

**PARKESBURG BOROUGH COUNCIL**  
**MINUTES OF THE REGULAR MEETING**  
Thursday, August 21, 2025  
7:00 p.m.

The meeting was called to order by Council President Todd Brade at 6:58 p.m.

Roll call was held. Council Members present were Council President Todd Brade, Council Vice-President Sharon Wolf, Council Member Mark Agen, Council Member Monique Baylor, Council Member David Mellema, Council Member Nick Ohar, and Mayor John P. Hagan, II. Also present were Borough Solicitor John Carnes, Borough Manager Rochelle Gresh, Police Chief Ryan Murtagh, and Public Works Supervisor Todd Witmer. Council Member Margaretta “Rhett” Lipscomb was absent.

An executive session was held this evening from 6:45-6:56 p.m. for personnel. No decisions were made.

**APPROVAL OF THE AGENDA:**

A **MOTION** to approve the agenda was made by Baylor and seconded by Mellema. All in favor.

**APPROVAL OF MINUTES:**

A **MOTION** to approve the minutes of the July 17, 2025, Regular Council Meeting was made by Baylor and seconded by Agen. All in favor.

**PRESENTATIONS:** None

**PUBLIC COMMENT (AGENDA ITEMS ONLY):** None

**DEPARTMENT REPORTS:**

**Engineer** – A written report was submitted to council.

**Police Chief Report**- A written report was submitted to council.

**Public Works Department**- A written report was submitted to council.

**Fire Chief Report** – A written report was submitted to council

**Fire District Administrator**- A written report was submitted to council.

**Code Enforcement -Code Inspections Inc.**- A written report was submitted to council.

**Mayor** – No report

**Borough Solicitor** – No report

**Treasurer's Report** – A written report was submitted to council.

July 2025: General Fund - \$236,417.20 PLGIT - \$634,370.58

**Manager's Report** – A written report was submitted to council.

**BUSINESS ITEMS:**

**Cell Tower** – Michael Malloy, attorney and representative from Rise Up Towers, gave a lengthy presentation to council members and residents regarding the proposed cell tower in the borough. Mr. Malloy reiterated the business model of the company is to work with municipalities to construct towers on public property. The municipality becomes the landlord and collects rent and helps solve the issue of gaps in mobile phone service. Borough Solicitor Carnes informed council members of various exhibits regarding notice given to neighbors and the publication in the newspaper of the Borough's consideration for a Lease Agreement based upon the request and presentation from Rise Up Towers to lease approximately 2,500 square feet of Borough property at 5 West Street for a 170-foot communications tower.

During the presentation, Mr. Malloy shared that one carrier (Verizon) has committed to utilizing the tower when it is constructed. The structural engineer, radio frequency engineer, as well as the general contractor were in attendance to answer any questions council members and residents asked. Mayor Hagan questioned what measures are being implemented to deter trespassing and vandalism. The proposed site will have a chain link fence with barbed wire around the perimeter of the cell tower. Mayor Hagan had suggested installing motion sensor cameras. A resident from Fourth Avenue had asked about maintenance for the cell tower.

A **MOTION** to approve the construction of a cell tower on 5 West Street pursuant to the presentation by Rise Up Towers LLC was made by Baylor and seconded by Mellema.

Ayes -5 Nays -1

A **MOTION** to authorize the borough council President to sign a lease for cell tower if approved by the solicitor was made by Mellema and seconded by Baylor. All in favor.

A **MOTION** to approve the bill list as presented and payment of all recurring bills and payroll was made by Baylor and seconded by Agen. All in favor.

A **MOTION** to approve the Treasurer's Report for July 2025 in the amount of \$1,187,513.43 was made by Baylor and seconded by Agen. All in favor.

A **MOTION** to utilize line item #10 for the uniform and non-uniform pensions for 2026 was made by Agen and seconded by Mellema. All in favor.

**A MOTION** to close the PLGIT Bridge account and Fulton Bridge account and place funds in general fund was made by Baylor and seconded by Agen. All in favor.

**A MOTION** to approve the disciplinary action of public works laborer effective July 31, 2025, was made by Mellema and seconded by Ohar. All in favor.

**Impact Church-** Borough Solicitor Carnes informed council members that a revised set of plans was submitted and a 90-day extension was emailed to the Borough Solicitor for approval by Borough Council.

**A MOTION** to approve the 90-day extension for Impact Church was made by Mellema and seconded by Baylor. All in favor.

**A MOTION** to approve the Rental Program (Ordinance 2025-569) was made by Baylor and seconded by Agen. All in favor.

A lengthy discussion was held regarding the Crime Free Housing Ordinance. Borough Solicitor Carnes informed council members and residents that a letter was sent from the Suburban Realtors' Alliance voicing concerns. Police Chief Murtagh stated that the police department issues disruptive conduct reports on a weekly basis. In addition, Chief Murtagh claimed the "three strikes" clause for tenants has only been implemented twice in the past few years. A resident from 114 East Second Avenue (Nick Canzoneri) pointed out that the police are equipped to decipher "if a call made is legit or not". Mayor Hagan suggested to council members to do more research before approving the Ordinance.

**A MOTION** to approve the Crime Free Residential Housing (Ordinance 2025-570) was made by Mellema and seconded by Ohar. A roll call vote was called.

Agen – Aye	Ohar- Aye
Baylor- Nay	Vice President Wolf- Nay
Mellema – Aye	President Brade - Nay

Ayes -3 Nays -4 Mayor Hagan cast deciding vote. **Motion did not pass.**

**A MOTION** to approve Resolution 2025-39 appointing Charles Persch to the Codes Appeal Committee for a three-year term ending December 31, 2027, Christian Arabia to the Codes Appeal Committee for a two-year term ending December 31, 2026, and Michael McClay to the Codes Appeal Committee for a one-year term ending December 31, 2025, was made by Mellema and seconded by Baylor. All in favor.

**A MOTION** to appoint Josh Eastep to Planning Commission for a term ending December 31, 2027, was made by Baylor and seconded by Mellema. All in favor.

**A MOTION** to appoint Shelby Smith to Planning Commission as an alternate for a term ending December 31, 2028, was made by Baylor and seconded by Mellema. All in favor.

**A MOTION** to approve Resolution 2025-40 that establishes a quarterly trash fee and an additional 96-gallon rollout toter was made by Ohar and seconded by Agen. All in favor.

**A MOTION** to approve the Special Events permit for “Fall Through Time: Crafts, Crops, Creations and History” was made by Baylor and seconded by Mellema. All in favor.

The handicapped parking space application for 204 West First Avenue was tabled due to an incomplete form being submitted.

Minch Park Playground Equipment- Residents have addressed concerns regarding the safety of the playground equipment at Minch Park. Borough Manager Gresh stated the borough applied for a grant and the project will begin next year.

Public Works Department and Borough Streets- Council members asked if any work has been completed on the repair of the streets in the borough. Public Works Supervisor Witmer stated that work was completed on Fifth Avenue. After the transition with the sanitation services, Council Member Ohar requested a complete inventory list of all borough tools be established.

Appraisals on property- Council Member Baylor reported she has not received appraisals for the property owned by the borough. A committee meeting is scheduled for next week.

### **Public Comments (*Limited to three minutes*)**

A resident at 421 Fourth Avenue asked council members if a traffic study would be done for the new developments coming to the borough. Borough Solicitor stated the Meadowview development is moving forward and the developer is working on PennDOT approvals and environmental approvals. Parke Mansion is under a tentative agreement and the roof is currently being repaired as well as other improvements.

A resident of 68 East Second Avenue asked council members what the difference was between a council workshop and a meeting. President Brade explained that the council workshops are when various committees share information and are typically more interactive. The council meetings are more formal and structured with a specific agenda and set objectives to be discussed and voted upon.

### **COUNCIL COMMENTS-**

Council Member Ohar stated that he disagreed with Mayor Hagan’s statements about discriminating against renters and needing something in the Ordinance to protect tenants.

Council Member Baylor stated North Park was holding an event on Friday, August 22, 2025, beginning at noon.

President Brade informed council members that the library sent a letter regarding their financial situation and requesting donations, which would be greatly appreciated.

**ADJOURNMENT:**

**MOTION** to adjourn was made by Baylor and seconded by Mellema. All in favor. Motion passed. Meeting adjourned at 8:51p.m.

Respectfully Submitted,

Wanda Harner  
Borough Secretary

2025 Council Meeting Schedule:  
"3<sup>rd</sup> Thursday of each month"  
Next Meeting: September 18, 2025