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# *Minutes of the Borough Council Zelienople, PA*

7/9/2018

7:30 PM Council-Regular

MasterID:

626

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The July 9, 2018 Council Meeting of the Zelienople Borough Council was called to order at 7:30 PM by Council President Allen Bayer in the Council Chambers located at 111 W New Castle St., Zelienople, PA 16063. In attendance were Council Members, Ralph Geis, Mary Hess, Doug Foyle, Andrew Mathew III and Marietta Reeb. Gregg Semel and Mayor Thomas Oliverio were absent.

Borough Manager Don Pepe, Police Chief Jim Miller, Solicitor Bonnie Brimmeier (via telephone), Codes Officer Shelly Kaltenbaugh and Borough Engineer Tom Thompson were also present.

## PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Don Pepe

## VISITORS

Dan Fritch  
Jeff Barkley  
David Rettig  
Henry Ziegler  
Tom Rectenwald  
Caleb Harshberger-Press

Mr. Rettig spoke about the flooding event from July 2.

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## CONSENT AGENDA:

A motion was made by Mr. Geis, second by Mr. Mathew, to approve the following:

- Minutes of the June 25, 2018 Council Meeting
- Transfer Funds \$100,000 from the Electric fund to the General Fund, if needed

Motion carried 6-0.

## OLD BUSINESS:

NONE

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NEW BUSINESS:

BILLS TO BE PAID -JULY 2018

A motion was made by Mrs. Reeb, second by Mrs. Hess to approve the "Bills to be Paid" for the month of July 2018, totaling \$688,115.76.

Motion carried 6 - 0

CONSIDER RESOLUTION # 390-18 FOR AN INTER-MUNICIPAL LIQUOR LICENSE TRANSFER

A motion was made by Mrs. Hess, second by Mr. Foyle to adopt Proposed Resolution #390-18 for the purpose of approving a Liquor License transfer from Cranberry Township to Zelienople Borough for a restaurant at 100 N. Main Street.

A full and true copy of Resolution #390-18 can be found in the Resolution Book.

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Borough Manager / Secretary

Motion carried 6 - 0

AUTHORIZATION TO PAY INVOICE DOWNTOWN REDEVELOPMENT SERVICES

A motion was made by Mr. Foyle, second by Mr. Mathew, to authorize the payment to Downtown Redevelopment Services, in the amount of \$1,102.50 for the payment of invoice #134 relating to the Main Street Revitalization - Streetscape.

Motion carried 6 - 0.

CONSIDERATION FOR PAY ESTIMATE #1 TO THE ZELIENOPLE COMMUNITY POOL RENOVATION PROJECT and CONSIDERATION FOR PAY ESTIMATE #2 TO THE ZELIENOPLE COMMUNITY POOL RENOVATION PROJECT

A motion was made by Mr. Mathew, second by Mrs. Hess, to approve the Stoneridge Inc.'s Estimate No. 1 in the amount of \$87,120.00 for payment and to approve the Stoneridge Inc.'s Estimate No. 2 in the amount of \$162,000.00 for payment.

Motion carried 6 - 0.

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## CONSIDER TO APPROVE PRELIMINARY AND FINAL MAJOR LAND DEVELOPMENT FOR THE MEMORIAL SKATEPARK ZELIENOPE COMMUNITY PARK

A motion was made by Mrs. Hess, second by Mrs. Reeb, to approve the preliminary and final Land Development Application for the Memorial Skatepark at the Zelienople Community Park and to authorize the project to be let out for bid.

Motion carried 6 - 0.

## CONSIDER APPROVAL OF PRELIMINARY AND FINAL MAJOR LAND DEVELOPMENT FOR THE BANK BUILDING AT 100 NORTH MAIN STREET

A motion was made by Mrs. Hess, second by Mr. Foyle, to approve the preliminary and final Land Development Application for the former bank building located at 100 N. Main St. with the following conditions;

- Compliance with the Gannett Fleming review letter of June 27, 2018;
- A document whether it be a perpetual easement or other type of lease agreement showing approval to park in the former Citizens Bank Parking lot located at the southeastern corner of Main Street and East New Castle Street, as required by Section 804-4, Accessory Parking of the Zelienople Zoning Ordinance 779, as amended.
- Satisfaction of the Parking Requirements for a restaurant, as specified in Section 806 of the Zelienople Zoning Ordinance 779, as amended, forty (40) off street parking spaces shall be provided for the eighty (80) seat restaurant;
- Should the applicant not be able to secure approval of a long term agreement for the Citizens Bank Parking Lot, the applicant should lease other space located in the C1 Central Business Zoning District that is located within 1000 feet of 100 North Main Street; or reduce the number of seats within the restaurant; or seek a variance for the Zoning Hearing Board.
- No Building Occupancy Permit will be issued until the required number of off street parking spaces can be obtained
- Any such lease agreement must be approved by the Municipal Solicitor.

Motion carried 6 – 0.

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## AUTHORIZE DRAW ON GENERAL OBLIGATION NOTE (G.O.N.) - PAY REQUISITION #14

A motion was made by Mr. Geis, second by Mr. Mathew, to approve the submittal of Pay Req. #14 to WesBanco Bank for a draw against the loan. The amount of Pay Requisition #14 is \$ 249,120.00 and is for payment of invoices to Stoneridge Inc., relating to the Pool Construction.

Motion carried 6 - 0.

## OTHER BUSINESS:

None

Mr. Bayer requested an Executive Session to review the performance evaluation for Mr. Pepe

Mrs. Hess requested an Executes Session for a contract item.

The meeting was recessed at 8:10 PM and returned at 8:17 PM. Council went into executive session at 8:17 PM. Council came out of executive session at 9:07 PM.

Being no further business President Bayer closed the meeting at 9:07 PM.

## ATTEST:

\_\_\_\_\_  
Borough Manager

\_\_\_\_\_  
Council President

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Mayor