

MUNICIPALITY OF BETHEL PARK  
ALLEGHENY COUNTY, PENNSYLVANIA

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IN RE: REGULAR COUNCIL MEETING MINUTES

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COUNCIL MEMBERS

Timothy J. Moury (President)	Timothy Campbell
James P. Hannan (V. President)	Paul J. Dixon
Donald L. Harrison	James McLean
Joseph Consolmagno	Mark J. O'Brien

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Municipal Manager:	Mayor:
Laurence Christian	Jack T. Allen

Police Chief:  
Timothy O'Connor

- - - - -

Date:	Time:
Monday, July 8, 2019	7:30 p.m.

- - - - -

Place:  
Municipality of Bethel Park  
5100 West Library Avenue  
Bethel Park, Pennsylvania 15102

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Reported By:  
Cynthia P. Simonovitch

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ORIGINAL

P R O C E E D I N G S

(7:30 o'clock p.m.)

MR. MOURY: Okay. I'd like to call  
to order the Regular Council meeting of July  
8, 2019.

Mr. Christian, would you please call the  
roll.

MR. CHRISTIAN: Campbell.

DR. CAMPBELL: Present.

MR. CHRISTIAN: Consolmagno.

MR. CONSOLMAGNO: Present.

MR. CHRISTIAN: Dixon.

MR. DIXON: Here.

MR. CHRISTIAN: Gibbons.

(No response was heard.)

MR. CHRISTIAN: Hannan.

MR. HANNAN: Present.

MR. CHRISTIAN: Harrison.

MR. HARRISON: Present.

MR. CHRISTIAN: McLean.

MR. McLEAN: Here.

MR. CHRISTIAN: Moury.

MR. MOURY: Here.

MR. CHRISTIAN: O'Brien.

MR. O'BRIEN: Present.

1 MR. CHRISTIAN: Mayor Allen.

2 MAYOR ALLEN: Here.

3 MR. MOURY: Okay. We have eight  
4 members present.

5 At this time can we stand for the Pledge  
6 of Allegiance.

7 (Pledge of Allegiance was said.)

8 MR. MOURY: Okay. I just have a  
9 couple of announcements.

10 One, I would like to introduce Laurence  
11 Christian. He is our new Bethel Park  
12 Municipal Manager. He started last Monday,  
13 July 1st. So welcome. We told him we'd be  
14 nice to him for maybe one meeting, not real  
15 sure.

16 The second item is under Chair  
17 Announcement. We had -- an executive session  
18 of Council was conducted tonight, July 8,  
19 2019, for personnel items.

20 And at this point I would like to turn to  
21 the Reports of Officials, and the Library  
22 Director's report.

23 MS. McINTOSH: Good evening.  
24 Christine, I'm director of your public library  
25 where we provide opportunities to explore,

1 learn, create and connect. Just a few  
2 announcements.

3 First, the library's collecting blankets,  
4 sheets and towels for the South Hills Pet  
5 Rescue through the end of July. So if you  
6 have any items that have outlived their  
7 usefulness at your home, you can bring them in  
8 to help make the life of a rescue dog more  
9 comfortable while they wait for their forever  
10 home.

11 Summer Reading Club for adults ends on  
12 July 28th and for youth it ends August 17th,  
13 but there's still time to join.

14 And also -- oh, beginning July 1st we  
15 started a new lending project with our eBook  
16 collection. It's called Lucky Day, and it  
17 works the same way a print bestsellers  
18 collection works. So if you use our OverDrive  
19 app or Libby app and you see a Lucky Day title  
20 that's available when you log in, you can  
21 check it out even if there are holds on that  
22 title. Lucky Day is in a pilot phase right  
23 now, and the Bethel Park Library has signed up  
24 as a pilot library.

25 Also, eAudio titles through the Libby app

1 are now compatible with Apple CarPlay and has  
2 improved support for Android Auto. So this  
3 makes listening to your audio books while  
4 driving easier and safer than ever.

5 And that is all that I have.

6 MR. MOURY: Thank you very much.

7 Any questions?

8 (No response was heard.)

9 MS. McINTOSH: Thank you.

10 MR. MOURY: Hearing none; can we  
11 turn to the Police Chief's report, and Chief  
12 O'Connor.

13 CHIEF O'CONNOR: Thank you. Good  
14 evening, Mr. Mayor, Council. Hi, everybody,  
15 Chief here.

16 So in August, this is one of our favorite  
17 activities, is National Night Out. So we are  
18 going to have Tuesday, August the 6th,  
19 National Night Out, and BPPD will participate.

20 We're going to do a couple things. If  
21 you want to sponsor a neighborhood party, you  
22 can get in touch with Detective Gorman. I'm  
23 sure he'll have something on Facebook about  
24 how to register. And we'll have -- a police  
25 officer will stop by and introduce himself and

1 eat your food.

2 (Laughing was heard.)

3 CHIEF O'CONNOR: The other thing  
4 we're going to do is at Miner's Park at 6:00  
5 p.m. we're going to have -- for the kids we're  
6 going to have pizza with police. We're going  
7 to try and get a guest speaker to come, too,  
8 and talk to the kids.

9 So if you can't do either of those two  
10 activities, just simply put on your porch  
11 light to show support. Take a bite out of  
12 crime and remember we own the night, the  
13 criminals do not.

14 Okay. So we hope to see you or hear from  
15 you on National Night Out, Tuesday, August the  
16 6th. Until then, follow us on social media.  
17 If anything big's happening, we'll put it up  
18 there.

19 Questions?

20 MR. MOURY: Mr. O'Brien would like  
21 to know what time the pizza's going to be  
22 served.

23 MR. O'BRIEN: I just wrote it down.

24 (Laughing was heard.)

25 CHIEF O'CONNOR: 6:00 p.m. sharp.

1 MR. MOURY: 6:00 a.m., Mark.

2 CHIEF O'CONNOR: p.m.

3 MR. MOURY: Thank you very much,  
4 Chief.

5 At this time we'll turn to the Fire  
6 Chief's report.

7 MS. PARKER: Thank you.

8 Hello. I'm Eva Parker. I'm one of the  
9 captains of the Bethel Park Volunteer Fire  
10 Company. I'm going to give you the June  
11 Chief's Report.

12 For the month of June we had 54 calls,  
13 four fires, one electrical fire, one brush  
14 fire, four odor investigations, two wires  
15 down, one vehicle accident, two natural gas  
16 leaks, one traffic control, one person stuck  
17 in an elevator, eight good intent calls, eight  
18 CO alarms, and 21 fire alarms, for a total of  
19 51 (sic) calls.

20 Through the month of June we have had 298  
21 calls for the year, so we're probably going to  
22 hit at least over 600, which will be a record  
23 for our department.

24 Once again, I have some grilling tips  
25 from us. If you weren't listening last month,

1           you can listen this month. And the chief told  
2           me to tell you guys that.

3           Only use your grill outside. Keep it at  
4           least 3 feet from siding, deck rails and  
5           leaves. Keep a 3-feet safety zone around your  
6           grill, that way your pets and kids stay safe.  
7           Open your gas grill before lighting.

8           Keep an eye on your grill, fire pit or  
9           patio torches. Don't walk away from them when  
10          they are lit. Clean your grill after each  
11          use. This will remove grease that will start  
12          a fire. Place the coals from the grill in a  
13          can with a lid once they have cooled. And,  
14          lastly, when grilling, stay safe this summer.

15          And just as a little side note, if  
16          anybody doesn't follow us on Facebook, from  
17          this past Friday morning until last evening we  
18          had 17 calls. I'll just give you a quick  
19          breakdown of what those were. We had one  
20          elevator rescue, one natural gas leak, two  
21          flooding calls, four fire alarms, one CO  
22          alarm, two transformer fires, five possible  
23          structure fires, and one vehicle rollover.

24          So these past few days we've been really  
25          busy. You've probably seen us out and about.

1 We're all lacking a little bit of sleep, but  
2 that's why we do what we do.

3 MR. MOURY: Thank you very much.  
4 Any questions?

5 (No response was heard.)

6 MR. McLEAN: Thank you.

7 MR. MOURY: Hearing none; thank you  
8 very much.

9 At this time can we turn to the Manager's  
10 Report, and Mr. Christian.

11 MR. CHRISTIAN: Good evening. I  
12 just want to take a couple minutes and  
13 introduce myself. As the president said, my  
14 name is Laurence Christian. I just retired  
15 from the US Army on the 1st of February. I  
16 was there about 24 years. I retired as a  
17 lieutenant colonel.

18 I have been stationed all over the United  
19 States, but I was born in Massachusetts,  
20 raised in Florida, and lived in about 17  
21 different states, a couple different  
22 countries. I've been deployed all over the  
23 world, and I've had a fantastic, fantastic  
24 Army career. And now I get to join you all  
25 here in Bethel Park because this is our -- our

1 city we've chosen. And what I mean by that is  
2 we have family three-and-a-half hours from  
3 here and the research I've done about Bethel  
4 Park, I can find no better place to settle  
5 down and start a family.

6 So I was excited to be selected to be  
7 your municipal manager. I will work  
8 diligently, hard, and I will make sure the  
9 residents stay informed and taken care of.

10 And, again, I'm so grateful to be here.  
11 My family, we are going to be here in Bethel  
12 Park. I have three little ones, two, five and  
13 seven. And so wherever we go, we bring the  
14 crazy and we love it and we absolutely want to  
15 be here. So thank you so much. I appreciate  
16 it.

17 MR. MOURY: Thank you very much,  
18 Laurence, and welcome.

19 (Clapping was heard.)

20 MR. MOURY: Before we get into the  
21 agenda, I just have one announcement. I know  
22 there's a lot of people signed up to speak on  
23 the Cool Springs rezoning. We were notified  
24 last week we did not get it properly  
25 advertised, that's why we do not see the

1 rezoning request on the agenda this evening.  
2 It will be scheduled on July 22nd in Council  
3 Chambers at 7:45 p.m.

4 So the rezoning will be on July 22nd,  
5 which is a Monday night, two weeks from  
6 tonight, at 7:45, right here in Council  
7 Chambers.

8 If we can now turn to Approval of the  
9 Minutes, and Mr. Hannan.

10 MR. CONSOLMAGNO: The Mayor's  
11 Report.

12 MR. HANNAN: Mayor's Report.

13 MR. MOURY: I'm sorry, can we turn  
14 to the Mayor's report.

15 Laurence told me to skip that. I don't  
16 know what that was about.

17 (Laughing was heard.)

18 MAYOR ALLEN: First of all, I want  
19 to thank everyone who came out to the Summer  
20 Spectacular. I mean, we had an awesome day.  
21 The fireworks were great. Last year I watched  
22 them not at the grounds, but off the grounds.  
23 And this year I stayed and they were put to  
24 music, which was absolutely incredible. We  
25 had a great turnout.

1           The fireworks probably lasted 20, 25  
2 minutes. But I want to give a special thanks  
3 to the recreation department, public works,  
4 EMS, police department and fire department.

5           Laurence mentioned that he wanted to live  
6 in a great city, town, and I got a little  
7 information a couple weeks ago that the  
8 National Chamber of Commerce listed the best  
9 cities in Pennsylvania to live. Bethel Park  
10 is No. 13. There's not another one in  
11 Allegheny County.

12           So -- so that's -- so you picked the  
13 right place. And that was based on  
14 employment, housing, education, health and  
15 quality of life.

16           I wanted to make one final effort to get  
17 registered for our Swiftreach program. It's  
18 working. We've been sending out a lot of  
19 messages about the garbage, about the  
20 fireworks, about things in general. So I just  
21 want to go over the stats for those who don't  
22 know how to get on, if you're not on right  
23 now.

24           For the Swiftreach you go to  
25 BethelParkPolice.net, and about three-quarters

1 of the way down the page it says sign up for  
2 our Swiftreach. You click register now. When  
3 you get to that page, you have to enter your  
4 name, address, phone number, e-mail. You can  
5 have texts come to you, you can have e-mails  
6 come to you, or you can have regular phone  
7 calls come in to you. But you have to create  
8 a password and you can confirm your password  
9 and hit submit. I mean, it's as easy as that.

10 However, if people are still having a  
11 problem doing that, you can call Detective  
12 Gorman at (412)831-6800, Extension 836. The  
13 Chief okayed it, so we didn't do this on our  
14 own.

15 And we'd like to get everybody signed up  
16 this week, you know, as many people as we can.  
17 Just when an emergency comes up, if it's in  
18 your neighborhood, we can pinpoint a  
19 neighborhood. If there happened to be a  
20 missing child, it can go to the neighborhood.  
21 So it's a great program for us to utilize, and  
22 we do, but we want everybody signed up if  
23 possible.

24 Next is the Farmers' Market. I just want  
25 to remind everyone that it's still Tuesdays

1 from 3:00 to 7:00 in South Park and that will  
2 go until the end of September.

3 And, finally, a public service  
4 announcement. Our military banners that have  
5 been hanging up for five-plus years now, some  
6 of them are damaged. Some of them are falling  
7 off poles. Some of them are even laying on  
8 the ground near the pole. So if you're able  
9 -- if you see one and you're able to pick it  
10 up, bring it here to the municipal building.  
11 If you're not able to pick it up, call us at  
12 831-6800, hit 0, and we'll make arrangements  
13 to get it.

14 We've lost a few this year but, of  
15 course, as the years go on and they  
16 deteriorate, we will replace them. We have a  
17 program to replace them. But if you see one  
18 damaged, please let us know.

19 And that's my report.

20 MR. MOURY: Thank you very much,  
21 Mayor.

22 Just one follow-up on the fireworks  
23 display. I'd like to especially thank Judy  
24 Miller for the coordination of the overall  
25 event. And it was a surprise, Laurence, this

1 was for you and your welcome to Bethel Park.

2 (Laughing was heard.)

3 MR. MOURY: And I do have to admit  
4 last year when I was told No Bad JuJu was  
5 going to be the band, I had to question that a  
6 little bit. But I guess I was wrong. They  
7 were back and the people really liked them.  
8 So thank you very much everybody who was  
9 involved.

10 Okay. At this time now I would like to  
11 turn to Approval of the Minutes, and Mr.  
12 Hannan.

13 MR. HANNAN: The Regular Meeting of  
14 June 10th.

15 I move that we approve the Regular  
16 Council Meeting minutes of June 10, 2019.

17 MR. McLEAN: Second.

18 MR. MOURY: There is a motion and a  
19 second that we approve the Regular Council  
20 Meeting minutes of June 10, 2019.

21 Any discussion of this item?

22 (No response was heard.)

23 MR. MOURY: Mr. Christian, would  
24 you please call the roll.

25 MR. CHRISTIAN: Campbell.

1 DR. CAMPBELL: Yes.

2 MR. CHRISTIAN: Consolmagno.

3 MR. CONSOLMAGNO: Yes.

4 MR. CHRISTIAN: Dixon.

5 MR. DIXON: Yes.

6 MR. CHRISTIAN: Gibbons.

7 (No response was heard.)

8 MR. CHRISTIAN: Hannan.

9 MR. HANNAN: Yes.

10 MR. CHRISTIAN: Harrison.

11 MR. HARRISON: Yes.

12 MR. CHRISTIAN: McLean.

13 MR. McLEAN: Yes.

14 MR. CHRISTIAN: Moury.

15 MR. MOURY: Yes.

16 MR. CHRISTIAN: O'Brien.

17 MR. O'BRIEN: Yes.

18 MR. MOURY: Motion passes 8/0.

19 At this time I'd like to turn to the  
20 Approval of the Bills and Payrolls. Mr.  
21 Hannan.

22 MR. HANNAN: I move that we approve  
23 the Bills and Payrolls for the Municipality  
24 per Bill List No. 070819 for \$1,419,241.37.

25 MR. McLEAN: Second.

1 MR. MOURY: There's a motion and a  
2 second that we approve the Bills and Payrolls  
3 for the Municipality per Bill List No. 070819  
4 for \$1,419,241.37.

5 Any discussion of this item?

6 (No response was heard.)

7 MR. MOURY: Mr. Christian, would  
8 you please call the roll.

9 MR. CHRISTIAN: Campbell.

10 DR. CAMPBELL: Yes.

11 MR. CHRISTIAN: Consolmagno.

12 MR. CONSOLMAGNO: Yes.

13 MR. CHRISTIAN: Dixon.

14 MR. DIXON: Yes.

15 MR. CHRISTIAN: Gibbons.

16 (No response was heard.)

17 MR. CHRISTIAN: Hannan.

18 MR. HANNAN: Yes.

19 MR. CHRISTIAN: Harrison.

20 MR. HARRISON: Yes.

21 MR. CHRISTIAN: McLean.

22 MR. McLEAN: Yes.

23 MR. CHRISTIAN: Moury.

24 MR. MOURY: Yes.

25 MR. CHRISTIAN: O'Brien.

1 MR. O'BRIEN: Yes.

2 MR. MOURY: Motion passes 8/0.

3 At this time I would like to turn to the  
4 Residents' Comments section for non-agenda  
5 items, that would be things that we're not  
6 going to be voting on this evening.

7 MR. HARRISON: Mr. Moury.

8 MR. MOURY: Mr. Harrison.

9 MR. HARRISON: I think  
10 inadvertently you chased the people out who  
11 came to make comments. Your comments just  
12 authenticated that that's a non -- it's a  
13 non-agenda item. Sorry. But it just happened  
14 so fast. But as soon as you did that, about  
15 six or seven people got up and walked out.  
16 And I had a couple phone calls today telling  
17 me they would be here to speak, and I told  
18 them to pick up a copy of the agenda and  
19 there's a section that says non-agenda items,  
20 is when they could speak. So I just wanted to  
21 -- if by chance they're watching this program  
22 or will watch it, I'll get in contact with  
23 them when I get home.

24 But the -- I'll tell you -- here's what I  
25 told them. If they want to speak to that

1 issue, tonight is the night to do it because  
2 we're on TV and they'll pick it up. On -- on  
3 the 22nd, I suspect that will be the only item  
4 that will be -- there probably won't be TV.

5 MR. MOURY: Just for clarification,  
6 all I said, Mr. Harrison, there were a number  
7 of people signed up to speak for Cool Springs,  
8 and I just let them know that it is not on our  
9 agenda for tonight. They could -- I didn't  
10 say they couldn't speak to it.

11 MR. HARRISON: No, I know. I'm  
12 simply telling you they didn't understand. It  
13 all happened so fast. I didn't have a chance  
14 to speak to it. But --

15 MR. O'BRIEN: You should have.

16 MR. HARRISON: -- I told them they  
17 didn't have to sign up to speak to that item.  
18 If it's an agenda item, they have to sign up.  
19 But obviously these are people that we don't  
20 frequently see at our meetings.

21 MR. MOURY: Okay. Thank you.

22 Is there any resident that would like to  
23 speak on non-agenda items?

24 If you could come up to the microphone,  
25 state your name and address for the record.

1 We have a three-minute time limit. We'll  
2 notify you, yes, at the end of two minutes,  
3 and would ask that you conclude your comments.

4 MR. ENRIGHT: Good evening. My  
5 name is Tim Enright. I live at 2019 Cool  
6 Springs Drive. And I'd like to talk about the  
7 zoning proposal submitted by American Natural  
8 Retail to build a large gas station and  
9 convenience store on Cool Springs Drive, a  
10 residential neighborhood.

11 I agree with Mr. Harrison, that the  
12 earlier comments caused the people to leave.  
13 There were a half a dozen people that intended  
14 to speak but did not feel that they were going  
15 to be given a chance to speak based on your  
16 comment, my opinion.

17 So that cuts our turnout down a little  
18 bit, but there's a difference between turnout  
19 and what's correct. It only takes one person  
20 to be right. So if we can't generate the  
21 numbers of people that were generated on the  
22 previous location proposal, we can still be  
23 right.

24 Those people that came from the Hamilton  
25 Road proposal came out in massive numbers from

1        what I hear. I didn't live here yet. But  
2        they all had reasons to turn out. Those  
3        reasons have not changed. The reasons that  
4        apply to the Hamilton Road location almost to  
5        a single number apply to our location, too.

6                And the people that may not be here for  
7        whatever reason, does not imply that they  
8        agree with the zoning proposal. It just means  
9        they're not here. So don't take the lack of  
10       turnout to mean that anybody supports that  
11       idea. It may mean they don't know about it or  
12       they just don't have as much interest as some  
13       of the others of us.

14               Now, from what I can tell, there has been  
15       no traffic study done on Cool Springs Drive.  
16       There was a traffic study done down at the  
17       intersection of Baptist and Cool Springs when  
18       they worked on the traffic signals and the  
19       turning lanes, but there's not been a traffic  
20       study on our drive.

21               Well, according to what are known as the  
22       rules of thumb for traffic engineers, a  
23       two-lane local road should have no more than  
24       1,000 trips per day, and Cool Springs Drive is  
25       definitely a two-lane local road. Some roads

1           they classify lower than that based on the  
2           accessibility and the liveability.

3           Cool Springs Drive is about 22 feet wide  
4           as opposed to Baptist and Hamilton that are in  
5           the mid to high 30s and as much as up to 40  
6           feet wide, and they don't have parking.

7           Cool Springs Drive is residential, so it  
8           will have on-street parking. If we have  
9           guests, more than our driveway can handle,  
10          they'll be parking on that street, turning  
11          that 22-foot wide street into essentially a  
12          one-lane road. And at that point, we'll be  
13          watching the fuel tankers come up and down the  
14          road, the delivery trucks delivering all the  
15          gourmet food to the American Natural gas  
16          station.

17          Now, when they do a study to get this  
18          1,000 trips per day or less, they look at  
19          things like what generates traffic. A  
20          single-family house generates an average of 10  
21          trips per house, a condo is .7, per 1,000  
22          square feet of office, about 10 trips a day,  
23          per 1,000 square feet of retail, about 38  
24          trips a day. And, guess what, for a gas  
25          station/convenience store, it's a heck of a

1 lot more.

2 If they -- when they do it for the gas  
3 station/convenience store, they do what's  
4 based on vehicle fuel points. Now, the  
5 American Natural gas station in Cranberry has  
6 -- has eight pumps, which, since you can park  
7 on both sides, means 16 vehicle fuel points.  
8 16 vehicle fuel points times 6.25 trips per  
9 hour times 24 hours a day would be 150 trips  
10 per day per pump. That would come out to --  
11 for our location, anywhere between 1,800 and  
12 2,250 trips per day, and they all have to go  
13 on Cool Springs Drive because that's where  
14 they want to put the gas station.

15 Since we have a road that should not be  
16 designed for more than 1,000 trips per day,  
17 there is no way that our road can handle that  
18 kind of traffic or, could we say, should  
19 handle that kind of traffic.

20 We've got kids that cross that cross-walk  
21 at the Cool Springs Sports Complex --

22 MR. MOURY: If I could ask you to  
23 conclude your comments, please.

24 MR. ENRIGHT: Is my time running  
25 out?

1 MR. MOURY: Yes.

2 MR. ENRIGHT: Okay.

3 So we've got a lot of people that use  
4 that, people speed, and -- from the stop sign  
5 there, and we're -- you're proposing something  
6 that will go over double what a road like that  
7 should handle.

8 Thank you.

9 MR. MOURY: Thank you.

10 If you could state your name and address  
11 for the record.

12 MR. ACKERMANN: Good evening,  
13 members of council. My name is John Ackerman.  
14 I live at 2013 Cool Springs Drive. I've  
15 actually been a Bethel Park resident on and  
16 off since 1990. Good evening, Mr. O'Connor,  
17 my former neighbor.

18 In any case, I think what we want you to  
19 know is that there's only 25 units up there.  
20 Most of us are a little older and are seeking  
21 a quiet place to live our lives. We want to  
22 be contributing members of a community, and I  
23 think we all respect and appreciate, I know I  
24 certainly do, what a great community Bethel  
25 Park is and we want to keep it that way.

1           And no indifference meant towards anyone  
2           who wants to develop property and make money.  
3           The 25 units, by my mathematics, have  
4           generated about \$6-and-a-half million in gross  
5           revenue for the developer, which I believe is  
6           Rolling Lambert company.

7           With that said, we -- and I only speak  
8           for myself and my wife, of course, we oppose  
9           rezoning this property to allow a retailer to  
10          come in and sell gasoline. I can't imagine,  
11          just several hundred yards from my house,  
12          having a storage tank with tens of thousands  
13          of gasoline in the ground. It presents a  
14          danger in my mind. And, quite frankly, if you  
15          guys do go forward with this, I'll be putting  
16          up a for sale sign. I'm not going to live  
17          there.

18          We like it. It's a great place. It's  
19          close to church. It's close to shopping. And  
20          we want to keep it that way and appreciate it.

21          Like I said, I mean no disrespect to  
22          those who want to develop a property and I  
23          certainly respect that Bethel Park needs to  
24          find ways to generate revenue because your  
25          expenses go up every year. I most certainly

1 appreciate that.

2 But, again, we have a group of 25 couples  
3 or single folks living in a very nice, small  
4 community. It's relatively quiet. We'd like  
5 to keep it that way. Again, I would ask that  
6 you really strongly consider, even though our  
7 numbers are small, to not allow a gas station  
8 to be built or a convenience store-type  
9 business be built so close to our properties.

10 And, also, out of respect for the senior  
11 citizens who live in the nursing home that  
12 will sit directly behind this gas station,  
13 that will be what they get to view out their  
14 windows, is an open retail outlet. And I  
15 don't think anyone is here representing those  
16 folks.

17 So, again, please give it your utmost  
18 consideration before you move forward. We  
19 appreciate you letting us speak this evening  
20 and appreciate your time.

21 Thank you.

22 MR. MOURY: Thank you.

23 You need to state your name and address  
24 for the record, please.

25 MS. BUSSE: Barb Cardinal Busse,

1 2005 Cool Springs Drive. I've been a nurse  
2 practitioner for 43 years, and the most  
3 compelling reason to oppose rezoning is the  
4 health risk.

5 Gasoline contains 150 different  
6 chemicals, but mostly hydrocarbons which are  
7 all detrimental to our health whether they're  
8 in the liquid or vapor form. One of them is  
9 benzene. It is a known carcinogen.

10 Small amounts of hydrocarbons affect the  
11 central nervous system and cause organ damage.  
12 Children absorb more gas vapors because their  
13 respiratory rate is normally faster than  
14 adults and they are shorter. Vapor  
15 concentrations are at a higher level closer to  
16 the ground.

17 Numerous reputable studies here and  
18 abroad come to the same conclusion, residents  
19 with a gas station in their neighborhood have  
20 poorer health, poorer pregnancy outcome, more  
21 birth defects, increased cancers, a higher  
22 incidence of leukemia in their children,  
23 increased hospital stays for asthma, more  
24 chronic lung, liver, kidney and brain disease.

25 Underground storage tanks at gas stations

1       emit toxic vapors. Estimated levels are used  
2       by states to create setback regulations, in  
3       many states 300 feet. These regulations  
4       determine how far a gas station must be set  
5       back from a park, a playground, a school or a  
6       hospital for safety reasons.

7               In a 2018 study, Columbia and Johns  
8       Hopkins Universities measured vent pipe  
9       emissions from storage tanks at several  
10      well-run gas stations and they did this for  
11      approximately three weeks. They found the  
12      toxic vapor levels to be 10 times higher than  
13      the estimated emissions used to create these  
14      setback regulations, and the benzene levels  
15      were also much higher than predicted.

16             Studies also found that the accidental  
17      spilling from a typical gas station adds 40  
18      gallons of gas into the environment every  
19      year.

20                   MR. MOURY: You have one minute,  
21      please.

22                   MR. BUSSE: How could it possibly  
23      be safe to put this toxic neighbor next door  
24      to the Sheridan and across the street from the  
25      Paramount, two senior facilities with a

1 vulnerable population, or across the street  
2 from 23 homes in the sports complex or 350  
3 feet from Millennium Park and near Abraham  
4 Lincoln Elementary School.

5 We purchased our home because of the  
6 green space partially, only to find Cool  
7 Springs owners want to replace it with a  
8 dangerous neighbor. My conclusion is that  
9 profit is more important than anything else.  
10 I believe, as one of your constituents, that  
11 you will make sound fiscal decisions but never  
12 at the expense of the health and safety of  
13 this community and its residents. Please say  
14 no to Penn Cove Group and American Natural  
15 Retail.

16 Thank you.

17 MR. MOURY: Thank you.

18 If you could state your name and address  
19 for the record, please.

20 MS. ENRIGHT: I'm Jean Enright. I  
21 live at 2019 Cool Springs Drive. My husband  
22 Tim and I moved into our home on May 31, 2019.  
23 Imagine our surprise when we realized that the  
24 green space and the walking trails that were  
25 advertised when we looked at Villas at Cool

1       Springs were not a reality and, in fact, we  
2       were swept into the reality of our Municipal  
3       Council considering, even considering, putting  
4       a gas station on our small residential street.

5               We didn't know anything about this when  
6       we moved in until we talked to neighbors who  
7       actually had had an opportunity to provide at  
8       least some feedback. So you can imagine we  
9       felt blindsided.

10              I'm really concerned about this, too.  
11       I'm a nurse, and Barb laid out the  
12       indisputable health concerns, including for  
13       the residents of the private homes on Cool  
14       Springs Drive, the children who use the Cool  
15       Springs Sports Complex and Millennium Park and  
16       attend the elementary school, and then all the  
17       elderly residents of the Sheridan and  
18       Paramount across the street. The addition of  
19       all these air pollutants into the living  
20       environment will have a serious negative  
21       effect on the health of all of us.

22              As Tim pointed out, a gas station is  
23       going to bring additional traffic and serious  
24       safety concerns. Cool Springs Drive is  
25       narrow, and it's already being used as a

1 cut-through for people who want to avoid the  
2 light at Baptist and Hamilton or who are  
3 leaving the -- the sports complex.

4 This is causing safety for us -- safety  
5 concerns for us in trying to back out of our  
6 driveway. It's -- it's terrifying for me  
7 truthfully to back out of my driveway because  
8 the cars just speed up that road.

9 I notice that there's a 25 mile an hour  
10 speed limit sign, but 25 miles an hour, in my  
11 opinion, is too fast. I'm not comfortable  
12 going 25 miles an hour up Cool Springs Drive.  
13 So it looks to me like the anticipated  
14 increase in traffic is only going to make a  
15 bad situation much worse.

16 So that increased traffic is also going  
17 to increase noise pollution. Noise pollution  
18 is not just annoying, but it's a significant  
19 health concern. It can be a major health  
20 hazard. Cars and commercial bustle can  
21 disturb sleep and create stress, contribute to  
22 cardiovascular disease and impact cognitive  
23 development in children.

24 Gas stations and convenience stores are  
25 well lit and they do that to attract

1 customers. But light pollution can disturb  
2 sleep. It creates stress. There you go  
3 again, health concerns.

4 Another interesting thing about the light  
5 pollution is convenience stores and gas  
6 stations are well lit to attract customers,  
7 but also to deter crime. Convenience store  
8 holdups account for six percent of all  
9 robberies nationally and their employees are  
10 more likely to be victims of homicide second  
11 only to sexual predators.

12 So to consider all of these negative  
13 impacts that we've talked about, you won't be  
14 surprised to know that it's been determined  
15 that home values drop approximately \$40,000  
16 when they're within 500 feet of a gas station.

17 MR. MOURY: You have one minute.

18 MS. ENRIGHT: Property values will  
19 also decrease for the owners of the Sheridan  
20 and the Paramount. I can't imagine that you  
21 won't hear from them at some point.

22 So you won't be surprised to know that  
23 Tim and I are completely opposed to the  
24 proposed commercial rezoning in our  
25 residential neighborhood. We bought our house

1           thinking that this would be a quiet, safe,  
2           clean place to live. I trust that the Bethel  
3           Park Municipal Council will vote no on the  
4           proposed commercial rezoning to put a gas  
5           station and food mart on Cool Springs Drive  
6           because I would think that your role is to  
7           promote the best interest of the residents of  
8           Bethel Park and a toxic business in a  
9           residential neighborhood is not in the best  
10          interest of the residents whom you represent.

11                 Thank you.

12                         MR. MOURY: Thank you.

13                         MS. COSTANZO: Hello. My name is  
14           Rosemary Costanzo. I live at 2017 Cool  
15           Springs Drive, and excuse me for reading my  
16           remarks. I'm nervous.

17                         MR. MOURY: We're nice people  
18           usually.

19                         MS. COSTANZO: At the last Council  
20           meeting addressing the Cool Springs issue, the  
21           pastor of the church on the corner of Baptist  
22           and Hamilton expressed that he thought it was  
23           a great success that the proposed gas  
24           station/food mart -- food mart would be moved  
25           so as not to inconvenience his large

1 congregation on their irregular use of the  
2 church facilities.

3 He succeeded in getting the can kicked  
4 down the road, but it was kicked into our yard  
5 where families in 23 housing units and  
6 hundreds of residents of the personal care,  
7 memory care facility would be affected 24/7  
8 since it is where we live, not where we visit.

9 Why would having the proposed gas station  
10 at the corner of Baptist and Hamilton be a bad  
11 idea, but moving it to Cool Springs Drive be a  
12 good idea.

13 The proposed gas station was moved to a  
14 side street which serves a residential area  
15 already plagued with cut-through traffic,  
16 which disregards speed limits, pedestrian  
17 traffic and the safety of people trying to  
18 back out of their driveways or walk to their  
19 mailboxes.

20 Having this gas station on our side  
21 street would draw even more unwelcome traffic  
22 which would add to the exist -- existing bad  
23 situation.

24 A senior care facility already serving an  
25 elderly population with medical and breathing

1 problems will be most heavily impacted by the  
2 toxic fumes from the gas pumping.

3 All the residents of the Villas at Cool  
4 Springs will be impacted also since this is  
5 our home now and we can't get away from the  
6 fumes.

7 Large fuel tankers would, of course, have  
8 to drive into the station to refuel the tanks.  
9 This would impact traffic, the roadway, cause  
10 more toxic fumes and present additional road  
11 hazards. And right now we need protection  
12 from all the outside traffic cutting through  
13 with multiple speed bumps, lower speed limits  
14 and additional stop signs. Add a gas station  
15 and the problem only becomes much worse.

16 We will also need visible monitor --  
17 monitoring by Bethel Park police to alert  
18 drivers that these restrictions are serious.

19 Thank you for letting me express myself.

20 MR. MOURY: Thank you very much.

21 MR. PAHLER: Rich Pahler, 1119  
22 Logan Road. My house is for sale. If anybody  
23 wants to move over there, I'll be glad to sell  
24 it to you. Believe me, I'll live next to a  
25 gas station.

1 I'm here to talk about the flooding. A  
2 lot has -- we've been through this for over a  
3 year now, so I'd like just to comment about  
4 the health issues. You know, there's 450  
5 homes in Bethel that have black mold in their  
6 basement for the last 50 years and nobody  
7 seems to care. So it's really disturbing to  
8 me some of the things I hear that go on in the  
9 community, you know, about people want pools  
10 and they want this, they want that. There's  
11 people that can't even live their lives and  
12 it's been going on for a long time.

13 So I just want to stress again how  
14 important it is that the flooding in Bethel  
15 gets taken care of before anything else  
16 because these people deserve that. You know,  
17 they've been living with health issues. You  
18 know, I've never had a pet that lived long  
19 term. All my pets have died from cancer or  
20 kidney failure or -- you know, because who  
21 knows what's in the flood waters that come  
22 through my property every year. And with the  
23 black mold, nobody can even use their  
24 basements. And the property values of ours is  
25 zero because we cannot sell the houses.

1           So I want you to take that into  
2           consideration again. And, Laurence, I'll be  
3           glad to meet you. I know you've got a lot on  
4           your plate, but I really do want to -- I'll  
5           send you an e-mail and at your best  
6           convenience I'd like to meet with you about  
7           the problems over on Logan.

8           Mark, I want to thank you for some of the  
9           information you gave me, I appreciate that,  
10          and look forward to the -- I'll just speak on  
11          it now. It's not agenda -- if there's an  
12          agenda item. I'd just like you guys to  
13          explain what the -- what the changes are going  
14          to be during the public works meeting. That's  
15          all I wanted to ask. Okay.

16          Thank you.

17                 MR. MOURY: Is there anybody else  
18          that would like to speak?

19                 MR. BUSSE: My name is Tom Busse.  
20          I'm living at 2005 Cool Springs Drive. I'm  
21          obviously vehemently opposed to the rezoning  
22          suggestion.

23                 It seems to me that the -- when the  
24          zoning was established, this was a residential  
25          area and there's, in my opinion, sufficient

1 commercial zoning in Bethel Park to  
2 accommodate additional commercial enterprises.

3 So, you know, I would urge Council to  
4 consider that this was residential. Why --  
5 why it should be changed, I don't understand  
6 the motivation to change the zoning. If it's  
7 a matter of money, I'm wondering what the cost  
8 benefit exchange is here in terms of the --  
9 the -- what's going to clearly be a drop in  
10 the tax revenue from the residents versus the  
11 revenue of -- the tax revenue that the gas  
12 station would generate at this location.

13 I'm also very concerned about the fact  
14 that the only entrance and -- and exit to the  
15 gas station, as I understand it, is from Cool  
16 Springs Drive, which clearly was not designed  
17 to handle the level of traffic and large  
18 trucks that would -- would be required.

19 In addition, the -- the confusing  
20 postponement of the -- of the issue has caused  
21 the folks at the Sheridan's corporate office  
22 to think that this meeting was canceled, and  
23 so they provided a letter which -- has Council  
24 received the letter from their attorney?

25 MR. HARRISON: Yes.

1 MR. BUSSE: You all got it?  
2 Because I have additional copies if anybody  
3 would need one. But I would encourage you to  
4 read that letter. The lawyer speaks and  
5 writes better than I do.

6 But I, again, urge Council to think about  
7 it was zoned residential to begin with for  
8 reasons that res -- it's for residents. It's  
9 not for commercial.

10 So thank you.

11 MR. MOURY: Thank you very much.

12 MR. NOCETI: Good evening. My name  
13 is Richard Noceti. I live at 5530 Baptist  
14 Road, about one house into Whitehall so I'm  
15 not really a Bethel Park resident.

16 I will feel the effects of this zoning  
17 change because right now Baptist Road is  
18 pretty much overloaded with traffic and having  
19 yet more traffic on Baptist Road to include  
20 fuel trucks is not a good thing.

21 Our medical people have mentioned the  
22 environmental health problems of gasoline  
23 storage. I believe there is a wetlands at the  
24 bottom of the hill. So the state agency will  
25 probably have to look into anything -- if gas

1           leaks, that's where it's going to go.

2           We have the health problems with the  
3           Sheridan, and also has the fire marshal  
4           considered how far this gasoline station is  
5           away from a facility housing dementia patients  
6           and how would you evacuate that facility  
7           should there be a catastrophic fire. All the  
8           other points about the road are valid. The  
9           road is not really made to handle it.

10          I mean, it's actually a pretty poor  
11          location. Now, I can't argue against bad  
12          business decisions. Now, that's up to them.  
13          But as far as the zoning goes, what we did at  
14          first, we questioned the spot zoning of  
15          putting a C1, a commercial zoning, in a  
16          residential area at Baptist and Hamilton. And  
17          spot zoning, while it's not illegal, is not  
18          considered to be a good thing to do.

19          But what I see here is creeping zoning.  
20          So how are these guys going to monetize it.  
21          Well, they're just going to move piece by  
22          piece and get C1 zonings until they're already  
23          over there and then we can't complain about  
24          spot zoning. So they're eating the elephant  
25          one bite at a time.

1           That pretty much concludes my comments.  
2           Thank you for your attention.

3           MR. MOURY: Thank you very much.

4           Are there any other residents that would  
5           like to speak?

6           (No response was heard.)

7           MR. MOURY: Hearing none; can we  
8           turn to the agenda.

9           MR. HARRISON: Mr. Moury.

10          MR. MOURY: Mr. Harrison.

11          MR. HARRISON: I'd like to speak to  
12          what these folks said. They have done their  
13          research and they have presented the facts as  
14          they are. The long-range plan designates that  
15          area as R-3. They had no reason to believe it  
16          wouldn't stay R-3.

17          Now, they recognize that areas can be  
18          rezoned, but -- but to -- to change the zoning  
19          from R-3 is blatantly ignoring the long-range  
20          plans, and -- and they're aware that we're in  
21          the process of updating the long-range plans  
22          so that will give them another opportunity to  
23          speak to their concerns.

24          I personally visited the Sheridan. I've  
25          gone through the whole thing. I got a

1 complete tour, checked prices and that type  
2 thing, and it's not inexpensive to get into  
3 there. There's a few thousand dollars front  
4 money that you have to put up just to walk  
5 into the front door. Then you have to pay  
6 your rent and that type thing.

7 I -- I think the people who moved in  
8 there obviously can afford to be in there, but  
9 I think they had every reason to believe that  
10 they're going to have a nice atmosphere beside  
11 a nice open space, the golf driving range and  
12 that type thing.

13 I think we're blatantly ignoring the  
14 concerns of these people who moved in there  
15 because of the atmosphere and now are being  
16 told, hey, Council may -- Council may rezone  
17 it and put in a Sheetz-type station and eating  
18 place there.

19 And, as it was mentioned, the corporate  
20 lawyer for Sheridan has sent us a letter  
21 highlighting a lot of these facts. And I just  
22 want to encourage Council to listen to these  
23 facts in deciding whether they would be  
24 willing to rezone that property.

25 In my opinion, if this Council rezones

1           this so this Sheetz-type facility can go in, I  
2           think we're inviting a lawsuit and that's  
3           something we don't need.

4                     Thank you very much.

5                     MR. MOURY: Thank you very much.

6                     I just want to clarify just so the public  
7           understands that the rezoning that was  
8           scheduled originally, we thought was going to  
9           be tonight, has been rescheduled for the 25th  
10          at 7:45 -- excuse me, the 22nd at 7:45.

11                    We're just talking about the rezoning of  
12          the property. A lot of the -- information was  
13          given about traffic. If it's rezoned, I think  
14          the Planning Commission's looking at a site  
15          plan, and I'm just -- I'm not for or against  
16          it, I'm just telling you that's when traffic  
17          is going to be discussed, that's when the  
18          specific project is going to be discussed.

19                    We look at, first, should it be rezoned  
20          in the particular way they're requesting it.  
21          They then will make the proposal, and all  
22          these things would be hashed out if it got to  
23          that point, No. 1.

24                    No. 2 is Cool Springs Drive is a public  
25          drive from Baptist Road to the cul-de-sac.

1 That is a Bethel Park street. Above the  
2 cul-de-sac, where many of these homes are, is  
3 private and that is owned and controlled by  
4 the owners of Cool Springs.

5 So we have no control on speed or traffic  
6 or stop signs, anything like that. Just so  
7 you know, no matter what happens here, that  
8 should be addressed really with the owners of  
9 that property, not with -- with the  
10 Municipality. Like I said, we own and control  
11 up to the cul-de-sac.

12 Okay. At this time can we turn to  
13 General Policy and Finance, and Mr. McLean.  
14 We have no residents signed up to speak.

15 MR. McLEAN: Thank you, Mr.  
16 President.

17 The first item under General Policy and  
18 Finance is Ordinance No. 07-08-19, Parameters  
19 Ordinance, Guaranteed Sewer Revenue Bonds.

20 I move that we approve the ordinance  
21 authorizing the Municipality of Bethel Park,  
22 Allegheny County, Pennsylvania, to incur lease  
23 rental debt in an amount not to exceed  
24 \$9,115,000 by entering into an eighth  
25 supplemental agreement of lease and a fifth

1 supplemental guarantee agreement for the  
2 guaranteed sewer revenue bonds, refunding  
3 series of 2019, to be issued by the Bethel  
4 Park Municipal Authority, for the purpose of  
5 the current refunding of the outstanding  
6 guaranteed sewer revenue bonds, refunding  
7 series of 2012 of the authority and for  
8 capital improvements representing the  
9 capitalized amount of savings realized by the  
10 refunding program.

11 MR. HANNAN: Second.

12 MR. MOURY: There is a motion and a  
13 second that we approve the ordinance  
14 authorizing the Municipality of Bethel Park,  
15 Allegheny County, Pennsylvania, to incur lease  
16 rental debt in an amount not to exceed  
17 \$9,115,000 by entering into an eighth  
18 supplemental agreement of lease and a fifth  
19 supplemental guarantee agreement for the  
20 guaranteed sewer revenue bonds, refunding  
21 series of 2019, to be issued by the Bethel  
22 Park Municipal Authority, for the purpose of  
23 the current refunding of the outstanding  
24 guaranteed sewer revenue bonds, refunding  
25 series of 2012 of the authority and the -- for

1 capital improvement -- improvements  
2 representing the capitalized amount of savings  
3 realized by the refunding program.

4 I hope we weren't paying for this by the  
5 word.

6 MR. McLEAN: I didn't write it.

7 MR. MOURY: Just for everybody's  
8 information, we have a bond outstanding for  
9 the Bethel Park Municipal Authority which  
10 they've already spent and dedicated to  
11 projects. This is authorizing the Municipal  
12 Authority and Wayne Gerhold, who is the  
13 solicitor for the Municipal Authority's bond  
14 issue. If interest rates drop, and I don't  
15 pretend to understand how it works, but if it  
16 hits a certain point where we can refinance  
17 and get anywhere between -- a minimum I think  
18 is \$80,000 in refinancing money after all  
19 expenses, the Authority's going to pull the  
20 trigger.

21 What we'll do is refinance. That money  
22 will be put back into the capital budget for  
23 the Bethel Park Municipal Authority to be  
24 spent on projects that were dedicated in the  
25 original bond issue.

1 Does anybody have any questions of  
2 Gerhold?

3 (No response was heard.)

4 MR. MOURY: Hearing none; Mr.  
5 Christian, would you please call the roll.

6 MR. CHRISTIAN: Consolmagno.

7 MR. CONSOLMAGNO: Yes.

8 MR. CHRISTIAN: Dixon.

9 MR. DIXON: Yes.

10 MR. CHRISTIAN: Gibbons.

11 (No response was heard.)

12 MR. CHRISTIAN: Hannan.

13 MR. HANNAN: Yes.

14 MR. CHRISTIAN: Harrison.

15 MR. HARRISON: Yes.

16 MR. CHRISTIAN: McLean.

17 MR. McLEAN: Yes.

18 MR. CHRISTIAN: Moury.

19 MR. MOURY: Yes.

20 MR. CHRISTIAN: O'Brien.

21 MR. O'BRIEN: Yes.

22 MR. CHRISTIAN: Campbell.

23 DR. CAMPBELL: Yes.

24 MR. MOURY: Motion passes 8/0.

25 Mr. McLean.

1 MR. McLEAN: The second agenda item  
2 under General Policy and Finance is Resolution  
3 No. R-07-08-19, PENNVEST Reimbursement.

4 I move that we approve the resolution  
5 declaring the intent to reimburse general  
6 funds used to construct improvements to the  
7 stormwater management system of the  
8 Municipality of Bethel Park with funds  
9 received from the Pennsylvania Infrastructure  
10 Investment Authority.

11 MR. HANNAN: Second.

12 MR. MOURY: There's a motion and a  
13 second that we approve the resolution  
14 declaring the intent to reimburse general  
15 funds used to construct improvements to the  
16 stormwater management system of the  
17 Municipality of Bethel Park with funds  
18 received from the Pennsylvania Infrastructure  
19 Investment Authority commonly known as  
20 PENNVEST.

21 Just for the record, I will be abstaining  
22 from this vote because I serve on the board of  
23 directors of PENNVEST.

24 Essentially we, in the past, have  
25 authorized staff to borrow up to \$1.3 million

1           for a defined three projects. We're going to  
2           be awarding projects tonight, so we'll pay for  
3           it. Then they will then reimburse us and  
4           we'll go onto a payment structure.

5           So are there any questions?

6           (No response was heard.)

7           MR. MOURY: Hearing none; Mr.  
8           Christian, would you please call the roll.

9           MR. CHRISTIAN: Dixon.

10          MR. DIXON: Yes.

11          MR. CHRISTIAN: Gibbons.

12          (No response was heard.)

13          MR. CHRISTIAN: Hannan.

14          MR. HANNAN: Yes.

15          MR. CHRISTIAN: Harrison.

16          MR. HARRISON: Yes.

17          MR. CHRISTIAN: McLean.

18          MR. McLEAN: Yes.

19          MR. CHRISTIAN: Moury.

20          MR. MOURY: Abstain.

21          MR. CHRISTIAN: O'Brien.

22          MR. O'BRIEN: Yes.

23          MR. CHRISTIAN: Campbell.

24          DR. CAMPBELL: Yes.

25          MR. CHRISTIAN: Consolmagno.

1 MR. CONSOLMAGNO: Yes.

2 MR. MOURY: Motion passes 7/0 with  
3 one abstention.

4 Mr. McLean.

5 MR. McLEAN: There are no further  
6 agenda items under General Policy and Finance.

7 MR. MOURY: Thank you, Mr. McLean.  
8 Are there any additional items?

9 MR. HARRISON: Mr. Moury.

10 MR. MOURY: Mr. Harrison.

11 MR. HARRISON: I'd like to talk to  
12 the folks. A nonprofit organization named  
13 Allegheny Land Trust has acquired the right to  
14 purchase a 40.5 acre plot of land to preserve  
15 it forever as a conservation area for natural  
16 outdoor recreation like walking and hiking and  
17 environmental education.

18 The property is located east -- on the  
19 east side of Route 88 across from Milford Road  
20 and Connor Road. The property is partially  
21 bound by a single family development on Valley  
22 Drive, Richard Drive, and Sinclair Drive.

23 A one-hour video presenting the details  
24 of the plan is available for viewing on  
25 BethelPark.net. You will note that a part of

1 the financing is an accumulation of citizens'  
2 donations of at least \$35,000. This  
3 contribution is needed to close the funding  
4 gap and to demonstrate to other sources of  
5 funding that the citizens support the project.

6 I consider this an excellent development  
7 for Bethel Park and the prospect of the  
8 development enthralls me. Mr. Moury suggested  
9 I should be willing to donate \$1,000. I have  
10 committed to donate one year of my Council  
11 pay, \$3,000, to this citizens fund. Hopefully  
12 this will encourage -- encourage citizens,  
13 especially Mr. Moury, to donate at least the  
14 amount \$1,000 that he suggested I donate.  
15 We'll see what the future holds.

16 Any donation amount is acceptable and the  
17 donation is tax deductible. Donations can be  
18 made at the Allegheny Land Trust website  
19 AlleghenyLandtrust.org or by mail at the  
20 Allegheny Land Trust, 416 Thorn Street,  
21 Sewickley, PA 15143.

22 Checks should indicate -- contribution  
23 checks should indicate in the memo section  
24 that this is for Bethel Greenway, because  
25 people make contributions to them for many

1 reasons. So you have -- if you make a  
2 contribution by check, you ought to put that  
3 on there to make sure it goes into the fund  
4 for -- for this property and not other use.  
5 Your donation will help move this project  
6 ahead.

7 Thank you very much.

8 MR. MOURY: Thank you, Mr.  
9 Harrison.

10 I don't know where or what meeting that  
11 you attended that I suggested you donate  
12 \$1,000 because that simply isn't true, and I  
13 don't have --

14 MR. HARRISON: It is.

15 MR. MOURY: Mr. Harrison, I have  
16 the floor.

17 MR. HARRISON: I have --

18 MR. MOURY: I have the floor, Mr.  
19 Harrison.

20 MR. HARRISON: I had it --

21 MR. MOURY: I have the floor, Mr.  
22 Harrison.

23 MR. HARRISON: -- before you.

24 Thank you.

25 MR. MOURY: That is simply not

1 true. I don't have to sit up here and play to  
2 the audience and tell what I'm going to donate  
3 as Mr. Harrison does. He had no involvement  
4 with the project until we sat in front of the  
5 cameras, then he thought it was a good idea.

6 MR. HARRISON: Mr. Moury.

7 MR. MOURY: Mr. Harrison.

8 MR. HARRISON: It's amazing to me  
9 that this group of Council members, most of  
10 them were in the caucus room when you made  
11 that suggestion. And if you want to -- if you  
12 want to claim that you didn't say that, then  
13 -- then you're either forgetting or you're  
14 wanting to hide it. And I spoke to Tom  
15 Dougherty today about this, telling him that I  
16 was going to remind people that you made that  
17 commitment. And he said, oh, yeah, that's  
18 right.

19 Thank you.

20 MR. O'BRIEN: Mr. Chair.

21 MR. MOURY: Mr. O'Brien.

22 MR. O'BRIEN: I want to thank Mr.  
23 Moury and the people at the Trust for -- and  
24 Shawn Arbaugh for having the foresight to look  
25 forward to this, to bring this together.

1 I hope what we've seen here by Mr.  
2 Harrison putting his thumbprint on it doesn't  
3 deter people. This is a really, really good  
4 thing. It's about conserving the land, not  
5 about any one of us here.

6 This is a piece of property that has  
7 plagued many of us for many years what to do  
8 with it and it created such problems for  
9 residents, for traffic, for intersections.  
10 And to have this type of use eventually end up  
11 is simply amazing.

12 Please don't allow this thumbprint we  
13 hear tonight dim this in any way, in any way  
14 for anyone. It is really a wonderful thing  
15 and I thank everyone who had the time, the  
16 idea, and the forethought of making this  
17 happen.

18 Thank you, Mr. Chairman.

19 MR. MOURY: Thank you, Mr. O'Brien.

20 Are there any additional comments?

21 DR. CAMPBELL: Mr. President.

22 MR. MOURY: Mr. -- Dr. Campbell.

23 DR. CAMPBELL: I also  
24 wholeheartedly, emphatically, absolutely,  
25 positively endorse the Bethel Greenway

1 project.

2 This is -- it is a rare gem, a rare gem,  
3 indeed, that we have the opportunity to have  
4 40.5 acres in the South Hills of Bethel Park,  
5 which is basically pristine land that was  
6 abandoned largely in 1939, worked from the mid  
7 1880s to 1930s and left for mother nature to  
8 reclaim it, and mother nature didn't reclaim  
9 it.

10 The tailing mounds are -- are largely  
11 covered, forested. There's raccoon. There  
12 are deer. There are more birds than you can  
13 shake a proverbial stick at. There's  
14 chipmunks and gophers and -- and just an  
15 incredible array of flora and fauna in that  
16 area.

17 And what a great opportunity we have in  
18 partnership with Allegheny Land Trust to pass  
19 this on to our children and our children's  
20 children in perpetuity, that this land may not  
21 be developed for any other purpose but to be  
22 kept for a park. And it fits hand in glove  
23 with the blueprint for Bethel Park, where our  
24 citizens have told us that they want, you  
25 know, to be able to preserve precious green

1 space like this. So I, too, am very embolden  
2 and excited and so hopeful with the activities  
3 that are coming forth with the development of  
4 this.

5 We get support and, you know, Municipal  
6 Council has dedicated some funds to this  
7 property. Allegheny Land Trust has dedicated  
8 some funds to this property. And we're  
9 looking for grants to make up a lot of the  
10 difference.

11 The citizens of Bethel Park are tasked  
12 with raising about \$35,000, our community  
13 members, our corporations, our businesses.  
14 From talking on the sideline with a lot of  
15 folks, I think they'll tell you that the --  
16 I've already had folks tell me that we're --  
17 we're well passed a third of the way, almost  
18 to a half a way of that goal already and this  
19 plan we have to raise funds hasn't even been  
20 really formally launched yet.

21 So it's going to transpire and it's going  
22 to be wonderful and it's going to be -- I've  
23 walked the place and the property already.  
24 It's gorgeous. And we're going to make it  
25 even more gorgeous, make it accessible and,

1 again, preserve it for all time and eternity.  
2 And that is -- that's the best gift we could  
3 give at this time of this property to our  
4 citizens.

5 MR. MOURY: Thank you.

6 MR. O'BRIEN: Mr. Chairman.

7 MR. MOURY: Mr. O'Brien.

8 MR. O'BRIEN: Talking -- following  
9 on Dr. Campbell, 20 years ago when I was much  
10 younger, this was one of the properties we  
11 looked at. I stood up on that flat space  
12 overlooking Connor Road with some people that  
13 are no longer with us, Bill Duckworth and Jim  
14 Fox, and -- and we had to make a choice on  
15 what best served us, and we chose Millennium.  
16 We wanted it all, but you can't really get it  
17 all.

18 So I'm really excited that we have  
19 another opportunity to save this property.  
20 And even we talked about Bill Ruhl this  
21 morning. He was also there. And Mr. Moury.  
22 So that's pretty exciting, to have another  
23 opportunity to make this for the people and  
24 the future of Bethel Park.

25 Thank you.

1 MR. MOURY: Thank you, Mr. O'Brien.

2 Any additional --

3 MR. DIXON: Mr. President.

4 MR. MOURY: Mr. Dixon.

5 MR. DIXON: Just a quick comment.

6 I think it's beyond unfortunate that Mr.  
7 Harrison would take an opportunity like this  
8 and launch a verbal attack on -- on Mr. Moury,  
9 one of his infamous verbal attacks for which  
10 he's well known.

11 Just a little background. Mr. Moury's  
12 the one that -- that instigated this  
13 relationship with the Allegheny Land Trust.  
14 He brought this -- this whole deal together,  
15 somewhat serendipitously, too, I believe.

16 He always has the betterment of this  
17 community in mind. And when he met the  
18 gentleman from Allegheny Land Trust, he  
19 immediately began extolling the virtues of  
20 Bethel Park and he mentioned the last major  
21 piece of green space available in this entire  
22 region.

23 So -- so Allegheny Land Trust immediately  
24 became interested, and Tim was the one who  
25 started this whole process. So

1           congratulations to him, this thing is well on  
2           its way. It's an extremely exciting  
3           opportunity, and I -- I can't wait to get this  
4           thing under way.

5                     MR. MOURY: Thank you, Mr. Dixon.

6                     Mr. McLean.

7                     MR. McLEAN: Thank you, Mr. Moury.

8           I just want to make one brief comment.

9                     For all the reasons that have been noted  
10           here, this is indeed a worthwhile project and  
11           I encourage those who want to support the  
12           project to consider making a donation. But I  
13           would ask that you do it in a charitable  
14           spirit, which means you do it quietly,  
15           privately, and without the need for  
16           attribution.

17                    Thank you.

18                    MR. MOURY: Thank you, Mr. McLean.

19                    Any additional items?

20                    (No response was heard.)

21                    MR. MOURY: Hearing none; can we  
22           turn to Planning and Zoning, and Mr. Dixon.  
23           And we have no residents signed up to speak.

24                    MR. DIXON: Thank you, Mr.

25           President.

1           We have but one lonely item under  
2           Planning and Zoning tonight.

3           Application 2019-0394, South Hills  
4           Village Mall Redevelopment, Major Land  
5           Development.

6           I move that we approve Application  
7           2019-0394, South Hills Village Mall  
8           Redevelopment, Major Land Development  
9           conditioned upon the completion of the  
10          outstanding items in the director of  
11          engineering's correspondence dated July 2,  
12          2019, and execution of a developer's agreement  
13          with the Municipality.

14                 MR. HANNAN: Second.

15                 MR. MOURY: There is a motion and a  
16          second that we approve Application No.  
17          2019-0394, South Hills Village Mall  
18          Redevelopment, Major Land Development  
19          conditioned upon the completion of outstanding  
20          items in the director of engineering's  
21          correspondence dated July 2, 2019, and  
22          execution of a developer's agreement with the  
23          Municipality.

24                 I will first comment on this. It's been  
25          in the paper and been through several meetings

1 both in Bethel Park and Upper St. Clair about  
2 the redevelopment, the re-inventing of South  
3 Hills Village.

4 When we had the preliminary approval in  
5 front of us, I opted to vote no because I  
6 wasn't a hundred percent convinced, while I  
7 supported the project, that we were getting  
8 what we thought was best for the Municipality  
9 of Bethel Park.

10 So I am happy to report I'm going to be  
11 voting yes. I am very supportive. I think in  
12 looking at malls and other rec -- or, excuse  
13 me, commercial facilities throughout the area,  
14 it's -- it's tough with the retail  
15 establishments, and the people that are  
16 successful are re-inventing themselves.

17 There's going to be a lot of money put  
18 into the facility. There's going to be a lot  
19 of new business, a lot of new things brought  
20 to Bethel Park, and I'm happy to say that I  
21 will be supporting this development.

22 And I appreciate the planning commission  
23 staff and the developer for putting up with  
24 us, and I think it's going to be a good  
25 project for both communities.

1 MR. HANNAN: Mr. Moury.

2 MR. MOURY: Mr. Hannan.

3 MR. HANNAN: Yeah, I mean, you  
4 don't have to look too far from us to see that  
5 there's shopping centers, large shopping  
6 centers in bankruptcy, going to be torn down.  
7 I mean, they're going to re-condition the  
8 whole place by demolishing it.

9 So this is an improvement. This is an  
10 increase in value. Obviously South Hills  
11 Village is the highest taxed piece of property  
12 in Bethel Park and Upper St. Clair. So it has  
13 benefits to all, but we have -- it's nice to  
14 have a developer or an owner that wants to  
15 make it work and work with you and come to a  
16 -- come to a successful conclusion.

17 Thank you.

18 MR. MOURY: Thank you.

19 Any other comments?

20 (No response was heard.)

21 MR. MOURY: Hearing none; Mr.  
22 Christian, would you please call the roll.

23 MR. CHRISTIAN: Hannan.

24 MR. HANNAN: Yes.

25 MR. CHRISTIAN: Harrison.

1 MR. HARRISON: Yes.

2 MR. CHRISTIAN: McLean.

3 MR. McLEAN: Yes.

4 MR. CHRISTIAN: Moury.

5 MR. MOURY: Yes.

6 MR. CHRISTIAN: O'Brien.

7 MR. O'BRIEN: Yes.

8 MR. CHRISTIAN: Campbell.

9 DR. CAMPBELL: Yes.

10 MR. CHRISTIAN: Consolmagno.

11 MR. CONSOLMAGNO: Yes.

12 MR. CHRISTIAN: Dixon.

13 MR. DIXON: Yes.

14 MR. CHRISTIAN: Gibbons.

15 (No response was heard.)

16 MR. MOURY: Okay. The motion for  
17 South Hills Village Mall Redevelopment, Major  
18 Land Development has been approved 8 to 0.

19 Mr. Dixon.

20 MR. DIXON: Mr. President, that's  
21 all we have under Planning and Zoning tonight.

22 MR. MOURY: Thank you, Mr. Dixon.

23 Are there additional items?

24 (No response was heard.)

25 MR. MOURY: Hearing none; can we

1 turn to Health, Safety and Welfare, and Mr.  
2 O'Brien.

3 MR. O'BRIEN: Thank you, Mr. Moury.

4 There are no items under Health, Safety  
5 and Welfare, although I have a few.

6 MR. MOURY: Mr. O'Brien.

7 MR. O'BRIEN: Well, first of all,  
8 I'd like to thank Chief O'Connor for the South  
9 Hills Village negotiations and also for his  
10 yeoman's work of doing two jobs for more than  
11 he expected. He was called and he answered  
12 the call, and he did an outstanding job and  
13 I'm really happy to have him back as chief  
14 now. I'm sure he's excited just to be in that  
15 role.

16 So I'd just like to say thank you, Chief,  
17 for all that you did for us and for the people  
18 of Bethel Park.

19 Also, I'd like to just take a second to  
20 look back at Tim's and Jack's comments about  
21 our Summer Spectacular. It was really, really  
22 kind of cool. It felt like you were in a  
23 Hallmark movie on the Hallmark Movie Channel  
24 as you sat and you walked through and all of  
25 the vendors and the staff put all of this

1 together and the sponsors. And then the  
2 police presence protecting all of us and  
3 watching vigilant for things that we don't  
4 really worry about or think about. They were  
5 doing their job and doing it rather well, and  
6 we just were a community.

7 We were this large community of Bethel  
8 Park and on the top of this mountain that we  
9 had a vision to buy this property and develop.  
10 We used it last year and this year for the  
11 first time in a different way.

12 And as we were awaiting the fireworks,  
13 the kids were throwing the football in the  
14 field and I saw a great new device. It's a  
15 baseball with a light in it. That means I can  
16 catch baseball well into the night now, which  
17 I never saw before. The kids just had a  
18 blast.

19 And then when it was all over, I turned  
20 around and looked and there was just a sea of  
21 people that just really enjoyed everything.

22 And then there was Memorial Day.  
23 Memorial Day with the program here and -- and  
24 the parade and the program in the cemetery and  
25 the luncheon. You know, this is just a great

1 place to live. These are great people. I  
2 can't say enough about the people of Bethel  
3 Park.

4 And if you're around and about in the  
5 month of July, stop at the Veteran's Memorial.  
6 All our American flags are flying very -- very  
7 proud. We have the 13 Star Flag, the 15, the  
8 34, the Betsy Ross, the 48, and now after  
9 today we're going to have the Whiskey  
10 Rebellion since that is coming up very  
11 shortly.

12 So, Mr. Moury, that's all I have. Thank  
13 you.

14 MR. MOURY: Thank you, Mr. O'Brien.  
15 Are there any other items from Council?

16 (No response was heard.)

17 MR. MOURY: Hearing none, can we  
18 turn to Public Works and Maintenance, and Mr.  
19 Hannan. And after we do the first resolution,  
20 I'll respond to the three projects. Mr.  
21 Hannan.

22 MR. HANNAN: There's two contract  
23 approvals. The first one is Phase 1  
24 Stormwater Project.

25 I move we approve the contract with

1 Morgan Excavating for \$647,061 for Phase 1  
2 stormwater projects in accordance with the  
3 director of engineering's correspondence dated  
4 June 19, 2019.

5 MR. McLEAN: Second.

6 MR. MOURY: There's a motion and a  
7 second that we approve the contract for Morgan  
8 Excavating in the amount of \$647,061 for Phase  
9 1 stormwater projects in accordance with the  
10 director of engineering's correspondence dated  
11 July 19, 2019 -- excuse me, June 2019.

12 Just real quick I'll give you a quick  
13 overview. As many know, we started last fall  
14 after the June issue, we opted to take a  
15 little -- expand our approach on stormwater  
16 management and actually look not just in the  
17 major areas where we've done projects, but  
18 look a little bit further up the watershed.

19 We tasked our staff to go out and look  
20 and see what areas could we do that would help  
21 improve our stormwater management, our MS4  
22 requirements from the State of Pennsylvania,  
23 and really controlling the stormwater  
24 management.

25 Staff went without any input from

1 Council. They looked at the community. They  
2 looked at the problem areas. They looked  
3 where we own property. And the first issue  
4 was to come up with things that we could do  
5 quickly, and in government this is quickly, in  
6 areas where property we -- we know or we  
7 currently own.

8 There's actually three projects that are  
9 going to be on the docket that we're going to  
10 be approving tonight. First is the Logan Road  
11 ponds. We're going to do a slight expansion.  
12 They're going to be doing some reconfiguration  
13 of what flow into the ponds. I don't have the  
14 exact numbers, but there'll be expanded  
15 service for that area under the Logan ponds.

16 The second part will be Oak Tree Park. I  
17 know this more because it's in my area, but  
18 we're going to be -- we're not going to be  
19 disturbing any of the neighbors. We're going  
20 to be taking the existing stormwater system  
21 that's in the -- that goes through the park.  
22 Under the parking lot we're going to be  
23 putting a 115,000 gallon detection area. And  
24 then in the bottom portion of the park we're  
25 going to be putting some small, I'll call

1           them, dry ponds that will catch some of the  
2           surface water. The net result will be about  
3           155,000 gallons of water collected over a  
4           24-hour period for Oak Tree.

5           And we're looking to do something very  
6           similar with Birch Tree Park where -- it's up  
7           the watershed property we own, and we're going  
8           to be doing some expanding of putting some  
9           stormwater management in there.

10           This is what we consider to be Phase 1.  
11           Staff is already working on Phase 2. You  
12           might have seen at the school board meeting  
13           last week, and I appreciate their actions on  
14           approving and agreement with the Municipality  
15           at Peter J. Page Park, we're looking to do  
16           some stormwater management in that area, put  
17           some retention areas. And there's two other  
18           areas which escape me right now.

19           But when we go for these PENNVEST loans,  
20           No. 1, it's the flexibility. It's a low  
21           interest rate. It makes it more accessible  
22           versus doing a general bond issue with  
23           projects that are small dollars.

24           Second is we have to get everything  
25           approved by the state on all our permits

1 before we can officially apply for the  
2 PENNVEST grant. So hopefully this fall we'll  
3 be applying, I think at the October meeting of  
4 the PENNVEST board. If all goes well, we will  
5 be presenting them three additional projects  
6 to be done probably sometime next spring.

7 The three projects we're looking at  
8 tonight, once we execute the agreement, which  
9 should be done by the end of August, we  
10 believe it will take us approximately 90 days.  
11 One contractor's doing two projects and one  
12 contractor's doing one. That's why we broke  
13 it down into two separate contracts.

14 So we have an ongoing process. We're not  
15 going away. We actually -- and I don't say  
16 this very often, but we raised taxes this past  
17 year. This is really the fruit of our labors  
18 from the tax increases to fund some of these  
19 stormwater management, the MS4 projects not  
20 only for this year, probably for the next  
21 three years to come.

22 I hope I answered your question.

23 MR. PAHLER: You did.

24 MR. MOURY: Is there any other  
25 discussion?

1 (No response was heard.)

2 MR. MOURY: Hearing none --

3 MR. CONSOLMAGNO: Excuse me, Mr.  
4 Moury. What was the total obligation that  
5 Bethel Park put forth for this -- these  
6 projects?

7 MR. MOURY: These three projects  
8 were approximately, we estimated, 1.2 to 1.3  
9 million. They're coming in slightly under  
10 900,000. I think our total projected spend  
11 over the next five years is going to be in the  
12 neighborhood of 5 to \$7 million for all the  
13 projects.

14 Obviously that was based on the  
15 preliminary numbers. It could be more, but  
16 more than likely it's going to be less.

17 MR. CONSOLMAGNO: Thank you.

18 MR. MOURY: Thank you.

19 Any other additional comments?

20 (No response was heard.)

21 MR. MOURY: Hearing none; Mr.  
22 Christian, would you please call the roll.  
23 You're going to answer all of these questions  
24 next month.

25 MR. CHRISTIAN: Okay.

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(Laughing was heard.)

MR. CHRISTIAN: Harrison.

MR. HARRISON: Yes.

MR. CHRISTIAN: McLean.

MR. McLEAN: Yes.

MR. CHRISTIAN: Moury.

MR. MOURY: Yes.

MR. CHRISTIAN: O'Brien.

MR. O'BRIEN: Yes.

MR. CHRISTIAN: Campbell.

DR. CAMPBELL: Yes.

MR. CHRISTIAN: Consolmagno.

MR. CONSOLMAGNO: Yes.

MR. CHRISTIAN: Dixon.

MR. DIXON: Yes.

MR. CHRISTIAN: Gibbons.

(No response was heard.)

MR. CHRISTIAN: Hannan.

MR. HANNAN: Yes.

MR. MOURY: Motion passes 8/0.

Mr. Hannan.

MR. HANNAN: The second item, I  
move we approve the contract with A. Merante  
Contracting for \$181,945 for a Phase 1  
stormwater project in accordance with the

1 director of engineering's correspondence dated  
2 June 19, 2019.

3 MR. O'BRIEN: Second.

4 MR. MOURY: There's a motion and a  
5 second we approve the contract with A. Merante  
6 Contracting in the amount of \$181,945 for a  
7 Phase 1 stormwater project in accordance with  
8 the director of engineering's correspondence  
9 dated June 19, 2019.

10 Any discussion of this item?

11 (No response was heard.)

12 MR. MOURY: Mr. Christian, would  
13 you please call the roll.

14 MR. CHRISTIAN: McLean.

15 MR. McLEAN: Yes.

16 MR. CHRISTIAN: Moury.

17 MR. MOURY: Yes.

18 MR. CHRISTIAN: O'Brien.

19 MR. O'BRIEN: Yes.

20 MR. CHRISTIAN: Campbell.

21 DR. CAMPBELL: Yes.

22 MR. CHRISTIAN: Consolmagno.

23 MR. CONSOLMAGNO: Yes.

24 MR. CHRISTIAN: Dixon.

25 MR. DIXON: Yes.

1 MR. CHRISTIAN: Gibbons.

2 (No response was heard.)

3 MR. CHRISTIAN: Hannan.

4 MR. HANNAN: Yes.

5 MR. CHRISTIAN: Harrison.

6 MR. HARRISON: Yes.

7 MR. MOURY: Motion passes 8/0.

8 Mr. Hannan.

9 MR. HANNAN: We have no additional  
10 -- no further items under Public Works and  
11 Maintenance.

12 MR. MOURY: Are there --

13 MR. HANNAN: Move we adjourn.

14 MR. MOURY: Are there any  
15 additional items?

16 (No response was heard.)

17 MR. MOURY: Hearing none; is there  
18 a motion to adjourn?

19 MR. HANNAN: Move we adjourn.

20 MR. MOURY: Second. All in favor?

21 MR. CONSOLMAGNO: Aye.

22 MR. DIXON: Aye.

23 MR. HANNAN: Aye.

24 MR. HARRISON: Aye.

25 MR. O'BRIEN: Aye.

1 MR. McLEAN: Aye.

2 DR. CAMPBELL: Aye.

3 MR. MOURY: Meeting adjourned, and  
4 good night, everyone.

5 (At 8:43 p.m., the meeting adjourned.)

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C E R T I F I C A T E

COMMONWEALTH OF PENNSYLVANIA )

) SS:

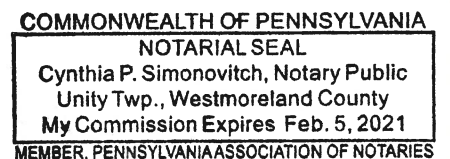
COUNTY OF WESTMORELAND )

I, Cynthia P. Simonovitch, do hereby certify  
that the evidence and proceedings are contained fully  
and accurately in the machine shorthand notes taken by  
me in the meeting of the within cause; that the same  
were transcribed by me, and this is a correct  
transcript of the same.



Cynthia P. Simonovitch

Court Reporter



My Commission expires February 5, 2021

<p><b>\$</b></p> <p><b>\$1,000</b> [3] - 51:9, 14; 52:12  <b>\$1,419,241.37</b> [2] - 16:24; 17:4  <b>\$181,945</b> [2] - 72:24; 73:6  <b>\$3,000</b> [1] - 51:11  <b>\$35,000</b> [2] - 51:2; 56:12  <b>\$40,000</b> [1] - 32:15  <b>\$647,061</b> [2] - 67:1, 8  <b>\$80,000</b> [1] - 46:18  <b>\$9,115,000</b> [2] - 44:24; 45:17</p>	<p>27:5  <b>15102</b> [1] - 1:20  <b>15143</b> [1] - 51:21  <b>155,000</b> [1] - 69:3  <b>16</b> [2] - 23:7  <b>17</b> [2] - 8:18; 9:20  <b>17th</b> [1] - 4:12  <b>1880s</b> [1] - 55:7  <b>19</b> [4] - 67:4, 11; 73:2, 9  <b>1930s</b> [1] - 55:7  <b>1939</b> [1] - 55:6  <b>1990</b> [1] - 24:16  <b>1st</b> [3] - 3:13; 4:14; 9:15</p>	<p><b>3</b></p> <p><b>3</b> [1] - 8:4  <b>3-feet</b> [1] - 8:5  <b>300</b> [1] - 28:3  <b>30s</b> [1] - 22:5  <b>31</b> [1] - 29:22  <b>34</b> [1] - 66:8  <b>350</b> [1] - 29:2  <b>38</b> [1] - 22:23  <b>3:00</b> [1] - 14:1</p>	<p><b>7</b></p> <p><b>7</b> [2] - 22:21; 71:12  <b>7/0</b> [1] - 50:2  <b>7:00</b> [1] - 14:1  <b>7:30</b> [2] - 1:16; 2:2  <b>7:45</b> [4] - 11:3, 6; 43:10</p>	<p><b>accessibility</b> [1] - 22:2  <b>accessible</b> [2] - 56:25; 69:21  <b>accident</b> [1] - 7:15  <b>accidental</b> [1] - 28:16  <b>accommodate</b> [1] - 38:2  <b>accordance</b> [4] - 67:2, 9; 72:25; 73:7  <b>according</b> [1] - 21:21  <b>account</b> [1] - 32:8  <b>accumulation</b> [1] - 51:1  <b>accurately</b> [1] - 76:10  <b>Ackerman</b> [1] - 24:13  <b>ACKERMANN</b> [1] - 24:12  <b>acquired</b> [1] - 50:13  <b>acre</b> [1] - 50:14  <b>acres</b> [1] - 55:4  <b>actions</b> [1] - 69:13  <b>activities</b> [3] - 5:17; 6:10; 56:2  <b>Add</b> [1] - 35:14  <b>add</b> [1] - 34:22  <b>addition</b> [2] - 30:18; 38:19  <b>additional</b> [14] - 30:23; 35:10, 14; 38:2; 39:2; 50:8; 54:20; 58:2; 59:19; 63:23; 70:5; 71:19; 74:9, 15  <b>address</b> [5] - 13:4; 19:25; 24:10; 26:23; 29:18  <b>addressed</b> [1] - 44:8  <b>addressing</b> [1] - 33:20  <b>adds</b> [1] - 28:17  <b>adjourn</b> [3] - 74:13, 18  <b>adjourned</b> [2] - 75:3, 5  <b>admit</b> [1] - 15:3  <b>adults</b> [2] - 4:11; 27:14  <b>advertised</b> [2] - 10:25; 29:25  <b>affect</b> [1] - 27:10  <b>affected</b> [1] - 34:7  <b>afford</b> [1] - 42:8  <b>agency</b> [1] - 39:24</p>
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