the maintenance on Maplecrest and reported it was \$2.4 million which was to remediate any type of wetlands or mines that had to be relocated on the site. She

explained now the developer will not perform the remaining portions of the development and she pointed out there are three sections on the development. She questioned how much of the \$2.4 million was actually spent of the performance bond and she stated had copies of it. She inquired whether the performance bond is split between the three developments or two developments or just Maplecrest.

Mrs. Olszewski referred to the hotel next to the convention center and reported there has been a lot of talk about who purchased it. She indicated she heard several of the hotels wanted to purchase it but were denied and she was uncertain why. She added there is no limit on Citizens' Night for speaking according to the ordinance.

Mayor Gresock explained there is an ordinance that sets the rules and regulations of meetings which has been set at five minutes. He stated for this meeting everyone would get five minutes to make comments, there is another five-minute comment period next week prior to the meeting for agenda items only and there is another five minutes at the end of next weeks meeting. He suggested it is fair and equitable for everyone.

LOIS DRUMHELLER

Mrs. Lois Drumheller, a resident, came forward to comment on some historical accounts and she would talk about Willowcrest Development. She reported the applicants are the ones that are responsible for the Maplecrest Development. She stated the planning commission was informed about this developer's on-going law suit in North Strabane Township in Washington County over a development called Majestic Hills. She reported Majestic Hills' legal action occurred IN June 2018 with a landslide that occurred after developing where six homes slid over the poorly stabilized hill. She stated the township condemned those homes and NBR or Sandy Hill or Ryan Homes covered the expenses to relocate the affected homeowners. She felt it was a red flag for irresponsible development that may be replicated here because the developer asking for this approval has an unfinished development down the road from this and that is one of three things that were Phase I, II and III of Maplecrest. She stated these businesses are familiar, NBR and Ryan Homes, and they had a summary judgement on this. She reported NBR was not responsible for anything that had to do with the landslide because they bought the individual lots then used third parties for development and all the other parties joined in which is what the \$10 million lawsuit is about. She pointed out some residents currently living in Phase I of Maplecrest have voiced concerns to her over pushing to get the developer to finish the job and there is a lot to complete. She reminded everyone it is the same developer that is going to be before council for Willowcrest. She pointed out no work has been done over the last year and she heard the developer is no longer interested in Phase III and they only have Phase I completed. She reported there are unconfirmed rumors of bankruptcy and she was hoping the municipality still has the \$2.4 million performance bond. She wanted to know the status of what is remaining in that bond as the state mandates relocation of the destroyed wetlands and she reported she is trying to get the information from DEP.

JUANITA PLASKON

Ms. Juanita Plaskon, a resident of Greenleaf Drive, came forward to express her concerns. She reported she purchased her property in 2002 and both her children have attended Gateway Schools and she is a Professor of Biology at Community College of Allegheny County at Boyce Campus and she educates all of the allied health people that reside and work in Monroeville.

Mrs. Plaskon was adamantly against the former airport being developed and excavated. She reported she has suffered structural damage to her home and she has scheduled the DEP to come to her home on Thursday to do a site visit. She stated there have been several homes in the neighborhood that have been affected by the mine subsidence and a neighbor on Greenleaf Drive had a sink hole develop in their back yard that was remediated by DEP. She reported DEP is aware that there are issues in the neighborhood developing on former deep and stripped mines and is problematic to the neighborhood. She reported there is acidic runoff on Greenleaf Drive from the former mines which is apparent by the discoloration on the street.

Mrs. Plaskon was very concerned about her property because the foundation has shifted significantly in 22 years. She reported she could not close her front door and windows would not open or close. She added the entire basement wall has severely bulged and it is obvious that the ground has shifted. She reported they have paid a lot of money to correct the issues as homeowners. She mentioned braces on the wall foundation and French drains in the basement. She explained they spent all this money to fix their property because they want to stay here but she was concerned about the damage that is in store for them if this company is allowed to do havoc on this former mine property.

Mrs. Plaskon was leery of what may happen next and she mentioned down trees that have fallen in her back yard and her husband cut them down. She felt they should file a claim against the property owners to make them responsible for them. She pointed out this is before any excavation has been started and it is from hard rains and the trees fall down in her back yard. She questioned what would happen when they start to excavate and what assurances can the residents get from the municipality that this development will not cause further structural damage to her home and her neighbors' homes. She questioned who would be responsible for the damage when it occurs, the developers or the municipality.

Mrs. Plaskon felt as property owners and taxpayers they deserve to have answers to these questions before it is approved. She suggested the amount of rain and water that ponds in her back yard after a hard rain is significant and any proposed development where the trees are removed from the property will cause rain water to be rerouted and affect their property line. She reported no one from the municipality has come through her back yard to see the drainage issues. She again mentioned the fallen trees on her property and in the last two years, damage to their fence line and they had to remove the trees. Mrs. Plaskon questioned what is next and indicated they cannot stand by and watch the destruction of their back yard.

TIM AND LINDA HART

Mr. Tim and Mrs. Linda Hart, residents of Kelvington Drive, came forward to express their concerns. Mr. Hart requested help from the municipality. He reported on April 11, 2024 the main sewer line of the municipality backed up into their basement and there was an inch and a half of their neighbor's waste throughout their basement. He stated they lost everything in their basement and when they called the municipality someone was there within 20 minutes. He explained there is a sewer on his property and when the municipality lifted the cover it was near the top to overflow with waste which would flow into his yard. He stated a truck came to flush it out and removed the clog from the main line but the damage was done to their home. He reported the next day, the municipality ran a camera through it and they were uncertain what happened. He explained how deep the sewer line is

and how he lost everything in his basement. He was referred to the municipality's insurance company and an adjuster did a site visit and advised them what to do to get everything fixed.

Mrs. Hart reported on May 31, 2024 they received a certified letter from Philadelphia Insurance Company that denied their claim because they received no notice and because they feel they responded in enough timeframe and took corrective action. She mentioned the municipality's timeframe and explained they already had an inch and a half inch of sewage in their basement. She stated the insurance company claimed immunity as a government and she and her husband are appealing above the company as residents of Monroeville and requesting help. She had the letter and explained they lost everything which is estimated at \$40,000 and she had to move her elderly mother out of the house for a month and a half and they had to move into a hotel. She reported they lost heirlooms and appliances and furniture but they hoped the municipality would help them as residents.

Mr. Hart reported he works for a church in Monroeville and he has worked with the municipality. He explained how some years ago a municipal employee offered to have dirt delivered to their property and he agreed. He stated they get truck loads of dirt delivered to their property and they are trying to help the municipality. He requested the municipality now help them because they lost \$40,000 worth of property.

Mayor Gresock requested a copy of the letter and inquired whether they contacted the Municipal Authority or the Municipality. Mr. Hart answered the municipality. Mayor Gresock explained water and sewage is through the Municipal Authority which is a separate entity from the Municipality. Further discussion ensued.

Mr. Graziani suggested he check their homeowners insurance and explained mine subsidence insurance is not available to everyone but it can be purchased through the DEP. He explained the municipality cannot address this issue but by bringing it forward they can contact people about it. He again he recommended they discuss it with their insurance company.

Mayor Gresock clarified the address as 180 Kalvington Drive. He also referred him to the general manager of the Municipal Authority, Joe Storey. Mr. Hart reported he spoke with him the first time and gave him a lot of information about getting testing done on their home because of the smell. He stated he called his insurance company and was informed that the insurance only covers \$10,000 and it cost \$16,000 for the company to clean the waste out of their basement. He asserted even if he had it, it would not even pay to have it cleaned up.

Mr. Hart reported they have never had an issue for 25 years they lived there. He stated the municipality checked a sewer line across street the next day and they cleaned it out before it happened to someone else. Mayor Gresock indicated nothing could be done right now but it would be discussed with Mr. Storey to determine if there are any other resources available.

ROSE SMITH

Ms. Rose Smith, a resident of Berkshire Drive, came forward to express her concerns for the paving of the streets. She asserted the seal coat is oil and chip with oil on top. She reported her research informed her that it is used in residential areas and small aggregate was used. She showed a stone which she felt was not small. She stated there are loose cinders everywhere and people have been called. She mentioned the municipality did Mount Vernon last year and people were complaining

and she asked why it was continued. She went around to all the published roads on the list to have seal coat and no one indicated their road was terrible and it really needed to be repaved. She felt it only needed sealed with tar coat. She inquired why the municipality continued with the practice when they were aware how unhappy the residents were with the seal coat or oil and chip.

Mayor Gresock explained this is part of the comprehensive paving schedule that is done every year and over half of the roads in Monroeville receive the treatment. He stated it is a preservation treatment to extend the life of the road. He asserted it is far from ideal but it is not a new mill and pave project. He reported it is a way for the municipality to treat as many roads as possible under the budget. He pointed out to mill and pave a new road is over \$300,000 per mile and the municipality does not have that budgeted. He stated this process is a way to get a few more years out of roads and over time it gets worn and driven down. He asserted the municipality discusses this in the spring publicly and the engineering department evaluates every road in the municipality and a PAZER score is developed and every road is graded. He explained how the roads are evaluated with one being the worst and ten being a brand-new road then the roads are fixed within that context. He pointed out nothing is done with the eights and above except maybe fog sealing after a road is paved.

Mr. Hugus added seal coat is on the medium side so a six to an eight is done. Mr. Graziani pointed out it would not be done to a road that is falling apart and a resident might feel it is not in bad shape but it is a preservation method to get more longevity out of the road. Mayor Gresock inquired when a road gets milled and paved and Mr. Hugus answered between three and five a road is milled and paved. Mr. Graziani stated the concern is well taken and the inspectors do watch the job to inspect the aggregate to get the appropriate size stone and the dust related to that aggregate and the emulsion that is put on top and the compaction. He indicated all the steps are inspected so when there are issues, the municipality goes back out to make repairs by a contract. Further discussion ensued regarding the size of the aggregate.

Ms. Smith pointed out that this aggregate is being put on roads that are well driven so it takes a long time for it to get enough wear to settle down. She mentioned Ramsey Road that has seal coat which gets more traffic and it is obvious where it is worn down on her road. She mentioned Boss Lane with five houses on a dead-end and the road is terrible. She appreciated the municipality trying to keep up with the roads but she felt if it is not necessary and the road does not get a lot of traffic to deal with the aggregate, it should not be done. She felt it should only be fog sealed until it needs it.

Mayor Gresock suggested the engineering firm could be contacted to check the road to make sure it is holding up the way it should.

ADJOURNMENT

There being no one else come forward to make comment, the meeting was adjourned at 7:42 p.m.

Respectfully submitted,

Alexander J. Graziani
Municipal Manager

