

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)
James P. Hannan (V. President)
Joseph A. Consolmagno
Todd S. Cenci
Donald L. Harrison
James McLean
Timothy Campbell
Lorrie A. Gibbons
Mark J. O'Brien

- - - -

Municipal Manager: Laurence Christian
Police Chief: Timothy O'Connor
Mayor: Jack T. Allen
Solicitor: Robert L. McTiernan, Esquire

- - - -

DATE: Monday, September 13, 2021
TIME: 7:30 p.m.

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

- - - -

Reported by: Kim Simms Strnisa

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1 P-R-O-C-E-E-D-I-N-G-S

2 (Commencing at approximately 7:30 p.m.)

3 PRESIDENT MOURY: Okay. I'd like to
4 call to order the Regular Council Meeting of
5 September 13, 2021.

6 Mr. Christian, would you please call
7 the roll.

8 MR. CHRISTIAN: Dr. Campbell?

9 DR. CAMPBELL: Here.

10 MR. CHRISTIAN: Mr. Cenci?

11 MR. CENCI: Here.

12 MR. CHRISTIAN: Mr. Consolmagno?

13 MR. CONSOLMAGNO: Here.

14 MR. CHRISTIAN: Ms. Gibbons?

15 MS. GIBBONS: Here.

16 MR. CHRISTIAN: Mr. Hannan?

17 MR. HANNAN: Present.

18 MR. CHRISTIAN: Mr. Harrison?

19 MR. HARRISON: Present.

20 MR. CHRISTIAN: Mr. McLean?

21 MR. McLEAN: Here.

22 MR. CHRISTIAN: Mr. Moury?

23 PRESIDENT MOURY: Here.

24 MR. CHRISTIAN: Mr. O'Brien?

25 MR. O'BRIEN: Present.

1 PRESIDENT MOURY: All members are
2 present and accounted for.

3 Could we please stand for the Pledge
4 of Allegiance.

5 (Whereupon, the Pledge of Allegiance
6 was recited.)

7 PRESIDENT MOURY: Okay. At this
8 time, I would like to turn to Chair
9 Announcements.

10 On August 23, 2021, Executive Session
11 of Council was conducted -- was held to
12 discuss potential property acquisition in
13 September 13, 2021 before we came to the floor
14 for current police personnel contract issues.

15 At this time, I would like to turn to
16 the Reports of the Officials, and the Police
17 Chief's Report; and Chief O'Connor.

18 CHIEF O'CONNOR: Mr. Mayor, Council,
19 good evening, everyone. Chief here.

20 Due to the high rate of COVID cases
21 in Allegheny County we're going to be making
22 some changes in BPPD. We are closing our
23 records room for the time being. If anybody
24 needs an Accident Report, we will send it to
25 them through the mail.

1 We are not going to have any Notary
2 service. We're not going to be doing any
3 fingerprinting services, which we do for
4 people seeking jobs and such.

5 We also are not going to have any
6 Crime Watch meeting in October. So we'll --
7 hopefully, we have one in November.

8 The one thing that we will be doing
9 is, if you have prescription drugs and you
10 still need to drop them off, you come to our
11 lobby, please mask up, and we'll have somebody
12 come out, and we'll get them and put them in a
13 box for you.

14 And eventually some day we'll return
15 to normal, God willing and the river don't
16 rise.

17 Questions?

18 (No response.)

19 PRESIDENT MOURY: No. Thank you very
20 much, Chief.

21 Can we turn to the Fire Chief's
22 Report.

23 CHIEF O'CONNOR: Ciao.

24 MR. USELMAN: Thank you, Chief.

25 Council, good evening. Citizens of

1 Bethel Park, good evening. My name's Rob
2 Uselman. I'm Assistant Chief with the Bethel
3 Park Volunteer Fire Company.

4 We're going to get into our incident
5 rundown --

6 MR. HARRISON: Put the microphone
7 closer to your mouth.

8 MR. USELMAN: Sorry about that. Can
9 you hear me now?

10 MR. HARRISON: Okay. Thank you.

11 MR. USELMAN: Okay. Yeah.

12 So we're going to get into the
13 incident rundown for August of 2021. For the
14 month of August, we ran a total of 52 calls.
15 We had five structure fires, one propane tank
16 on fire, one elevator rescue, four gas
17 leaks/chemical spills, eight electrical
18 conditions, one vehicle accident clean-up,
19 seven good intent calls, two smoke
20 investigations, 18 fire alarms, and five CO
21 alarms. So, a rather busy month for us for a
22 total of 52 calls.

23 The other thing is is I would like to
24 share an announcement. I mentioned at the
25 last couple Council meetings, but our Open

1 House is going to be October 3rd from 11:00 to
2 3:00 p.m. at our main station on Brightwood
3 Road, which is right down the street here by
4 Bethel Bakery, for those of you not aware.

5 We ask everyone to bring the kids
6 out. We have -- we're going to have our fire
7 trucks out. We're going to have station
8 tours. We're going to have a plug -- we have
9 a little talking fire -- fire hydrant that is
10 remote controlled that we'll bring out. And
11 the kids really love it. And we're going to
12 have Sparky the Fire Dog.

13 The big thing is with Fire Prevention
14 Week is October 3rd to October 9th. And,
15 really, the theme this year is Learn the
16 Sounds of Fire Safety.

17 To learn more about that you can go
18 to NFPA.org, and make sure you got to the
19 right link, click on the Fire Safety. But our
20 Open House is going to be themed around that.
21 So I hope to see everybody there.

22 And that's all I have. Are there any
23 questions?

24 PRESIDENT MOURY: Any questions from
25 Council?

1 (No response.)

2 PRESIDENT MOURY: Hearing none --
3 thank you very much -- can we turn to the
4 Municipal Manager's Report, and Mr. Christian.

5 MR. CHRISTIAN: Members of Council,
6 ladies and gentlemen, thank you so much. I'd
7 just like to take a couple of minutes real
8 quick and give you a quick update on Bethel
9 Park, what's been going on for the last month,
10 and some things to look forward to in the
11 future.

12 Some of the things that we're working
13 on here within the staff is we're -- we
14 continually to strive to communicate with our
15 residents. And to do so, we're looking at our
16 social media and our subscriptions for our
17 website.

18 So on that website you can see -- you
19 can sign up for different subscriptions, how
20 you like to communicate, whether that's with
21 -- we can check on Facebook, we have our
22 website text and email subscriptions. You can
23 click on different -- different types of
24 communications that Bethel Park can better
25 communicate with you.

1 Some things, whether you know or not,
2 Bethel Park was just recently in a movie. For
3 the last week and a half, couple weeks, they
4 were filming at our Community Center and other
5 various locations around Bethel Park.

6 So you can look for the movie called
7 Cha Cha Real Smooth in theaters sometime in
8 the next 12 to 18 months. It was an
9 independent film. But, you know, we can get
10 Bethel Park on the map a little more.

11 Recently, we had our Rev'em Up For
12 Kids. We had 655 cars out there on display.
13 And an amazing amount of money, over \$11,000
14 was raised for it to help out for the kids.

15 Some of the things that are coming to
16 a close is our Farmers Market, as it winds
17 down to a close. It has been incredibly
18 successful over the last several months.

19 We have had two second-round best in
20 the different contests. One of them is the OR
21 Best Farmers Markets are listed under the
22 shopping categories. So it's called -- it's
23 www.or-best.com. And if you look under the
24 shopping category, Bethel Park Farmers Market
25 can be found under that.

1 And as the Farmers Market winds down,
2 the No Cook Tuesdays will begin again in
3 October -- October 5, and every other Tuesday
4 right after that over there at the Community
5 Center. Come get some No Cook Tuesday, and
6 the food trucks will be there plentiful.

7 We just had some fitness equipment
8 installed in Village Green. It's fabulous.
9 Our Public Works Department is installing the
10 mulch right now. So those will be operational
11 here in a couple of days.

12 And recently we had Saw Mill Run
13 groundbreaking. That was an extreme
14 restoration project that will begin in
15 earnest. That's going to help that stream
16 stay very well in the coming years. That
17 project will work to stabilize the stream,
18 mitigate erosion, and reduce sediment and
19 nutrients in the Saw Mill Run.

20 This was our very first
21 groundbreaking event for the new community
22 engagement process we're doing. The next
23 several of them will commence here. We're
24 going to have one for Birch Tree Park, Oak
25 Tree Park, and Millennium Park in the coming

1 weeks to months.

2 We have a communication survey that
3 we are getting ready to roll out. This will
4 help us, as I spoke about the first part, help
5 us better communicate with our residents.
6 Right now, it's being physically with tablets
7 and paper at the Farmers Market and over there
8 in the Library.

9 A couple small things. One wonderful
10 thing, the census results are back in. And
11 Bethel Park continues to grow. We're up 3.9
12 percent. That is about 1,264 resident
13 increase from the 2010 census, to a grand
14 total of 33,577 residents in Bethel Park. So
15 as we continue to grow, that is right along in
16 line with the county.

17 One last thing -- or, actually, two
18 last things. Community Day's upon us. It is
19 back. Community Day will be held on
20 September 25th from 10:00 to 3:00 p.m. at the
21 Bethel Park High School. And after such a
22 divisive and difficult 18 months, let's use
23 this as an opportunity to rally around our
24 community.

25 The Community Day parade will start

1 right out front here at 9:00 a.m., and will go
2 right down from the Municipal Building. The
3 parade route is West Library, turns left on
4 Highland, to Bethel Church Road, to Church
5 Road, and then down Black Hawk Drive.

6 And then one last final: Halloween
7 is getting ready to be upon us here next
8 month. With October coming, Halloween will be
9 October 31st. We always -- we don't cancel
10 it. We just recommended, highly encourage
11 October 31st is the actual day of Halloween,
12 from 6:00 to 8:00 p.m. We just recommend that
13 one.

14 And don't forget, we got something
15 coming up the day before Halloween. You might
16 have remembered it from last year. But I'll
17 -- I'll let the Mayor tell about that one here
18 in his report.

19 But thank you so much. I appreciate
20 the time.

21 PRESIDENT MOURY: We'll turn to the
22 Mayor's Report.

23 He didn't steel all the good news,
24 Mayor.

25 MAYOR ALLEN: I may as well sit down.

1 Well, since Laurence mentioned
2 Halloween, I may as well start off with that
3 one. And it's going to be that we are going
4 to have our parade again this year. And that
5 will be October 30th. The routes have yet to
6 be determined. They may -- they may -- or
7 probably will be a little bit different than
8 last year.

9 And I was informed, also, that when
10 they do the pumpkin painting, they won't make
11 it in permanent paint this time. So if you
12 live on a street that has a faded pumpkin,
13 you'd better look for a new one because the
14 faded ones really won't mean much.

15 And then speaking of Halloween, also,
16 we're having our third -- third year for
17 having our Halloween house decorating contest.
18 So if you're interested in becoming a judge,
19 call Janet Davin at 412-831-6800, Extension
20 211.

21 The invitation goes out to last
22 year's winners, but they don't always come
23 through, so we may need some judges. You can
24 check with Janet on that.

25 And while you're on the phone with

1 Janet, our Fall Clean Up will be Saturday,
2 October 23rd. So if you or you represent a
3 group that might be interested in
4 participating, we do all the supplying, and
5 you just have to show up and help us clean our
6 roads. So if you could call Janet at that
7 same number.

8 And, lastly, we're still planning on
9 doing our 90-plus luncheon. Things change
10 daily. But if you have someone or know
11 someone that is 90 years old-plus, call Janet.
12 They will -- she will in turn send out an
13 invitation. And then we look forward to
14 having it. That will be October 9th at the
15 Community Center. So it's -- it's a nice
16 event, and it's been probably going on for 15
17 or 16 years.

18 But the big thing is, as Laurence
19 said, the Halloween parade. We got so many
20 calls on it. It's certainly the biggest event
21 that we've had since I've been around. And we
22 look forward to doing it again.

23 And just one more note on the
24 Community Day. We didn't have one last year.
25 So the sports organizations and the small

1 businesses really need your help. So if you
2 hadn't been to Community Day in the past, or
3 you have been, please show up, support our
4 community.

5 So, and that's my report. Thank you.

6 PRESIDENT MOURY: Thank you very
7 much, Mayor.

8 At this time, could we turn to the
9 Approval of the Minutes; and Mr. Hannan.

10 MR. HANNAN: The first item of the
11 minutes is the August 9, 2021 Regular Meeting
12 Minutes.

13 I move that we approve the minutes
14 from the August 9, 2021 Regular Council
15 Meeting.

16 MS. GIBBONS: Second.

17 PRESIDENT MOURY: There's a motion by
18 Mr. Hannan and second by Ms. Gibbons that we
19 approve the minutes from the August 9, 2021
20 Regular Council Meeting.

21 Any discussion of this item?

22 (No response.)

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

25 MR. CHRISTIAN: Dr. Campbell?

1 DR. CAMPBELL: Yes.

2 MR. CHRISTIAN: Mr. Cenci?

3 MR. CENCI: Yes.

4 MR. CHRISTIAN: Mr. Consolmagno?

5 MR. CONSOLMAGNO: Yes.

6 MR. CHRISTIAN: Ms. Gibbons?

7 MS. GIBBONS: Yes.

8 MR. CHRISTIAN: Mr. Hannan?

9 MR. HANNAN: Yes.

10 MR. CHRISTIAN: Mr. Harrison?

11 MR. HARRISON: Yes.

12 MR. CHRISTIAN: Mr. McLean?

13 MR. McLEAN: Yes.

14 MR. CHRISTIAN: Mr. Moury?

15 PRESIDENT MOURY: Yes.

16 MR. CHRISTIAN: Mr. O'Brien?

17 MR. O'BRIEN: Yes.

18 PRESIDENT MOURY: Motion passes 9-0.

19 Mr. Hannan?

20 MR. HANNAN: The next item is the

21 minutes from the Special Meeting of August 23.

22 I move that we approve the minutes

23 from the August 23, 2021 Special Meeting.

24 MS. GIBBONS: Second.

25 PRESIDENT MOURY: There's a motion by

1 Mr. Hannan, second by Ms. Gibbons that we
2 approve the minutes from the August 23, 2021
3 Special Meeting.

4 This meeting was held to pass a
5 Resolution, as we are looking to refinance a
6 bond issue. And part of the process is, we
7 have to adopt the debt -- I believe it's a
8 Debt Ordinance. And we give a target of
9 minimum savings of two percent.

10 So if the markets are in the right
11 position, the bond issue that we did from the
12 Public Works Complex, we may be refinancing.
13 And you'll probably hear more about this in
14 the future.

15 Two percent equates to roughly
16 \$200,000 minimum savings that we're targeting.
17 And we have selected to reduce our debt
18 service, so the payments -- the amount will
19 stay the same, just our payments each month or
20 each year will diminish slightly based on
21 whatever rate we do. So that will be
22 upcoming. But that was a Special Meeting.

23 Is there any other discussion from
24 Council?

25 (No response.)

1 PRESIDENT MOURY: Mr. Christian,
2 would you please call the roll.

3 MR. CHRISTIAN: Dr. Campbell?

4 DR. CAMPBELL: Here. Or yes.

5 MR. CHRISTIAN: Mr. Cenci?

6 MR. CENCI: Yes.

7 MR. CHRISTIAN: Mr. Consolmagno?

8 MR. CONSOLMAGNO: Yes.

9 MR. CHRISTIAN: Ms. Gibbons?

10 MS. GIBBONS: Yes.

11 MR. CHRISTIAN: Mr. Hannan?

12 MR. HANNAN: Yes.

13 MR. CHRISTIAN: Mr. Harrison?

14 MR. HARRISON: Yes.

15 MR. CHRISTIAN: Mr. McLean?

16 MR. McLEAN: Yes.

17 MR. CHRISTIAN: Mr. Moury?

18 PRESIDENT MOURY: Yes.

19 MR. CHRISTIAN: Mr. O'Brien?

20 MR. O'BRIEN: Yes.

21 PRESIDENT MOURY: Motion passes 9-0.

22 At this time, I would like to turn to
23 the approvals of the Bills and Payrolls; and
24 Mr. Hannan.

25 MR. HANNAN: I move that we approve

1 Bill List No. 091321 in the amount of
2 \$2,002,325.60.

3 MS. GIBBONS: Second.

4 PRESIDENT MOURY: There's a motion by
5 Mr. Hannan, second by Ms. Gibbons that we
6 approve Bill List No. 091321 in the amount of
7 \$2,002,325.60.

8 Any discussion of this item?

9 (No response.)

10 PRESIDENT MOURY: Mr. Christian,
11 would you please call the roll.

12 MR. CHRISTIAN: Dr. Campbell?

13 DR. CAMPBELL: Yes.

14 MR. CHRISTIAN: Mr. Cenci?

15 MR. CENCI: Yes.

16 MR. CHRISTIAN: Mr. Consolmagno?

17 MR. CONSOLMAGNO: Yes.

18 MR. CHRISTIAN: Ms. Gibbons?

19 MS. GIBBONS: Yes.

20 MR. CHRISTIAN: Mr. Hannan?

21 MR. HANNAN: Yes.

22 MR. CHRISTIAN: Mr. Harrison?

23 MR. HARRISON: Yes.

24 MR. CHRISTIAN: Mr. McLean?

25 MR. McLEAN: Yes.

1 MR. CHRISTIAN: Mr. Moury?

2 PRESIDENT MOURY: Yes.

3 MR. CHRISTIAN: Mr. O'Brien?

4 MR. O'BRIEN: Yes.

5 PRESIDENT MOURY: Motion passes 9 to
6 0.

7 At this time, I would like to turn to
8 the general -- excuse me -- Residents'
9 Comments section for non-agenda items. I have
10 two people signed up to speak.

11 Is it Judy Kreger of 5730 Janet
12 Drive? If you'd like to come up.

13 MS. KREGER: I'm Judy Kreger. I live
14 on Janet Drive. I'm one of Bethel Park's
15 residents.

16 The issue that I'm bringing to
17 Council is more for the people that do the
18 negotiating with the Waste Management, or
19 whatever company, and for recycling and for
20 garbage.

21 July 4th fell on Sunday. And
22 federally July 5th was the holiday, except
23 Waste Management. But that's not how their
24 brochure put it out.

25 On my street -- on my block, ten

1 houses -- or 20 houses, ten on each side, not
2 one single person put any garbage or recycle
3 out. Until about 7:00 in the morning, one of
4 their recycle trucks came up the street real
5 slow, then you saw all the neighbors running,
6 putting their garbage out, dragging their
7 recycle to the other side of the street
8 because that truck wasn't going to do that
9 trip again.

10 And I called Waste Management a
11 couple times and got passed around, and asked
12 for a supervisor that was there, to be told
13 that everybody's working from home. It must
14 have been a holiday or something.

15 I also called the Mayor, to find out
16 that I wasn't the only person that called
17 about this. And not from my area, but from
18 other areas -- streets around there.

19 So I just would like that maybe when
20 you go to negotiations, you have somebody
21 that's bringing something to the table that's
22 over 65 or so, that may be walks with a cane,
23 and dragging that can up your driveway that
24 goes like this (indicating).

25 Empty is a -- is a problem, and then

1 to get it out there on the wrong day or miss
2 your collection. My garbage, then recycle,
3 sat out for the full cycle. I wasn't bringing
4 it back in again.

5 So, that's all I bring, just that
6 when you negotiate, that you think about the
7 people -- since Bethel Park is getting older,
8 that you think about the people that might
9 have some issues with that.

10 I don't know what the background was,
11 but we changed to Waste Management. The other
12 service, you could put anything at the curb
13 and they took it. This has to be specially
14 wrapped and -- I don't know. It just seems
15 like a whole lot of nothing.

16 So that's -- that's all. My name and
17 address are at the bottom, my phone number,
18 and an email address, if anybody has anything
19 to say or wants me to help them in any way.

20 PRESIDENT MOURY: Thank you very
21 much. We apologize for the inconvenience.

22 MS. KREGER: That's okay.

23 PRESIDENT MOURY: We did a bad job of
24 communicating it, that we weren't going to run
25 through the holiday. But we'll make sure we

1 address that for next year.

2 MS. KREGER: It's only when the hol-
3 -- the holiday falls on Saturday or Sunday.

4 PRESIDENT MOURY: Sunday, yeah.

5 MS. KREGER: Then it just --

6 PRESIDENT MOURY: Okay. We have Bev
7 Thurner, 4802 Criss Road. We normally have a
8 two- to three-minute limit, but...

9 You can raise that, if you'd like.

10 MS. THURNER: Thank you.

11 I have two items. The one is kind of
12 a short one on the zoning that's going from
13 R-3 to C-2.

14 How much will this affect traffic in
15 a negative way? That's the question I have.

16 There's a lot of traffic there now,
17 and it would be compounded when the 19 Ryan
18 Homes, which are being built adjacent to the
19 bridge, the Bethel Church bridge. And there
20 are cars now that are going from the village
21 toward 88 that make a left there into
22 Walgreens illegally.

23 When -- I don't know if that --
24 there's a -- a throughway right now where the
25 houses are being built on the right-hand side

1 as you'll be coming down to the bridge. I
2 don't know if that's going to be closed off --

3 PRESIDENT MOURY: No.

4 MS. THURNER: -- or --

5 It's going to be open?

6 PRESIDENT MOURY: No.

7 MS. THURNER: Oh, okay.

8 PRESIDENT MOURY: That's -- I don't
9 mean to interrupt you.

10 That's going to be emergency access
11 so the --

12 MS. THURNER: Okay. That's --

13 PRESIDENT MOURY: -- gate will
14 remain.

15 MS. THURNER: -- what I thought. I
16 just hope no --

17 PRESIDENT MOURY: I'm sorry.

18 MS. THURNER: -- no goofballs break
19 it or anything. Like you know how they do?

20 Okay. That's it for that.

21 But -- okay. And the other one --
22 the other one -- I'm sorry. There are cars --
23 I live on Criss Road. And there -- there is a
24 cul-de-sac on Criss Road. A house which is in
25 the cul-de-sac has four to six cars parked

1 around the cul-de-sac all the time, day,
2 night.

3 She does have a driveway and a
4 garage. I don't know, you know, how many
5 people are there. I don't care. My concern
6 is the six cars in the cul-de-sac.

7 First off, the emergency vehicles, if
8 there's a fire truck, an ambulance, or
9 whatever, that has to come down, police,
10 they're going to have a tough time.

11 Right now, the garbage trucks have a
12 difficult time picking up the trash and
13 getting around the cul-de-sac due to the cars
14 that are parked there. I mean, some of those
15 buggers are really big, the trucks. It takes
16 them sometimes 20 minutes to pull back, pull
17 up, pull back.

18 I am here to request either a zoning
19 change, or at the very least have several "no
20 parking at any time" signs to be placed there
21 to replace a "private driveway" sign, which is
22 obsolete and does not pertain to driveways,
23 because there's none there.

24 In the winter, the large salt trucks,
25 snow plows have a nearly impossible task of

1 clearing -- clearing the snow and salting the
2 road due to all the parked cars.

3 Last winter, when the snow plow
4 finally made its way out of the cul-de-sac and
5 up the street -- I'm like the fourth house
6 up -- I had the job of cleaning the snow off
7 the street in front of my driveway. Because
8 after jockeying around all those cars, the
9 guy, I guess, was just wanting to get up the
10 street.

11 It's also difficult for delivery
12 trucks, grass-cutting vehicles with their
13 equipment and trailers in tow to manage.

14 Finally, over this past weekend, I
15 spent several hours riding through various
16 Bethel -- I'm sorry -- various areas of Bethel
17 that had either dead ends or cul-de-sacs, of
18 which there are many. Some of them had "no
19 parking" signs, some did not.

20 Out of all these, a maximum of three
21 streets are dead ends had only one car parked
22 there. The rest of the dead end cul-de-sacs
23 had no cars. Some had signs, some did not.

24 But this is really a -- it's more of
25 a nuisance than anything else. It's -- it's

1 dangerous. And I think it's impeding other
2 people's rights. So, I was always taught your
3 rights end when they start going into
4 everybody else's rights. Thank you.

5 PRESIDENT MOURY: Thank you.

6 I'll -- I'll quickly address. We'll
7 have the police go up and look to see if it
8 becomes a safety issue.

9 Historically, with "no parking"
10 signs, we like to ask the residents to maybe
11 circulate a petition in -- even in stop signs,
12 making sure everybody in the neighborhood's
13 comfortable with it. And then you can present
14 it, send it to the manager, and then we can do
15 it, if that's the wish in the neighborhood.

16 We would normally ask the police to
17 look at it, and then we can potentially put
18 "no parking" up under the manager's 90-day
19 clause. Thank you.

20 MS. THURNER: So I will do that.
21 Thank you.

22 PRESIDENT MOURY: Okay. Thank you.

23 MS. THURNER: Uh-huh.

24 PRESIDENT MOURY: Are there anybody
25 else that would like to speak on non-agenda

1 items?

2 (No response.)

3 PRESIDENT MOURY: Hearing none, can
4 we turn to Health, Safety and Welfare; and
5 Mr. O'Brien.

6 MR. O'BRIEN: Mr. Chairman, there are
7 no items under Health, Safety and Welfare this
8 evening.

9 PRESIDENT MOURY: Thank you,
10 Mr. O'Brien.

11 Are there any additional items?

12 (No response.)

13 PRESIDENT MOURY: Hearing none, can
14 we turn to Planning and Zoning; and
15 Ms. Gibbons.

16 MS. GIBBONS: Application No.
17 2021-0622, 150 Hillside Drive, Automotive
18 Repair Building.

19 I move that we approve this
20 application for major land development per
21 the Municipal Planner's memorandum dated
22 August 18, 2021.

23 MR. HANNAN: Second.

24 PRESIDENT MOURY: There's a motion by
25 Ms. Gibbons, second by Mr. Hannan that we

1 approve this application for a major land
2 development per the Municipal Planner's
3 memorandum dated August 18, 2021.

4 Any discussion of this item?

5 MS. GIBBONS: (Indicating.)

6 PRESIDENT MOURY: Ms. Gibbons?

7 MS. GIBBONS: This is a -- the
8 existing building at this site will be
9 demolished to make room for the new proposed
10 building. And this is the Bruce Brothers
11 Tire's com- -- Tire complex.

12 PRESIDENT MOURY: Yeah, they -- Bruce
13 Brothers will be expanding, I believe.

14 MS. GIBBONS: Expanding, yes. Rather
15 than --

16 PRESIDENT MOURY: -- and the building
17 behind it will be demolished.

18 MS. GIBBONS: Right.

19 PRESIDENT MOURY: Are there any
20 discussion from Council?

21 (No response.)

22 PRESIDENT MOURY: Mr. Christian,
23 would you please call the roll.

24 MR. CHRISTIAN: Dr. Campbell?

25 DR. CAMPBELL: Yes.

1 MR. CHRISTIAN: Mr. Cenci?

2 MR. CENCI: Yes.

3 MR. CHRISTIAN: Mr. Consolmagno?

4 MR. CONSOLMAGNO: Yes.

5 MR. CHRISTIAN: Ms. Gibbons?

6 MS. GIBBONS: Yes.

7 MR. CHRISTIAN: Mr. Hannan?

8 MR. HANNAN: Yes.

9 MR. CHRISTIAN: Mr. Harrison?

10 MR. HARRISON: Yes.

11 MR. CHRISTIAN: Mr. McLean?

12 MR. McLEAN: Yes.

13 MR. CHRISTIAN: Mr. Moury?

14 PRESIDENT MOURY: Yes.

15 MR. CHRISTIAN: Mr. O'Brien?

16 MR. O'BRIEN: Yes.

17 PRESIDENT MOURY: Motion passes 9 to
18 0.

19 Ms. Gibbons.

20 MS. GIBBONS: Application 2021-0529,
21 Bethel Park Shopping Center Final Major
22 Subdivision.

23 I move that we approve the
24 application -- this application for a final
25 major subdivision in the Bethel Park Shopping

1 Center per the Municipal Planner's memorandum
2 dated August 18, 2021.

3 MR. HANNAN: Second.

4 PRESIDENT MOURY: There's a motion by
5 Ms. Gibbons, second by Mr. Hannan that we
6 approve this application for a final major
7 subdivision in the Bethel Park Shopping Center
8 per the Municipal Planner's memorandum dated
9 August 18, 2021.

10 Any discussion of this item?

11 MS. GIBBONS: (Indicating.)

12 PRESIDENT MOURY: Ms. Gibbons.

13 MS. GIBBONS: Basically, this plan
14 proposes to create separate parcels for the
15 Chase Bank and the existing Wendy's restaurant
16 on site. This is on Route 88.

17 PRESIDENT MOURY: Thank you,
18 Ms. Gibbons.

19 Is there any other discussion from
20 Council?

21 (No response.)

22 PRESIDENT MOURY: Hearing none,
23 Mr. Christian, would you please call the roll.

24 MR. CHRISTIAN: Dr. Campbell?

25 DR. CAMPBELL: Yes.

1 MR. CHRISTIAN: Mr. Cenci?

2 MR. CENCI: Yes.

3 MR. CHRISTIAN: Mr. Consolmagno?

4 MR. CONSOLMAGNO: Yes.

5 MR. CHRISTIAN: Ms. Gibbons?

6 MS. GIBBONS: Yes.

7 MR. CHRISTIAN: Mr. Hannan?

8 MR. HANNAN: Yes.

9 MR. CHRISTIAN: Mr. Harrison?

10 MR. HARRISON: Yes.

11 MR. CHRISTIAN: Mr. McLean?

12 MR. McLEAN: Yes.

13 MR. CHRISTIAN: Mr. Moury?

14 PRESIDENT MOURY: Yes.

15 MR. CHRISTIAN: Mr. O'Brien?

16 MR. O'BRIEN: Yes.

17 PRESIDENT MOURY: Motion passes 9-0.

18 Ms. Gibbons?

19 MS. GIBBONS: Ordinance 9-13-21,

20 Sparrow Applied Designs Rezoning.

21 I move that we approve Ordinance

22 9-13-21, amending the Zoning District Map of

23 the Municipality of Bethel Park by rezoning

24 certain parcels of property from zoning

25 classifications R-3 (one-family dwelling

1 district) and C-1 (neighborhood commercial
2 district) to C-2 (general commercial
3 district), being located between Broughton
4 Road (State Route 2040) and Library Road
5 (State Route 88).

6 MR. HANNAN: Second.

7 PRESIDENT MOURY: There's a motion by
8 Ms. Gibbons, second by Mr. Hannan that we
9 approve Ordinance 9-13-21, amending the Zoning
10 District Map of the Municipality of Bethel
11 Park by rezoning certain parcels of property
12 from zoning classification R-3 (one-family
13 dwelling district) and C-1 (neighborhood
14 commercial district) to C-2 (general
15 commercial district), being located between
16 Broughton Road (State Route 2040) and Library
17 Road (State Route 88).

18 Is there any discussion of this item?

19 MS. GIBBONS: (Indicating.)

20 PRESIDENT MOURY: Ms. --

21 MR. O'BRIEN: Mr. Chairman?

22 PRESIDENT MOURY: Okay. Ms. Gibbons
23 first, then Mr. O'Brien.

24 MS. GIBBONS: This rezon- -- this
25 rezoning is for the 12 parcels located on

1 Library Road and Broughton Road, and the
2 parcels also join the vacated portion of
3 Lindermer Drive. Five of the parcels are
4 currently zoned C-1 and seven parcels are
5 currently zoned R-3 Residential.

6 The Applicant is requesting that all
7 12 parcels be zoned C-2 commercial. The total
8 area for the rezoning is 3.9 acres.

9 PRESIDENT MOURY: Thank you,
10 Ms. Gibbons.

11 Mr. O'Brien?

12 MR. O'BRIEN: I would just like to
13 say that I would be voting no on this
14 rezoning. At this time, I'm just not
15 comfortable with the unknown of one
16 transferring from one -- one classification to
17 the other. Thank you.

18 PRESIDENT MOURY: Thank you,
19 Mr. O'Brien.

20 Is there any other discussion?

21 (No response.)

22 PRESIDENT MOURY: I just -- I'll go.
23 A couple things that I've learned through this
24 process. It went through the Planning
25 Commission, and they recommended it. It came

1 to Council, and we had a public hearing.
2 There was a number of issues discussed. First
3 and foremost is traffic, which was brought up
4 tonight.

5 When we looked at a zoning, we kind
6 of factor that in. But once it's rezoned, if
7 it is rezoned, then you look at any
8 development it goes in. They will then do a
9 traffic study, and they would lay out via
10 PennDOT, because they're state roads, on how
11 the traffic's going to be done in this site.
12 It's part of site development process.

13 One of the things that came up in the
14 meeting was the left turn on Broughton Road
15 onto Route 88. Mr. Cenci brought up tonight,
16 he had asked staff to research it. We didn't
17 have a lot of background prior, from 20 years
18 ago when it was originally done, or longer.

19 But what we did do is to go to our
20 traffic consultant and ask them, can we do it
21 and what would the cost be? They gave us kind
22 of a time frame with PennDOT, what you have to
23 do with the permits, provided PennDOT approves
24 it.

25 We gave the approval tonight before

1 we came to the room, no matter what the zoning
2 is, that we're going to make application to
3 make a left turn arrow on Broughton onto
4 Route 88 irregardless of happens tonight.

5 So we made the -- we'll be
6 approaching our traffic consultant, who will
7 then approach PennDOT on the application.

8 I guess my general comment on any
9 zoning, you got to be very concerned of the
10 impact of the neighborhood. And you got to be
11 concerned on what it's going to do to existing
12 and future.

13 And I think we identified in the
14 long-range plan that we had some areas that
15 kind of needed redeveloped. One of the things
16 that we're currently working on is coming up
17 with a redevelopment authority. Not to do
18 mass redevelopments, but to help the people
19 that are out there that may have shops or
20 existing facilities that, how do we make it
21 look better?

22 How do we connect, you know, the
23 business owner, bring them together as a group
24 and look at a region versus doing individual
25 properties? How do we get people to commit to

1 doing things using --

2 Tom Duerr, our county representative
3 is here tonight. Thank you.

4 But the county has a vast array of
5 programs that we can tap into. But we need a
6 conduit to be able to do that, which is kind
7 of secondary to this application, in my
8 opinion.

9 I look at this as, is it going to
10 improve the area and what impact? And it's a
11 tough decision because it's going to have a
12 little impact on the neighborhood no matter
13 what we do.

14 I look at it that we have an
15 opportunity here to maybe make some changes.
16 I think the property owner has done a lot with
17 the developments there. I think one of the
18 things we believe will happen is, if this
19 zoning does go through per the PennDOT, a lot
20 of the parking that is currently on Broughton
21 Road that's perpendicular and on Route 88 will
22 probably go away as part of this.

23 They need more internal parking, I
24 think, to make that facility, which started
25 this whole process, that have they park- --

1 they don't have adequate parking to handle
2 what they have. So while they didn't show us
3 any plans and we didn't approve anything, the
4 concept behind it was, how do we get more
5 additional parking on that site?

6 We also talked about, informally,
7 even stormwater management. Months ago, we
8 talked about, down at the Walmart/Giant Eagle
9 plaza, that they were coming in piecemeal, and
10 they weren't doing the total site for any
11 stormwater management.

12 Well, if this is rezoned, even if
13 it's not, during the development process
14 they're going to be forced to do re- --
15 stormwater management, which will help the
16 neighbor- -- neighboring properties below and,
17 really, the businesses below.

18 Having said all that, I think we have
19 one opportunity to do this. Two-thirds of
20 it's already zoned some form of commercial.
21 Part of it is not. And we're going to be
22 changing it all to general commercial.

23 It's kind of landlocked because you
24 have the 50-foot build line on each side,
25 based on the property. And I think there's a

1 couple acres we talked about -- Lorrie
2 mentioned -- Ms. Gibbons mentioned about being
3 rezoned. But a portion of that is also going
4 to be for parking, and they're not able to
5 build.

6 Having said all that, I think this is
7 an opportunity for us to help fix the corner
8 up, make it a little better for everybody.
9 The traffic, once again, there's no real curb
10 cuts there.

11 Part of the traffic mitigation that
12 they're planning, I'm sure PennDOT's going to
13 require them to put in certain curb cuts to
14 make it safer, and move the traffic and
15 parking away from the intersection, and
16 possibly do some land expansions to make the
17 overall improvements.

18 So I will be supporting this tonight.
19 Is there any other discussion from
20 Council?

21 (No response.)

22 PRESIDENT MOURY: Mr. Christian,
23 would you please call the roll.

24 MR. CHRISTIAN: Dr. Campbell?

25 DR. CAMPBELL: Yes.

1 MR. CHRISTIAN: Mr. Cenci?

2 MR. CENCI: No.

3 MR. CHRISTIAN: Mr. Consolmagno?

4 MR. CONSOLMAGNO: Yes.

5 MR. CHRISTIAN: Ms. Gibbons?

6 MS. GIBBONS: Yes.

7 MR. CHRISTIAN: Mr. Hannan?

8 MR. HANNAN: Yes.

9 MR. CHRISTIAN: Mr. Harrison?

10 MR. HARRISON: No.

11 MR. CHRISTIAN: Mr. McLean?

12 MR. McLEAN: Yes.

13 MR. CHRISTIAN: Mr. Moury?

14 PRESIDENT MOURY: Yes.

15 MR. CHRISTIAN: Mr. O'Brien?

16 MR. O'BRIEN: No.

17 PRESIDENT MOURY: Motion passes 6 to
18 3.

19 We will certainly -- it's 30 days
20 before this goes into effect. And anything
21 the developer would do to the property on
22 there as far as any development, the
23 neighborhood would be notified and, you know,
24 be involved in the process as far as the
25 development of the site, if that comes to

1 fruition.

2 Okay. Our --

3 Ms. Gibbons?

4 MS. GIBBONS: There are no additional
5 items under Planning and Zoning.

6 PRESIDENT MOURY: Thank you,
7 Ms. Gibbons.

8 Are there any additional items?

9 (No response.)

10 PRESIDENT MOURY: Hearing none, can
11 we turn to Public Works and Maintenance;
12 Mr. Consolmagno.

13 MR. CONSOLMAGNO: Mr. Moury, we only
14 have one item on the Public Works and
15 Maintenance.

16 Gravely Pro-Stance 48-inch Mowers.

17 I move that we approve the purchase
18 of three mowers from Dobosh Service Center per
19 the Public Works Director's memorandum dated
20 August 20, 2021.

21 MS. GIBBONS: Second.

22 PRESIDENT MOURY: There's a motion by
23 Mr. Consolmagno, second by Ms. Gibbons that we
24 approve the purchase of three mowers from
25 Dobosh Service Center per the Public Works

1 Director's memorandum dated August 20, 2021.

2 Any discussion of this item?

3 (No response.)

4 PRESIDENT MOURY: Mr. Christian,
5 would you please call the roll.

6 MR. CHRISTIAN: Dr. Campbell?

7 DR. CAMPBELL: Yes.

8 MR. CHRISTIAN: Mr. Cenci?

9 MR. CENCI: Yes.

10 MR. CHRISTIAN: Mr. Consolmagno?

11 MR. CONSOLMAGNO: Yes.

12 MR. CHRISTIAN: Ms. Gibbons?

13 MS. GIBBONS: Yes.

14 MR. CHRISTIAN: Mr. Hannan?

15 MR. HANNAN: Yes.

16 MR. CHRISTIAN: Mr. Harrison?

17 MR. HARRISON: Yes.

18 MR. CHRISTIAN: Mr. McLean?

19 MR. McLEAN: Yes.

20 MR. CHRISTIAN: Mr. Moury?

21 PRESIDENT MOURY: Yes.

22 MR. CHRISTIAN: Mr. O'Brien?

23 MR. O'BRIEN: Yes.

24 PRESIDENT MOURY: Motion passes 9 to

25 0.

1 Mr. Consolmagno?

2 MR. CONSOLMAGNO: We have no other
3 items under Public Works and Maintenance.

4 PRESIDENT MOURY: Thank you very
5 much, Mr. Consolmagno.

6 I just have one quick item. I know
7 the Fire Department is having their Open House
8 on October 3rd from 11:00 to 3:00.

9 The Bethel Park Historical Society
10 will also be having an Open House starting at
11 10:00 a.m. to 3:00 p.m. on the same day,
12 October 3rd.

13 We have kind of done it both at the
14 same time. Our event will start a little
15 earlier. There will be a ceremony at
16 10:00 a.m., and we'll have an Open House for
17 the day.

18 Is any other --

19 MR. McLEAN: Mr. Moury?

20 PRESIDENT MOURY: -- discussion from
21 Council?

22 MR. McLEAN: Yes. Mr. Moury?

23 PRESIDENT MOURY: Mr. McLean.

24 MR. McLEAN: May I suggest we go back
25 and do General Policy and Finance? I didn't

1 want to interfere with the order.

2 PRESIDENT MOURY: Oh, my goodness.
3 How dare we skip over you.

4 MR. McLEAN: That's okay.

5 PRESIDENT MOURY: Mr. McLean, at this
6 time we would turn to General Policy and
7 Finance. My apologies.

8 MR. McLEAN: And last but not least,
9 we only have one item under General Policy and
10 Finance.

11 Document Scanning and Destruction
12 Service.

13 I move that we approve the contract
14 with ScanTek in the amount of \$143,468.52 for
15 the period through 2024.

16 MS. GIBBONS: Second.

17 PRESIDENT MOURY: There's a motion by
18 Mr. McLean, second by Ms. Gibbons that we
19 approve the contract with ScanTek in the
20 amount of \$143,468.52 for the period through
21 2024.

22 It was a technical issue. It was my
23 computer that didn't do that.

24 MR. McLEAN: I'm sure. You couldn't
25 see that, yes. I understand.

1 PRESIDENT MOURY: It couldn't have
2 been me.

3 Is there any other discussion from
4 Council?

5 My apologies.

6 (No response.)

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

9 MR. CHRISTIAN: Dr. Campbell?

10 DR. CAMPBELL: Yes.

11 MR. CHRISTIAN: Mr. Cenci?

12 MR. CENCI: Yes.

13 MR. CHRISTIAN: Mr. Consolmagno?

14 MR. CONSOLMAGNO: Yes.

15 MR. CHRISTIAN: Ms. Gibbons?

16 MS. GIBBONS: Yes.

17 MR. CHRISTIAN: Mr. Hannan?

18 MR. HANNAN: Yes.

19 MR. CHRISTIAN: Mr. Harrison?

20 MR. HARRISON: Yes.

21 MR. CHRISTIAN: Mr. McLean?

22 MR. McLEAN: Yes.

23 MR. CHRISTIAN: Mr. Moury?

24 PRESIDENT MOURY: Yes.

25 MR. CHRISTIAN: Mr. O'Brien?

1 MR. O'BRIEN: Yes.

2 PRESIDENT MOURY: Motion passes 9 to
3 0.

4 Mr. McLean?

5 MR. McLEAN: There's nothing further
6 under General Policy and Finance.

7 PRESIDENT MOURY: Did I miss anything
8 else?

9 MR. McLEAN: I would let you know if
10 you did.

11 PRESIDENT MOURY: Thank you. I
12 certainly -- O'Brien's not here, so.

13 MR. McLEAN: That's right.

14 PRESIDENT MOURY: Okay. Is there any
15 other discussion from Council?

16 MR. HANNAN: I move we adjourn.

17 PRESIDENT MOURY: Motion to adjourn.
18 Second?

19 MR. CONSOLMAGNO: Second.

20 PRESIDENT MOURY: All in favor?

21 DR. CAMPBELL: Aye.

22 MR. CENCI: Aye.

23 MR. CONSOLMAGNO: Aye.

24 MS. GIBBONS: Aye.

25 MR. HANNAN: Aye.

1 MR. HARRISON: Aye.

2 MR. McLEAN: Aye.

3 PRESIDENT MOURY: Aye.

4 MR. O'BRIEN: Aye.

5 PRESIDENT MOURY: Meeting adjourned.

6 And good night, everybody.

7 (Whereupon, the meeting was adjourned
8 at 8:10 p.m.)

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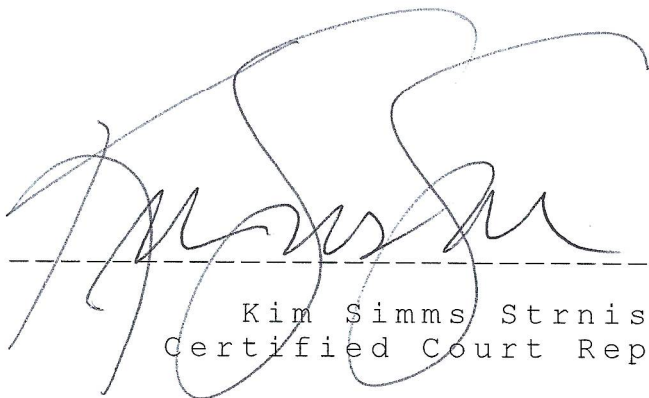
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C E R T I F I C A T E

I hereby certify that the transcript of the proceedings and evidence contained herein are a true and accurate transcription of my stenographic notes taken by me at the Bethel Park Council Regular Meeting of the within cause, taken on September 13, 2021, and that the transcription was reduced to printing under my direction, and that this is a true and correct transcript of the same.

DATE

10/8/21



Kim Simms Strnisa
Certified Court Reporter

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