

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)  
Mark J. O'Brien (V. President)  
Timothy Campbell  
Todd S. Cenci  
Joseph A. Consolmagno  
David C. Espinar  
Lindsay Flinn  
Joseph Janosik  
John Oakes

- - - -

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

- - - -

DATE: Monday, June 13, 2022  
TIME: 7:30 p.m.

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

- - - -

Reported by: Kim Simms Strnisa

- - - -

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 June 13, 2022.

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: Mr. Espinar?

15 MR. ESPINAR: Here.

16 MR. CHRISTIAN: Ms. Flinn?

17 MS. FLINN: Here.

18 MR. CHRISTIAN: Mr. Janosik?

19 MR. JANOSIK: Here.

20 MR. CHRISTIAN: Mr. Moury?

21 PRESIDENT MOURY: Here.

22 MR. CHRISTIAN: Mr. Oakes?

23 MR. OAKES: Here.

24 MR. CHRISTIAN: Mr. O'Brien?

25 MR. O'BRIEN: Present.

1           PRESIDENT MOURY: All members are  
2 present.

3           At this time, could we stand for the  
4 Pledge of Allegiance.

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

7           PRESIDENT MOURY: Okay. At this  
8 time, I would like to turn -- we have no Chair  
9 Announcements this evening.

10          I would like to turn to the Reports  
11 of the Officials; and the Library Director's  
12 Report.

13          MS. McINTOSH: Good evening. My name  
14 is Christine. I'm the director of your public  
15 library, where we provide opportunities to  
16 explore, learn, create, and connect.

17          Summer Reading is in full swing for  
18 both youth and adults. So if you haven't  
19 signed up, you still have a chance to do so.  
20 It will run through the end of July.

21          There's two library services I wanted  
22 to tell you about this evening. The first is  
23 the RAD Pass. The RAD Pass provides Allegheny  
24 County residents ages 18 and older with access  
25 to free -- or discounted passes to cultural

1 attractions in our region with a library card  
2 from any Allegheny County Library.

3 So you can access the website at  
4 Radpass.org; that's R-A-D-P-A-S-S dot org. So  
5 you'll log in with your library card number  
6 and your pin. You can browse for passes by  
7 date or by venue and then make a reservation.  
8 You can print or download your passes to your  
9 mobile device, and bring it with you to the  
10 venue.

11 Passes are not transferable. So the  
12 cardholder who made the reservation must be  
13 present to be admitted. If you need a library  
14 card, you can register online at the RAD Pass  
15 website or stop in at the Library.

16 So all four of the Carnegie museums  
17 are part of this and some of the Cultural  
18 Trust venues. You're not going to get tickets  
19 to Kinky Boots, but you might get tickets to  
20 the drum and fife corps.

21 And then Experience Kits, thanks for  
22 our partnership with the Heinz Center  
23 Affiliates Program and other Allegheny County  
24 Libraries were offering free admission for up  
25 to four people to a number of museums and

1 historical sites around the Pittsburgh area.

2 So our kits this year include, for  
3 2022, the Heinz History Center, Fort Pitt  
4 Museum, Meadowcroft Village, Duncan and Miller  
5 Glass Museum, Historic Fort Steuben, Merrick  
6 Art Gallery, Old Economy Village, Somerset  
7 Historical Center, and the West Overton  
8 Village and Museum.

9 And then each kit also comes with  
10 access to educational information, itinerary  
11 ideas, and other fun content through a virtual  
12 experience card.

13 So it's this size (indicating). It's  
14 the size of a piece of paper. It's laminated  
15 and has a barcode on it. You take it to the  
16 site. They'll scan it. They'll give it back  
17 to you. And then you return it to the  
18 Library.

19 They do go out for seven days. They  
20 cannot be reserved. So it's first-come,  
21 first-served. But you can call the Library  
22 ahead of time for availability. And then come  
23 visit us to find your next adventure.

24 And then finally, The Friends of the  
25 Library is rejuvenating. And so they're

1       having a Meet and Greet in the Library  
2       Courtyard on Thursday, June 16th, at 6:00, and  
3       then again on Wednesday, June 22nd, from  
4       10:30.

5               So The Friends are a volunteer  
6       organization that advocates and promotes the  
7       Library as a vital community asset. They host  
8       events, raise funds, and advocate for the  
9       Library at the local and state level, with the  
10      goal supporting the library services outside  
11      of what we're able to do with our regular  
12      operating budget.

13              Benefits of being a Friend include  
14      early notification and access to events,  
15      special Friends-only activities, and comradery  
16      as well.

17              If you can't make the June dates, I  
18      know they're planning on hosting another Meet  
19      and Greet in July. And then there's a  
20      membership form available from the Library's  
21      website.

22              Just a reminder that the Library is  
23      closed on Sundays during the summer from  
24      Memorial Day weekend through Labor Day  
25      weekend. But we're still here 56 hours a

1 week, so come join us. And the Library will  
2 be closed on Monday, July 4th for Independence  
3 Day holiday.

4 And that is all that I have.

5 PRESIDENT MOURY: Any questions from  
6 Council?

7 (No response.)

8 PRESIDENT MOURY: Hearing none --  
9 thank you very much.

10 MS. McINTOSH: Thank you.

11 PRESIDENT MOURY: Can we turn to the  
12 Police Chief's Report; and Chief O'Connor.

13 CHIEF O'CONNOR: Mr. Mayor, Council,  
14 you guys look very dapper this evening. You  
15 do. Especially you.

16 And I used to get my clothes at  
17 Gimbels basement. Since they closed, I've  
18 been going to Walmart.

19 All right. Hi, everybody. Chief  
20 here. We did have a very good turnout for our  
21 last Crime Watch meeting, which was an Open  
22 House here at Bethel Park Police. So I want  
23 to thank everybody who attended.

24 Now, we're going to be off for a few  
25 months. And we will resume the first Monday

1 of October over at the Community Center at  
2 7:00 p.m. So until then, please follow us on  
3 our social media.

4 And if you are not on our Crime Watch  
5 email list, let us know and we can add you to  
6 the list so you can stay in tune through the  
7 summer and see everybody we arrest.

8 So other than that, have a good, safe  
9 summer.

10 Questions? Excellent.

11 PRESIDENT MOURY: Any questions from  
12 Council?

13 (No response.)

14 PRESIDENT MOURY: Hearing none,  
15 can we turn to the Fire Chief's Report;  
16 Mr. Beeson.

17 MR. BEESON: Thank you.

18 My name's Russ Beeson. I'm the  
19 Deputy Fire Chief for the Bethel Park  
20 Volunteer Fire Company. I'm here to give you  
21 the report and stats for the month of May.

22 In the month of May, we had two  
23 building fires, two vehicles fires, two brush  
24 fires, one assist EMS, one vehicle  
25 extrication, five gas leaks, two CO incidents,



1 five electrical equipment issues, one power  
2 line down, two smoke investigations, three  
3 assist the police, five good intent, two  
4 hazmat investigations, 19 fire alarms, and two  
5 CO alarms; totaling 54 calls for the month of  
6 May.

7 On June 6th, just last Monday, at  
8 7:00 a.m., we received a call for a house on  
9 fire with possible entrapment, people on the  
10 roof. Police, Fire, and EMS all responded to  
11 the scene within minutes.

12 Police confirmed that there was a  
13 working fire and that there were people  
14 trapped on the front porch roof. A local  
15 neighbor brought a ladder. Two of our fine  
16 police officers climbed onto the roof of the  
17 porch.

18 One of residents that lived in the  
19 home was unconscious and still hanging out the  
20 window. Police officers pulled the  
21 unconscious person out of the window and onto  
22 the roof. The one conscious resident was  
23 assisted down the ladder. And the unconscious  
24 resident was carried down the ladder by  
25 Assistant Chief Rob Uselman, who's usually

1 here giving the report.

2 The residents were passed off to  
3 Tri-Community South EMS, where they were  
4 transported to the hospital.

5 We're happy to report that we talked  
6 to friends of the -- the friends of the  
7 homeowners. The conscious victim was released  
8 last week. The unconscious victim is now  
9 awake at the hospital, still recovering.

10 It's important to know, and we would  
11 like to stress the importance of closing  
12 doors. Okay? When you go to bed at night in  
13 your room, close your doors. I know it traps  
14 air flow and everything else, but it is a  
15 lifesaving step that you take.

16 If you go out of a door in a fire,  
17 make sure you close the door behind you. What  
18 that does is stop the flow of air. It stops  
19 the fire from growing, okay, and it gives us  
20 more time to get there and do the things that  
21 we need to do.

22 The other important tip for this week  
23 -- for this month is surge protectors. Watch  
24 what you have plugged into them. You don't  
25 want to plug appliances into them. Anything

1 with a high-volt draw and anything with a  
2 high-current draw, they need to be plugged  
3 directly into the outlets, not surge  
4 protectors and not extension cords. All  
5 right?

6 So if you have your appliances and  
7 the other things, make sure that they get  
8 plugged into the house outlets that are  
9 controlled by the breakers. Okay?

10 Thank you.

11 PRESIDENT MOURY: Any questions from  
12 Council?

13 (No response.)

14 PRESIDENT MOURY: Hearing none --  
15 thank you very much -- can we turn to the  
16 Mayor's Report; and Mayor Allen.

17 MAYOR ALLEN: Thank you,  
18 Mr. President.

19 Good evening. We want to thank  
20 everyone who attended or participated in our  
21 first two amazing Park & Play events. The  
22 third installment is next Sunday, June 26th,  
23 at Millennium Park, and that's the band  
24 No Bad JuJu. The event will be from 5:00  
25 until 7:30 p.m. There will be food trucks on

1 hand to purchase a variety of refreshments.

2 And Operation Troop Appreciation will  
3 be there to sign cards to send overseas to the  
4 military. And if you can bring a donation,  
5 they will send those over also.

6 The second thing is, we're holding  
7 our Summer Spectacular again this year.  
8 That's going to be on June -- or I'm sorry --  
9 July 2nd at 9:40, and that will feature our  
10 amazing fireworks display that we try to do  
11 every year.

12 Thirdly, we have the Dean Streater  
13 Concert Series that starts on July 10th and  
14 goes to August 7th at the Community Center.  
15 That's at 2:30. Admission is free. But if  
16 you can give a donation to the Community  
17 Foundation, that would be greatly appreciated.

18 And don't forget, our Farmer's Market  
19 is every Tuesday, starting at 3:00. And  
20 that's in the South Park parking lot, near the  
21 ice-skating rink.

22 And, finally, since it's June, I'm  
23 required by the Home Rule Charter to give a  
24 State of the Municipality. So the bad news  
25 is, it's usually 12 to 15 minutes. The good

1 news is, we prerecorded it, and you can watch  
2 it right after this Council meeting. So you  
3 don't have to hear me say it tonight.

4 And that's all I have, Mr. President.

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

7 Any other discussion?

8 (No response.)

9 PRESIDENT MOURY: Hearing none, can  
10 we turn to the Approval of the Minutes; and  
11 Mr. O'Brien.

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

13 April 25, 2022 Public Hearing  
14 minutes, McMurray Road Rezoning.

15 I move that we approve these minutes.

16 DR. CAMPBELL: Second.

17 PRESIDENT MOURY: There's a motion by  
18 Mr. O'Brien and second by Dr. Campbell that we  
19 approve the minutes of the 2020- -- April 25,  
20 2022 Public Hearing, the McMurray Road  
21 Rezoning.

22 Any discussion of this item?

23 (No response.)

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

1 MR. CHRISTIAN: Dr. Campbell?

2 DR. CAMPBELL: Yes.

3 MR. CHRISTIAN: Mr. Cenci?

4 MR. CENCI: Yes.

5 MR. CHRISTIAN: Mr. Consolmagno?

6 MR. CONSOLMAGNO: Yes.

7 MR. CHRISTIAN: Mr. Espinar?

8 MR. ESPINAR: Yes.

9 MR. CHRISTIAN: Ms. Flinn?

10 MS. FLINN: Yes.

11 MR. CHRISTIAN: Mr. Janosik?

12 MR. JANOSIK: Yes.

13 MR. CHRISTIAN: Mr. Moury?

14 PRESIDENT MOURY: Yes.

15 MR. CHRISTIAN: Mr. Oakes?

16 MR. OAKES: Yes.

17 MR. CHRISTIAN: Mr. O'Brien?

18 MR. O'BRIEN: Yes.

19 PRESIDENT MOURY: Motion passes 9-0.

20 Mr. O'Brien.

21 MR. O'BRIEN: Mr. Chairman, May 9,

22 2022 Regular Council Meeting Minutes.

23 I move that we approve the minutes of  
24 this meeting.

25 DR. CAMPBELL: Second.

1           PRESIDENT MOURY:   There's a motion by  
2   Mr. O'Brien and second by Dr. Campbell that we  
3   approve the minutes of the May 9, 2022 Regular  
4   Council Meeting.

5           Any discussion of this item?

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:   Mr. Espinar?

16          MR. ESPINAR:   Yes.

17          MR. CHRISTIAN:   Ms. Flinn?

18          MS. FLINN:   Yes.

19          MR. CHRISTIAN:   Mr. Janosik?

20          MR. JANOSIK:   Yes.

21          MR. CHRISTIAN:   Mr. Moury?

22          PRESIDENT MOURY:   Yes.

23          MR. CHRISTIAN:   Mr. Oakes?

24          MR. OAKES:   Yes.

25          MR. CHRISTIAN:   Mr. O'Brien?

1 MR. O'BRIEN: Yes.

2 PRESIDENT MOURY: Motion passes 9 to  
3 0.

4 At this time, I would like to turn to  
5 the approval of the Bills and Payrolls; and  
6 Mr. O'Brien.

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

8 Bill List 061322.

9 I move that we approve Bill List  
10 No. 061322 in the amount of \$1,963,465.72.

11 DR. CAMPBELL: Second.

12 PRESIDENT MOURY: There's a motion by  
13 Mr. O'Brien and second by Dr. Campbell that we  
14 approve Bill List No. 061322 in the amount of  
15 \$1,963,465.72.

16 Any discussion of this item?

17 (No response.)

18 PRESIDENT MOURY: Mr. Christian,  
19 would you please call the roll.

20 MR. CHRISTIAN: Dr. Campbell?

21 DR. CAMPBELL: Yes.

22 MR. CHRISTIAN: Mr. Cenci?

23 MR. CENCI: Yes.

24 MR. CHRISTIAN: Mr. Consolmagno?

25 MR. CONSOLMAGNO: Yes.



1 MR. CHRISTIAN: Mr. Espinar?

2 MR. ESPINAR: Yes.

3 MR. CHRISTIAN: Ms. Flinn?

4 MS. FLINN: Yes.

5 MR. CHRISTIAN: Mr. Janosik?

6 MR. JANOSIK: Yes.

7 MR. CHRISTIAN: Mr. Moury?

8 PRESIDENT MOURY: Yes.

9 MR. CHRISTIAN: Mr. Oakes?

10 MR. OAKES: Yes.

11 MR. CHRISTIAN: Mr. O'Brien?

12 MR. O'BRIEN: Yes.

13 PRESIDENT MOURY: Motion passes 9-0.

14 At this time, I would like to turn to  
15 the Residents' Comment Section for Non-Agenda  
16 Items. I think we have a couple residents  
17 signed up to speak.

18 Walt and Tracy Kasievich from Appel,  
19 3344. If you'd like to come to the microphone  
20 and state your name and address for the  
21 record.

22 We do have a three-minute limit. I  
23 would ask at the end of two minutes, you'll be  
24 notified and you can conclude your comments.

25 MR. KASIEVICH: Sure, that's fine.

1                   Yes.   Walt Kasievich, 3344 Appel  
2                   Road, here in Bethel.

3                   I just want to bring up -- I'm not  
4                   sure if anybody is aware that a business had  
5                   purchased the house in our neighborhood,  
6                   Passavant Memorial Homes. And as one of the  
7                   residents, we're just concerned if everything  
8                   was done properly in the way they acquired the  
9                   home.

10                  Are they in the proper zone that  
11                  they're supposed to be in? And I just want to  
12                  see who all is aware of this. And -- just  
13                  because this is a neighborhood where we're  
14                  having a lot of turnover in a good way; a lot  
15                  of families moving in, a lot of children  
16                  moving in.

17                  And the reason for that is it's a  
18                  quiet neighborhood. And no one ever moves out  
19                  of it because it's such a great neighborhood.  
20                  So now the only reason for the turnover is due  
21                  to age.

22                  And now we have a business moving  
23                  into the neighborhood that we're a little bit  
24                  concerned about. There's some unknowns. And  
25                  I just wanted to bring it to the attention of

1 anybody.

2 And if anybody has a comment back on  
3 this, I'd be glad to hear it. Thank you.

4 PRESIDENT MOURY: Okay. Thank you.  
5 Tracy?

6 MS. KASIEVICH: I'm actually with  
7 him.

8 PRESIDENT MOURY: Okay.

9 Darrell Taggart of Lisa Drive. If  
10 you could state your name and address for the  
11 record, please.

12 MR. TAGGART: Yes. My name's Darrell  
13 Taggart. I live at 255 Lisa Drive.

14 I'm here, really, for the same reason  
15 that Walt that just spoke. The facility -- I  
16 call it a facility. It sounds as though that  
17 there will be -- it will be staffed 24/7 for  
18 the folks that are going to be staying there.

19 And as Walt mentioned, I believe our  
20 neighborhood is zoned as a residential  
21 neighborhood. And this, to me, is more of a  
22 facility, a medical facility, if it has to be  
23 staffed 24/7, so...

24 And I also wondered, this house sold  
25 for quite a bit over its asking price. And

1       this could be a blow to Bethel Park, to the  
2       tax implications. And I just wondered if the  
3       -- if Bethel Park gets compensated at all for  
4       the loss of tax revenue since this is  
5       supposedly a --

6               PRESIDENT MOURY: Nonprofit.

7               MR. TAGGART: -- nonprofit, yes.

8               And that's all I've got. Thank you.

9               PRESIDENT MOURY: Okay. Thank you.

10              Is there anybody else that would like  
11      to speak?

12              If you could come up and state your  
13      name and address for the record, please. We  
14      do have a three-minute limit.

15              MR. WROBLICKY: Hello, everyone.

16      Alex Wroblecky, 244 Voss Road.

17              I live in the same area, addressing  
18      the same concerns. I would like to know what  
19      the definition of the code is for residential  
20      single-family use. What does that mean?

21              And how does a group home or a  
22      business putting people who are not of one  
23      single family living in the home apply to that  
24      zoning?

25              It's nothing against the idea. But

1 if the zoning is not applicable here, I would  
2 respect -- request respectfully that our  
3 elected officials enforce the zoning rules  
4 properly, because we have to follow those  
5 rules when we want to get a permit to build a  
6 shed or whatever.

7 I'm also a realtor. I've sold homes  
8 in this direct neighborhood. I know that as  
9 of maybe six or seven months ago, I had the  
10 highest sale house in that neighborhood at  
11 342,000 for a four-bedroom. So exactly my  
12 neighbor's comments. That house sold for  
13 440,000 cash.

14 It was -- it was renovated and  
15 flipped. But that is a huge increase in the  
16 purchase. It was actually listed at 385. So  
17 they paid -- no, I'm not good at math on the  
18 spot. But that's a significant overpay for  
19 the house.

20 So I would like to know what  
21 single-family residential zoning means in our  
22 Municipality and if this applies.

23 Thank you.

24 PRESIDENT MOURY: Thank you.

25 Are there any other residents who

1 would like to speak?

2 (No response.)

3 PRESIDENT MOURY: Hearing none --

4 I'm sorry. If you'd like to come and  
5 state your name and address for the record,  
6 please.

7 MS. CARPER: My name is Lisa Carper.  
8 I live at 3315 Appel Road. And my initial  
9 meeting with Robert Hicks and Kirsten Primm  
10 was on Tuesday, May 3rd, at 10:00 a.m., to  
11 discuss Passavant Memorial Homes, 242 Lisa  
12 Drive.

13 Kirsten informed me that the  
14 township's rules would be to put out a  
15 bright-colored sign on the property, and those  
16 residents 500 feet away would be notified.  
17 The sign will be there for so many days, and  
18 then a board hearing -- meeting hearing will  
19 be scheduled for residents to attend.

20 On Friday, May 6th, I left a voice  
21 message on Kirsten's phone, asking for weekly  
22 updates regarding this situation. She never  
23 returned my call or -- or emailed me until  
24 June 2nd, when I asked for the zoning codes  
25 and regulations.

1           I said, "You never got back to me  
2       with any updates." She said there were no  
3       updates to give me.

4           On Tuesday, June 7th, Kirsten Primm  
5       sent me an email at 10:44 a.m., "This will be  
6       a single-family dwelling that will be no more  
7       than three people living in the home, and,  
8       no" -- the word is no -- "full-time nursing  
9       care."

10           June 7th, at 12:30 p.m., the neighbor  
11       called employee Kelly, asking to remove the  
12       tree. It's now June 7th, at 3:07. I called  
13       employee Kelly. I asked what was going on at  
14       Lisa Drive. She said she had no knowledge  
15       what was going in there.

16           I called around and said, "You just  
17       spoke with the neighbor at 12:30, and you knew  
18       exactly what was going in there. So will this  
19       home will a 24/7 care home?" She answered,  
20       "Yes."

21           I immediately went back to Robert  
22       Hicks in the hallway at the Municipal Building  
23       to inform him this conversation. Vince Kelly  
24       was there as a witness. I asked Robert if I  
25       could make a three-way call so he could

1 listen. He said no. He said he would make  
2 the call. I asked if I could be there on  
3 three-way call, and he said no. He will call,  
4 but not today. I asked if he would let me  
5 know when he calls, and he said yes. This was  
6 Wednesday, June 7th, and there was no phone  
7 calls back.

8 Attorney Andrea Parenti and others  
9 keep trying to bring up the Fair Housing Act.  
10 Andrea reminded me that she is an attorney. I  
11 said, "Then you should know this is not a Fair  
12 Housing Act, but a zoning law issue."

13 Mayor Jack Allen told my son, Casey  
14 Carper, who resides on Lisa Drive, the R-2  
15 zoning there will never change.

16 So I would like to address as well  
17 with Ms. Andrea, the attorney for Passavant, I  
18 made a phone call with her, and she also  
19 answered, "Yes, this will be a 24/7 facility."

20 The next day, on June 9th, I asked  
21 her another question. And she said she is now  
22 looking into this, and some of the homes are  
23 and some of the homes are not. And I said,  
24 "Well, that's funny because yesterday you told  
25 me yes, and so did your employee, Kelly,



1 state, yes, this will be a 24/7 facility." So  
2 according to Ms. Kirsten, she said this will  
3 not be a 24/7 facility.

4 Thank you.

5 PRESIDENT MOURY: Thank you.

6 Are there any other residents that  
7 would like to speak?

8 If you could come up and state your  
9 name and address for the record, please.

10 MS. TAGGART: My name is Mary  
11 Taggart. I live at 255 Lisa Drive.

12 My concern is for the children and  
13 grandchildren in the community. We're hearing  
14 that there's three grown men with behavior  
15 issues. We don't know because nobody's ever  
16 spoken to us. It's more -- it seems like it's  
17 just been a secret type of thing. And that  
18 was my concern.

19 The group home is going to be on the  
20 cul-de-sac where all the children play, where  
21 -- where the home is situated. So I'm  
22 concerned about that, what type of people are  
23 going in. I'm -- I'm worried about the  
24 safety.

25 1,500 feet away is an elementary

1 school. Are we safe? Can you guarantee our  
2 safety? I don't know that you can. But  
3 that's -- that's my worry.

4 Where are they from? What type of  
5 issues? How severe are the issues? That's --  
6 that's my main concern.

7 I have a little granddaughter that I  
8 watch. And I just want to make sure it's safe  
9 for everybody because we do have a wonderful  
10 community that's safe. You can go out at any  
11 time. You can leave your windows open and  
12 your doors unlocked. But that's my -- my  
13 worry.

14 Thank you.

15 PRESIDENT MOURY: Thank you.

16 Are there any other residents that  
17 with like to speak?

18 (No response.)

19 PRESIDENT MOURY: Okay. Hearing  
20 none, I'll just ask our Solicitor if he'd like  
21 to comment.

22 You know, the Passavant Homes  
23 acquired this home. We were alerted over the  
24 last week or so, Council was. It's pretty  
25 much a normal process with staff.

1 I will say up front that we have at  
2 least six of these type homes in the community  
3 already that are -- that are operating. And  
4 the way we handle it -- and Bob will speak to  
5 the Fair Housing Act -- that we handle with  
6 the neighborhoods if there's issue through  
7 code enforcement, through police, if there's  
8 anything different that's going on, if there's  
9 any problems, for the most part, everything's  
10 been remedied.

11 I think the first home that I'm aware  
12 of probably opened 15 years ago. And a lot of  
13 concerns, you know, that we all had, and we  
14 just continued to monitor them from a code  
15 enforcement and a police perspective.

16 We've had a couple parking issues,  
17 things like that, that have been remedied by  
18 the manager of the properties.

19 So, Bob, can you briefly talk about?

20 SOLICITOR McTIERNAN: Yeah. Just  
21 briefly, I would like to say that this issue  
22 has come up in Bethel Park a number of times.  
23 And I faced it many times in my practice. I'm  
24 actually briefing the issue for another  
25 Municipality before the Commonwealth Court

1       now.

2                   And one thing I've learned is when  
3       people purchase their homes, their concern is  
4       their investment, and, as one of the residents  
5       mentioned, their children, their families.  
6       These are natural concerns. And, you know,  
7       they're not taken lightly no what the level of  
8       the law is.

9                   My understanding, and I can defer to  
10      the Planner, is that the current use with the  
11      three adults is a permitted use under the  
12      zoning law. But one of the things -- and this  
13      is always a little counterintuitive. It's  
14      been argued many times -- it doesn't matter  
15      who owns, even if it's a business or a  
16      nonprofit or a hospital.

17                  The ownership of the facility is not  
18      important to the courts. It's the use. And  
19      the United States District Court, and the  
20      Circuit Courts, and the Supreme Court have  
21      held repeatedly that residents -- unrelated  
22      residents who are disabled, physically or  
23      mentally, have the right to live in an R-1,  
24      R-2 Residential zone in a typical -- as a  
25      family would live.

1           So even though they're not related,  
2       even though they might have some special  
3       needs, they do have that right. And the issue  
4       has been litigated over and over again. And  
5       it's simply the state of the law now.

6           I wrote my first opinion letter in  
7       Bethel Park on this issue, I hate to say how  
8       long ago. And, most recently, I wrote one in  
9       2014. So this issue does come up.

10          As Mr. Moury said, the way it's been  
11       dealt with is -- I think one of the things  
12       that's been good is there's some communication  
13       between the residents and Passavant just to  
14       get a comfort level of what the use of the  
15       home will be.

16          I think staff will continue to  
17       monitor it. The mere fact that some services  
18       are provided does not necessarily make it a  
19       personal care home.

20          And, again, I've dealt with a lot of  
21       cases where we've made the argument that there  
22       were a lot of people who are moving in and out  
23       every two -- you know, in large groups or they  
24       have a hospital-like environment. That's not  
25       appropriate for an R-1.

1           But the mere fact that there might be  
2           a visiting nurse or a staff member come in is  
3           not significant to the courts any more than a  
4           visiting nurse visiting someone in your own  
5           home would necessarily remove it as being a  
6           residential use.

7           So the law is strict. One of the  
8           reasons we're careful and -- is because if you  
9           are subject to sue the United States District  
10          Court on one of these issues, Fair Housing  
11          Act, Americans With Disabilities Act, United  
12          States Rehabilitation Act, if the Municipality  
13          loses -- which when the law's  
14          well-established, we will lose. I hate to say  
15          that -- we're responsible for the plaintiff's  
16          attorney's fees. And I can tell you, once  
17          that matter goes to federal court, it will be  
18          50,000 if it's a nickle.

19          So one of the things we try to avoid  
20          is just sort of fighting uses that are, you  
21          know, so well-established that a judge is  
22          going to look at us and say, "Don't you own  
23          any law books, Mr. McTiernan?"

24          You know, so the way we try to deal  
25          with it is, I think, communication with the

1 owner is very important. Communication with  
2 the public. Some of the issues that were  
3 raised are things that in the past have been  
4 dealt with very effectively by the Chief.  
5 Just to make sure, you know, there's no  
6 disruptions.

7 In general, there haven't been  
8 problems. But where there are in other  
9 communities I've worked in, the police were  
10 able to deal with it very effectively.

11 If there's a code violation,  
12 Passavant is every bit as responsible for  
13 maintaining that property and making sure  
14 everything is taken care of as much as you  
15 are. And if you do take care of your  
16 property, then they're going to be expected to  
17 do it as well.

18 So that's essentially the state of  
19 the law. And so we can continue to  
20 communicate and monitor it. There might -- I  
21 don't know what the hearing you're referring  
22 to. There might be a variance here with  
23 respect to the number of residents in the  
24 house. But I think that's the current state  
25 of the law.

1           I hope it's helpful. It might not be  
2 welcome, but, you know...

3           UNIDENTIFIED SPEAKER: What if there  
4 was a full-time staff instead of a part-time  
5 staff, is there a difference?

6           SOLICITOR McTIERNAN: If those adults  
7 are living independently in that house, even  
8 if they get regular visitation, if they have a  
9 person who resides there with them, that  
10 doesn't remove it as being a residential use.

11           Now, if they were getting, like,  
12 hospital-type treatment and hospital beds, you  
13 know, something like that -- (Overlapping  
14 testimony.)

15           UNIDENTIFIED SPEAKER: (Overlapping  
16 testimony.) -- 24/7, a caregiver there 24/7?

17           SOLICITOR McTIERNAN: Simply because  
18 there is a staff person there to assist them  
19 does not remove it as being a residential use.

20           PRESIDENT MOURY: I think I'll also  
21 answer one of the questions, too. And I'll  
22 confirm this next month.

23           But just because it's a nonprofit  
24 doesn't mean it's tax exempt. They got to  
25 apply for a status. I do not believe the



1 other facilities located in Bethel are tax  
2 exempt. So, but I will conform this, that the  
3 house will continue to be taxed as every other  
4 house in Bethel Park.

5 SOLICITOR McTIERNAN: I mean, that's  
6 a good point, Mr. Moury.

7 Currently, it's not exempt. They  
8 would have to go to the Board of Property  
9 Assessment. We have no control over that.  
10 They would decide whether it's an exempt  
11 nonprofit charitable use.

12 And, of course, most of the taxes  
13 would -- if it's taxable, are paid to the  
14 school district and the county as opposed to  
15 the Municipality.

16 But I think the most recent tax bill  
17 on the property was about \$900. But, of  
18 course, as the value of the property goes up,  
19 the potential taxes would go up.

20 But that's -- that is a very good  
21 point --

22 PRESIDENT MOURY: Okay. Thank you.

23 SOLICITOR McTIERNAN: -- that we will  
24 monitor it.

25 PRESIDENT MOURY: Any discussion from

1 Council?

2 (No response.)

3 PRESIDENT MOURY: Hearing none; can  
4 we turn to General Policy and Finance.

5 I think we have Mary Ann Raymer to  
6 speak on Item C under -- we won't do it now,  
7 but when we get to your agenda.

8 Okay. At this time, can I turn to  
9 Dr. Campbell; and General Policy and Finance.

10 DR. CAMPBELL: Sure. Mr. President,  
11 we have two items under General Policy and  
12 Finance.

13 Item A is 2022 IT Managed Services.

14 I move that we award the contract to  
15 All-Lines Technologies per the IT  
16 Administrator's memorandum dated April 29,  
17 2022.

18 MR. OAKES: Second.

19 PRESIDENT MOURY: There's a motion by  
20 Dr. Campbell, second by Mr. Oakes that we  
21 award the contract to All-Lines Technologies  
22 per the IT Administrator's memorandum dated  
23 April 29, 2022.

24 Any discussion of this item?

25 DR. CAMPBELL: Mr. President?

1                   PRESIDENT MOURY:   Dr. Campbell.

2                   DR. CAMPBELL:   As many of you may  
3   have observed over the last two years, we've  
4   made some substantial -- I would say Herculean  
5   efforts to invest and update our informational  
6   technology's infrastructure, to try and  
7   modernize it and get us out of the abacuses  
8   and out of the dark ages.

9                   We've emerged from -- to be  
10   profoundly more effective, more efficient, and  
11   certainly much more secure with our computer  
12   systems than we had before. And we've done  
13   great strides also to build our staff and arm  
14   them with the best tools we possibly can.

15                  Ideally, we would like to keep all of  
16   our informational technology services  
17   in-house. But there are some services that we  
18   just can't provide. 24-hour help desk care,  
19   network security, soft and hardware licensing  
20   and warranties, as well as particularly some  
21   project support that we need to do on  
22   occasion.

23                  So we feel that all of these  
24   outsource costs, they're going to reduce with  
25   time, as we've already invested so much and

1       built so much already as we become more  
2       self-sufficient and more self-sustaining.

3               We had seven providers offer bids for  
4       this project and for these services. One in  
5       particular stood out as a very -- a very  
6       valuable, very comprehensive with what they  
7       had to offer, so that was All-Lines  
8       Technologies.

9               PRESIDENT MOURY: Thank you,  
10       Dr. Campbell.

11              Any other discussion?

12              (No response.)

13              PRESIDENT MOURY: Mr. Christian,  
14       would you please call the roll.

15              MR. CHRISTIAN: Dr. Campbell?

16              DR. CAMPBELL: Yes.

17              MR. CHRISTIAN: Mr. Cenci?

18              MR. CENCI: Yes.

19              MR. CHRISTIAN: Mr. Consolmagno?

20              MR. CONSOLMAGNO: Yes.

21              MR. CHRISTIAN: Mr. Espinar?

22              MR. ESPINAR: Yes.

23              MR. CHRISTIAN: Ms. Flinn?

24              MS. FLINN: Yes.

25              MR. CHRISTIAN: Mr. Janosik?

1 MR. JANOSIK: Yes.

2 MR. CHRISTIAN: Mr. Moury?

3 PRESIDENT MOURY: Yes.

4 MR. CHRISTIAN: Mr. Oakes?

5 MR. OAKES: Yes.

6 MR. CHRISTIAN: Mr. O'Brien?

7 MR. O'BRIEN: Yes.

8 PRESIDENT MOURY: Motion passes 9-0.

9 Dr. Campbell.

10 DR. CAMPBELL: Our second item,

11 Mr. President, is Bethel Park Volunteer Fire  
12 Department Renovations, Clifton Road Fire  
13 Station.

14 I move that we reject -- reject all  
15 bids for the renovation of Bethel Park  
16 Volunteer Fire Company's Renovation Project  
17 for the Clifton Road Fire Station.

18 MR. ESPINAR: Second.

19 PRESIDENT MOURY: There's a motion by  
20 Dr. Campbell and second by Mr. Espinar that we  
21 reject all bids for the renovation of the  
22 Bethel Park Volunteer Fire Company Renovation  
23 Project for Clifton Road Fire Station.

24 Any discussion of this item?

25 DR. CAMPBELL: Mr. President?

1                   PRESIDENT MOURY:   Dr. Campbell.

2                   DR. CAMPBELL:   We live in strange  
3 times.   I'm loathed to say unprecedented  
4 times.   But construction costs right now and  
5 construction materials in particular are  
6 astronomically elevated.

7                   I'm a homeowner, and I do quite a bit  
8 of renovations periodically.   I've gone to a  
9 number of local hardware stores and  
10 construction sites, Lowes, Home Depot, trying  
11 to look for some lumber prices.   And I've seen  
12 that they have tripled in the last two years.  
13 As such, I decided to put off some of my  
14 projects in my home.

15                   Three bids were received for us to  
16 renovate the Clifton Road Fire Station.   All  
17 the bids were significantly higher than what  
18 we budgeted for.   Significantly higher.   None  
19 were felt to be a good value to the  
20 Municipality at this point.

21                   So although a lot of work still  
22 certainly needs to be done on the fire station  
23 with the renovation, none are felt to be time  
24 sensitive at this point.   None are felt to be  
25 -- that they'll affect fire services at this

1 time. And the fire department administration  
2 is aware of the situation.

3 We have the luxury of waiting a  
4 little bit longer to go ahead -- and we've got  
5 some wiggle room to wait until prices ease.  
6 Taking our time is probably the most prudent  
7 and most reasonable and most conscionable  
8 effort at this point.

9 Therefore, I will vote yes to reject  
10 the three bid renovations for the renovations.

11 PRESIDENT MOURY: Thank you,  
12 Dr. Campbell.

13 Any other discussion?

14 (No response.)

15 PRESIDENT MOURY: Hearing none,  
16 Mr. Christian, would you please call the roll.

17 MR. CHRISTIAN: Dr. Campbell?

18 Dr. Campbell: Yes.

19 MR. CHRISTIAN: Mr. Cenci?

20 MR. CENCI: Yes.

21 MR. CHRISTIAN: Mr. Consolmagno?

22 MR. CONSOLMAGNO: Yes.

23 MR. CHRISTIAN: Mr. Espinar?

24 MR. ESPINAR: Yes.

25 MR. CHRISTIAN: Ms. Flinn?

1 MS. FLINN: Yes.

2 MR. CHRISTIAN: Mr. Janosik?

3 MR. JANOSIK: Yes.

4 MR. CHRISTIAN: Mr. Moury?

5 PRESIDENT MOURY: Yes.

6 MR. CHRISTIAN: Mr. Oakes?

7 MR. OAKES: Yes.

8 MR. CHRISTIAN: Mr. O'Brien?

9 MR. O'BRIEN: Yes.

10 PRESIDENT MOURY: Motion passes 9-0.  
11 Dr. Campbell?

12 DR. CAMPBELL: I have no other items,  
13 Mr. President.

14 PRESIDENT MOURY: Thank you,  
15 Dr. Campbell.

16 Are there any additional items?

17 (No response.)

18 PRESIDENT MOURY: Hearing none, can  
19 we turn to Health, Safety and Welfare; and  
20 Mr. Cenci.

21 MR. CENCI: Mr. Moury, I have no  
22 items under Health, Safety and Welfare  
23 tonight.

24 PRESIDENT MOURY: Thank you,  
25 Mr. Cenci.



1 Are there any additional items?

2 MR. O'BRIEN: Mr. Moury?

3 PRESIDENT MOURY: Mr. O'Brien.

4 MR. O'BRIEN: I'd just like to wish  
5 the Army a happy birthday tomorrow. It's  
6 June 14, 1775. The display out there in the  
7 Veterans Memorial and all the Army flags for  
8 the birthday.

9 We're getting back to our tradition  
10 of putting up the flags for every service's  
11 birthday. So look forward to every one across  
12 the next few months.

13 Also, too, I'd like to bring up some  
14 new issue. We have had a lot of discussion  
15 during our long-range plan. And it was  
16 brought up that one of our worst intersections  
17 was Logan, Irishtown, and Patterson.

18 And we had several different ideas.  
19 And we dare to ask, does a roundabout fit in  
20 there, because it's such a difficult  
21 intersection? So, we walked through the  
22 process, and it does fit.

23 After weeks and months of looking  
24 with Stacey Graf and all of other engineers,  
25 we've come up with a plan. And it's just a

1       proposal.

2               So this week, on Tuesday, myself,  
3       Laurence, Stacey, Mr. Moury, and Mr. Oakes, we  
4       entertained a public meeting for the neighbors  
5       around and presented the plan. And it went  
6       rather well. Many questions. Once again,  
7       it's just a proposal.

8               So, tonight, if all the people that  
9       could not make it or anybody else in the  
10      general public wants to see the proposed  
11      roundabout at Irishtown, Logan, and Patterson,  
12      there's a link on our website. You can go  
13      there.

14              And it may take many years to happen,  
15      so we have to make a proposal to the state  
16      now. But it does work. It turns the  
17      intersection from a class F, which is very  
18      poor -- and I know that from high school -- to  
19      a class A.

20              So if you got the time, take your  
21      time and go up. And I would like to thank  
22      Council for thinking outside the box.

23              That's all, Mr. Moury.

24              PRESIDENT MOURY: Thank you,  
25      Mr. O'Brien.

1 Are there any additional items?

2 (No response.)

3 PRESIDENT MOURY: Hearing none, can I  
4 turn to Planning and Zoning; and Mr. Janosik.

5 MR. JANOSIK: Thank you,  
6 Mr. President.

7 Two items for Planning and Zoning  
8 this evening.

9 The first one is Application No.  
10 2021-0949, Tom Cregan, Applicant for Genesis  
11 Outdoor Advertising, requests conditional use  
12 of property located at Library Road and  
13 Hillside Drive for a billboard sign, Lot &  
14 Block No. 317-G-290. Current zoning is C-2  
15 Commercial District, and it's in Ward 5.

16 Before I make the motion, I just  
17 want to note for Council that the Planning and  
18 Zoning Commission recommended denying this  
19 Applicant.

20 I move that we approve this  
21 application per the Municipal Planner's  
22 memorandum dated May 16, 2022.

23 MR. OAKES: Second.

24 PRESIDENT MOURY: Motion by  
25 Mr. Janosik, second by Mr. Oakes that we

1       approve this application per the Municipal  
2       Planner's memorandum dated May 16, 2022.

3               Any discussion of this item?

4               DR. CAMPBELL:   Mr. President?

5               PRESIDENT MOURY:   Dr. Campbell.

6               DR. CAMPBELL:   The day after the  
7       Public Hearing I drove down to the proposed  
8       billboard site, and walked the area with a  
9       tape measure, and pulled it out to give me  
10      some idea of, like, the size of the sign.

11              What was proposed is a 10-by-20-foot  
12      billboard, double-sided.  It's electronic, not  
13      far off the road from that bend on 88 down by  
14      Sheetz.

15              And I felt that the Applicant -- they  
16      gave -- they submitted to us mock-ups of the  
17      size of the -- the size of the sign.  And I  
18      felt that the mock-up they gave us was  
19      exceedingly disingenuous.  Certainly, it did  
20      not seem to be proportional or fractionally  
21      proportional to the sign of the -- the size of  
22      the proposed sign of 10 by 20 foot.

23              I specifically asked also the  
24      Applicant at the time of the hearing to give  
25      me some sign -- comparably sign -- sized signs

1       that I can go visit in the area. It was  
2       suggested down in Castle Shannon that one of  
3       their billboards, near the intersection of  
4       Castle Shannon Road and 88, that that was one  
5       of their signs. When I went there, that sign  
6       was half the size of that of which was  
7       proposed.

8               Since then, the Applicant did not  
9       get back to me with any suggestions for other  
10      similarly sized signs. I've had no  
11      correspondence with them since then.

12             I, since then, drove every major road  
13      in Bethel Park, all the major arteries that  
14      transected Bethel. And the largest billboard  
15      I could find was a 5-by-10-foot sign, half  
16      that of the proposed sign. It was one-sided  
17      and not electronically illuminated. Nothing  
18      else is comparable. Nothing was as large in  
19      Bethel Park.

20             I think this would be, in my opinion,  
21      the proposed billboard is two-sided, at the  
22      bend of the road would very distracting, and  
23      not consistent with the demeanor, the culture,  
24      the vibe of Bethel Park. And as such, I will  
25      vote no for this.

1                   PRESIDENT MOURY:   Thank you,  
2   Dr. Campbell.

3                   Is there any other discussion?  
4                   (No response.)

5                   PRESIDENT MOURY:   Hearing none,  
6   Mr. Christian, would you please call the roll.

7                   MR. CHRISTIAN:   Dr. Campbell?

8                   DR. CAMPBELL:   No.

9                   MR. CHRISTIAN:   Mr. Cenci?

10                  Mr. Cenci:   No.

11                  MR. CHRISTIAN:   Mr. Consolmagno?

12                  MR. CONSOLMAGNO:   No.

13                  MR. CHRISTIAN:   Mr. Espinar?

14                  MR. ESPINAR:   No.

15                  MR. CHRISTIAN:   Ms. Flinn?

16                  MS. FLINN:   No.

17                  MR. CHRISTIAN:   Mr. Janosik?

18                  MR. JANOSIK:   No.

19                  MR. CHRISTIAN:   Mr. Moury?

20                  PRESIDENT MOURY:   No.

21                  MR. CHRISTIAN:   Mr. Oakes?

22                  MR. OAKES:   No.

23                  MR. CHRISTIAN:   Mr. O'Brien?

24                  MR. O'BRIEN:   No.

25                  PRESIDENT MOURY:   Motion fails 9 to

1 0.

2 Mr. Janosik.

3 MR. JANOSIK: Mr. President, I would  
4 just direct staff to send out a written  
5 decision within 45 days.

6 PRESIDENT MOURY: Thank you,  
7 Mr. Janosik.

8 MR. JANOSIK: One more item under  
9 Planning and Zoning.

10 Item B, Dream Greener, this is a  
11 Partial Security Reduction No. 2.

12 I move that we approve the Dream  
13 Greener Partial Security Reduction No. 2 for  
14 the amount of \$547,579.51 per the Municipal  
15 Planner's memorandum dated May 31, 2022.

16 MR. OAKES: Second.

17 PRESIDENT MOURY: There's a motion by  
18 Mr. Janosik and second by Mr. Oakes that we  
19 approve the Dream Greener Partial Security  
20 Reduction No. 2 in the amount of \$547,579.51  
21 per the Municipal Planner's memorandum dated  
22 May 31, 2022.

23 Any discussion of this item?

24 MR. JANOSIK: Mr. President?

25 PRESIDENT MOURY: Mr. Janosik.

1           MR. JANOSIK: I don't know if Dream  
2 Greener is in the room. I just want to say,  
3 I'm really impressed with what they've done  
4 there. That was an old county maintenance  
5 building, and it was in disrepair for a long  
6 time. And so I just -- it just looks great  
7 right now.

8           And I also know that, you know, part  
9 of the proposed Central Bethel Park Trail  
10 might be going along the side of that. And we  
11 really appreciate the owner there, you know,  
12 listening to us about that and working with us  
13 on that.

14           So that's all.

15           PRESIDENT MOURY: Thank you,  
16 Mr. Janosik.

17           Any other discussion?

18           (No response.)

19           PRESIDENT MOURY: Hearing none,  
20 Mr. Christian, would you please call the roll.

21           MR. CHRISTIAN: Dr. Campbell?

22           DR. CAMPBELL: Yes.

23           MR. CHRISTIAN: Mr. Cenci?

24           Mr. Cenci: Yes.

25           MR. CHRISTIAN: Mr. Consolmagno?



1 MR. CONSOLMAGNO: Yes.

2 MR. CHRISTIAN: Mr. Espinar?

3 MR. ESPINAR: Yes.

4 MR. CHRISTIAN: Ms. Flinn?

5 MS. FLINN: Yes.

6 MR. CHRISTIAN: Mr. Janosik?

7 MR. JANOSIK: Yes.

8 MR. CHRISTIAN: Mr. Moury?

9 PRESIDENT MOURY: Yes.

10 MR. CHRISTIAN: Mr. Oakes?

11 MR. OAKES: Yes.

12 MR. CHRISTIAN: Mr. O'Brien?

13 MR. O'BRIEN: Yes.

14 PRESIDENT MOURY: Motion passes 9-0.

15 Mr. Janosik.

16 MR. JANOSIK: Nothing else from

17 Planning and Zoning.

18 PRESIDENT MOURY: Do we have any

19 additional items?

20 (No response.)

21 PRESIDENT MOURY: Hearing none, can

22 we turn to Public Works and Maintenance; and

23 Mr. Consolmagno.

24 MR. CONSOLMAGNO: We have four items

25 under Public Works and Maintenance.

1           The first item is Grass Cutting RFP.

2           I move that we award the contract to  
3   D'Arrigo Landscaping LLC per the Public Works  
4   Director's memorandum dated May 18, 2022.

5           MR. O'BRIEN:    Second.

6           PRESIDENT MOURY:   There's a motion by  
7   Mr. Consolmagno and second by Mr. O'Brien that  
8   we award the contract to D'Arrigo Landscaping  
9   LLC per the Public Works Director's memorandum  
10   dated May 18, 2022.

11          Any discussion of this item?

12          MR. CONSOLMAGNO:   You said it much  
13   better than I did.

14          PRESIDENT MOURY:   Thank you,  
15   Mr. Consolmagno.

16          MR. CONSOLMAGNO:   This is going to  
17   assist our Public Works Department at a very  
18   reasonable rate to -- for the summer grass  
19   cutting.   So that's part of it.

20          PRESIDENT MOURY:   Thank you very  
21   much.

22          Any other comments?

23          (No response.)

24          PRESIDENT MOURY:   Hearing none,  
25   Mr. Christian, would you please call the roll.

1 MR. CHRISTIAN: Dr. Campbell?

2 DR. CAMPBELL: Yes.

3 MR. CHRISTIAN: Mr. Cenci?

4 Mr. Cenci: Yes.

5 MR. CHRISTIAN: Mr. Consolmagno?

6 MR. CONSOLMAGNO: Yes.

7 MR. CHRISTIAN: Mr. Espinar?

8 MR. ESPINAR: Yes.

9 MR. CHRISTIAN: Ms. Flinn?

10 MS. FLINN: Yes.

11 MR. CHRISTIAN: Mr. Janosik?

12 MR. JANOSIK: Yes.

13 MR. CHRISTIAN: Mr. Moury?

14 PRESIDENT MOURY: Yes.

15 MR. CHRISTIAN: Mr. Oakes?

16 MR. OAKES: Yes.

17 MR. CHRISTIAN: Mr. O'Brien?

18 MR. O'BRIEN: Yes.

19 PRESIDENT MOURY: Motion passes 9-0.

20 Mr. Consolmagno.

21 MR. CONSOLMAGNO: The second item is

22 2022 Pine Tree Park Playground Upgrade.

23 Motion for the acceptance of the

24 Option No. 5 bid for Kompan Inc. for

25 \$177,077.30.

1 MR. OAKES: Second.

2 PRESIDENT MOURY: There's a motion by  
3 Mr. Consolmagno, second by Mr. Oakes for the  
4 acceptance of the Option No. 5 bid from Kompan  
5 Inc. in the amount of \$177,077.30.

6 Any discussion of this item?

7 Mr. Cenci: Mr. President?

8 PRESIDENT MOURY: Mr. Cenci.

9 MR. CENCI: That Option 5 is actually  
10 Option 3 for the people that were at the  
11 meeting. Just so if anybody is watching, we  
12 went with 3. That's what the people picked.

13 PRESIDENT MOURY: Thank you,  
14 Mr. Cenci.

15 Any other comments?

16 (No response.)

17 PRESIDENT MOURY: Hearing none,  
18 Mr. Christian, would you please call the roll.

19 MR. CHRISTIAN: Dr. Campbell?

20 DR. CAMPBELL: Yes.

21 MR. CHRISTIAN: Mr. Cenci?

22 MR. CENCI: Yes.

23 MR. CHRISTIAN: Mr. Consolmagno?

24 MR. CONSOLMAGNO: Yes.

25 MR. CHRISTIAN: Mr. Espinar?

1 MR. ESPINAR: Yes.

2 MR. CHRISTIAN: Ms. Flinn?

3 MS. FLINN: Yes.

4 MR. CHRISTIAN: Mr. Janosik?

5 MR. JANOSIK: Yes.

6 MR. CHRISTIAN: Mr. Moury?

7 PRESIDENT MOURY: Yes.

8 MR. CHRISTIAN: Mr. Oakes?

9 MR. OAKES: Yes.

10 MR. CHRISTIAN: Mr. O'Brien?

11 MR. O'BRIEN: Yes.

12 PRESIDENT MOURY: Motion passes 9 to  
13 0.

14 Mr. Consolmagno.

15 MR. CONSOLMAGNO: The third item is  
16 Orchard Drive to Orchard Avenue Ordinance.

17 I move that we approve Ordinance  
18 No. 6-13-22 to change Orchard Drive to Orchard  
19 Avenue.

20 MR. OAKES: Second.

21 PRESIDENT MOURY: There's a motion by  
22 Mr. Consolmagno and second by Mr. Oakes that  
23 we approve Ordinance No. 6-13-22 to change  
24 Orchard Drive to Orchard Avenue.

25 And we have one resident signed up to

1 speak; Mary Ann Raymer.

2 Could you state your name and address  
3 for the record, please.

4 MS. RAYMER: Thank you. Mary Ann  
5 Raymer, 5062 Orchard Avenue.

6 So I'm not going to be affected, and  
7 I'm not going to have to change my address.  
8 But I just had a question because I'm the  
9 Judge of Election for that area, A-3.

10 And will the addresses be changed in  
11 the polling book before the general election  
12 in November? I don't know the time frame.  
13 How does this work?

14 Because if someone were to come, and  
15 I needed to look at an ID, would the Orchard  
16 Drive people now be Orchard Avenue, and would  
17 they have an ID that reflects that?

18 PRESIDENT MOURY: Maybe.

19 It's my understanding from -- we'll  
20 look at this in a couple different layers.  
21 Number 1, the Post Office is going to deliver  
22 Orchard Drive, Orchard Avenue. They will  
23 continue to deliver, not a problem.

24 As far as notification, this  
25 ordinance, if passed tonight, will be

1 effective July 1st. We will also notify the  
2 County Department of Elections.

3 I believe they've already changed it  
4 from Orchard Drive to Orchard Avenue. But we  
5 will verify that. The only thing I can  
6 guarantee you is, if people come in and show  
7 their license, they probably will not change  
8 that until their license is due to come up.

9 But we will notify all the agencies.  
10 And I will get back to you once we notify the  
11 Department of Elections and see how they're  
12 going to handle it.

13 MS. RAYMER: Okay, great. All right.  
14 Thank you.

15 PRESIDENT MOURY: Thank you.

16 And just to follow up. When this  
17 Orchard Drive was an extension of Orchard  
18 Avenue, somehow, when the plan was approved  
19 back in the '70s, that it became Orchard Drive  
20 instead of Orchard Avenue, we were requested  
21 by, actually, the Allegheny County 911 from an  
22 emergency standpoint that we make it one road,  
23 Orchard Avenue.

24 I got to keep getting this right.  
25 I'm going to be confused here.

1           So we're changing about -- several  
2       houses from Orchard Drive to Orchard Avenue.  
3       Like I said, the Post Office has already made  
4       the change. It really isn't going to impact.

5           We'll be putting notification out to  
6       the residents that are impacted. And, like I  
7       said, if adopted, this will not go into effect  
8       until July 1st.

9           Any other discussion?

10          MS. CARPER: I just would like to add  
11       that Mr. Hicks was also aware, and he stated  
12       to me if this is a 24/7 facility, it will not  
13       be allowed.

14          PRESIDENT MOURY: Okay. Thank you  
15       very much.

16          Okay. Mr. Christian, would you  
17       please call the roll.

18          MR. CHRISTIAN: Dr. Campbell?

19          DR. CAMPBELL: Emphatically yes.

20          MR. CHRISTIAN: Mr. Cenci?

21          MR. CENCI: Yes.

22          MR. CHRISTIAN: Mr. Consolmagno?

23          MR. CONSOLMAGNO: Simple yes.

24          MR. CHRISTIAN: Mr. Espinar?

25          MR. ESPINAR: Yes.



1 MR. CHRISTIAN: Ms. Flinn?

2 MS. FLINN: Yes.

3 MR. CHRISTIAN: Mr. Janosik?

4 MR. JANOSIK: Yes.

5 MR. CHRISTIAN: Mr. Moury?

6 PRESIDENT MOURY: Yes.

7 MR. CHRISTIAN: Mr. Oakes?

8 MR. OAKES: Yes.

9 MR. CHRISTIAN: Mr. O'Brien?

10 MR. O'BRIEN: A fruitful yes.

11 PRESIDENT MOURY: Everybody's a  
12 comedian.

13 Motion passes 9 to 0.

14 Mr. Consolmagno.

15 MR. CONSOLMAGNO: The last item is  
16 2021 RACP Field Lighting Grant.

17 I move that we approve the grant  
18 acceptance in the amount of \$500,000.

19 MR. OAKES: Second.

20 PRESIDENT MOURY: There's a motion by  
21 Mr. Consolmagno, second by Mr. Oakes that we  
22 approve the grant acceptance in the amount of  
23 \$500,000.

24 This is a grant for adding lights to  
25 some of our fields. It was applied for last

1 year. As we've learned recently that we were  
2 awarded this grant. Probably will not  
3 complete it until 2024.

4 There's a process you have to go  
5 through in the grant application, which I want  
6 to set expectations where we're going through  
7 with the splash pad, something that in years  
8 past would take months is now going to take  
9 years. So anything we do with adding lights  
10 probably will not happen until 2024.

11 Any other discussion?

12 (No response.)

13 PRESIDENT MOURY: Hearing none,  
14 Mr. Christian, would you please call the roll.

15 MR. CHRISTIAN: Dr. Campbell?

16 DR. CAMPBELL: Absolutely yes.

17 MR. CHRISTIAN: Mr. Cenci?

18 MR. CENCI: Yes.

19 MR. CHRISTIAN: Mr. Consolmagno?

20 MR. CONSOLMAGNO: Yes.

21 MR. CHRISTIAN: Mr. Espinar?

22 MR. ESPINAR: Yes.

23 MR. CHRISTIAN: Ms. Flinn?

24 MS. FLINN: Yes.

25 MR. CHRISTIAN: Mr. Janosik?

1 MR. JANOSIK: Yes.

2 MR. CHRISTIAN: Mr. Moury?

3 PRESIDENT MOURY: Yes.

4 MR. CHRISTIAN: Mr. Oakes?

5 MR. OAKES: Yes.

6 MR. CHRISTIAN: Mr. O'Brien?

7 MR. O'BRIEN: A brilliant yes.

8 PRESIDENT MOURY: Motion passes 9 to  
9 0.

10 Mr. Consolmagno.

11 MR. CONSOLMAGNO: Mr. Moury, I just  
12 have a comment to make.

13 Anyone that attended the Saturday,  
14 June 6th event for the staff Touch-A-Truck,  
15 outstanding.

16 Wait a minute. That was June 4th.  
17 I'm sorry. Saturday, June 4th.

18 But my sincere appreciation to Susan  
19 Dolinar, director of Public Works, and her  
20 entire staff for making this a fantastic  
21 event. The children were just flocking to it.  
22 And, you know, you can watch it on BPTV,  
23 you'll see the excitement.

24 And, you know, it was just a great  
25 event. I don't know, 200 -- or 2,000 people

1 or more showed up.

2 And, also, my hats off to Ward 3,  
3 John Oakes, for being the champion dunk-a-tank  
4 person. I think you got more dunks than  
5 anyone there, you know.

6 MR. OAKES: Thank you,  
7 Mr. Consolmagno.

8 MR. CONSOLMAGNO: If it was -- if we  
9 were collecting any fees for that, I'm sure  
10 you would have still got it.

11 One final thing. You know, a lot of  
12 the residents in this -- in our Municipality  
13 do an excellent job in maintaining their  
14 yards. And it seems like, you know, every  
15 time I drive around I see high grass and that.

16 And those are the exceptions of the  
17 people that just don't care. And probably the  
18 people that aren't -- that aren't watching  
19 this program tonight.

20 But thanks to all the residents that  
21 go out and make their yards, you know, what  
22 Bethel Park should be like instead of the  
23 exceptions that have the grass that's 3 feet  
24 high, and, you know, we get calls on it and  
25 our code enforcement has to go through hoops

1 and everything to get them to cut their grass.  
2 And it's a shame when you see that.

3 And sometimes the people just have  
4 died and left the estate to no one. And so  
5 it's for us to pick up the pieces. But thanks  
6 to, you know, all the residents and that.

7 That's all I have, Mr. Moury.

8 PRESIDENT MOURY: Thank you,  
9 Mr. Consolmagno.

10 Any additional items?

11 (No response.)

12 PRESIDENT MOURY: May I entertain a  
13 motion to adjourn?

14 DR. CAMPBELL: So moved.

15 MR. JANOSIK: Second.

16 PRESIDENT MOURY: Moved by  
17 Dr. Campbell, second by Mr. Janosik.

18 All in favor, say aye.

19 DR. CAMPBELL: Aye.

20 MR. CONSOLMAGNO: Aye.

21 MR. CENCI: Aye.

22 MR. ESPINAR: Aye.

23 MS. FLINN: Aye.

24 MR. JANOSIK: Aye.

25 PRESIDENT MOURY: Aye.

1 MR. OAKES: Aye.

2 MR. O'BRIEN: Aye.

3 PRESIDENT MOURY: Opposed?

4 (No response.)

5 PRESIDENT MOURY: Stay tuned for the  
6 Mayor's Report next.

7 (Whereupon, the meeting was adjourned  
8 at 8:22 p.m.)

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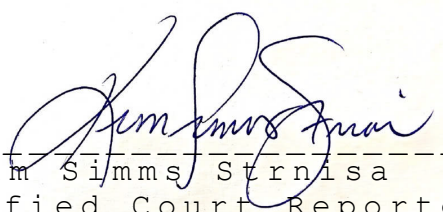
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C E R T I F I C A T E

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 June 13, 2022, and that the transcription was reduced to printing under my direction, and that this is a true and correct transcript of the same.

July 8, 2022

  
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Kim Simms Strnisa  
Certified Court Reporter

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