

MUNICIPALITY OF BETHEL PARK
ALLEGHENY COUNTY, PENNSYLVANIA

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IN RE: REGULAR COUNCIL MEETING MINUTES

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COUNCIL MEMBERS

Timothy J. Moury (President) Timothy Campbell
James P. Hannan (V. President) Paul J. Dixon
Donald L. Harrison Lorrie A. Gibbons
Mark J. O'Brien

- - - - -

Municipal Manager: Mayor:
Laurence Christian Jack T. Allen

Police Chief:
Timothy O'Connor

- - - - -

Date: Time:
Monday, August 12, 2019 7:30 p.m.

- - - - -

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

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Reported By:
Cynthia P. Simonovitch

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ORIGINAL

P R O C E E D I N G S

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

1
2
3 MR. MOURY: Okay. I'd like to call
4 to order the Regular Council meeting of August
5 12, 2019.

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

8 MR. CHRISTIAN: Campbell.

9 DR. CAMPBELL: Here.

10 MR. CHRISTIAN: Consolmagno.

11 (No response was heard.)

12 MR. CHRISTIAN: Dixon.

13 MR. DIXON: Here.

14 MR. CHRISTIAN: Gibbons.

15 MS. GIBBONS: Here.

16 MR. CHRISTIAN: Hannan.

17 MR. HANNAN: Present.

18 MR. CHRISTIAN: Harrison.

19 MR. HARRISON: Present.

20 MR. CHRISTIAN: McLean.

21 (No response was heard.)

22 MR. CHRISTIAN: Moury.

23 MR. MOURY: Here.

24 MR. CHRISTIAN: O'Brien.

25 MR. O'BRIEN: Present.

1 MR. MOURY: We have seven members
2 present.

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

5 (Pledge of Allegiance was said.)

6 MR. MOURY: Okay. At this time I'd
7 like to turn to Chair Announcements.

8 There was an Executive Session of Council
9 conducted tonight, April 12 -- excuse me,
10 August 12, 2019, for legal issues and
11 personnel matters.

12 At this time I would like to turn to the
13 Reports of the Officials, and the Police
14 Chief's Report.

15 CHIEF O'CONNOR: Good evening, Mr.
16 Mayor, Council. Hi, everybody, Chief O'Connor
17 here.

18 First I want to thank everyone who
19 participated in last week's National Night
20 Out. We had really good weather and we had a
21 really good turnout.

22 If -- if you haven't been able to do it
23 yet, if you go to the Bethel Park police
24 Facebook page, we have about, like, 20 photos
25 posted from the events of National Night Out

1 with the officers and the kids. So -- so
2 check that out if -- if you can.

3 Second, school starts August the 21st.
4 So please be careful when driving, watch out
5 for the school buses, and also watch out for
6 the students walking because we want to have a
7 safe school year.

8 And then, again, we're -- we're not
9 having a Crime Watch due to the summer so
10 follow us on Facebook. We'll keep you updated
11 with anything of importance and the other
12 social media sites that we have.

13 Any questions?

14 MR. MOURY: Any questions?

15 (No response was heard.)

16 CHIEF O'CONNOR: Excellent.

17 MR. MOURY: Thank you very much,
18 Chief.

19 Can we turn to the Fire Department's
20 report. Not seeing anybody this evening,
21 let's turn to the Municipal Manager's report.

22 MR. CHRISTIAN: Good afternoon,
23 everybody -- sorry, good evening, everybody.
24 We're going to ask Judge Ron Arnoni to come
25 forward, please. And if I could ask my

1 beautiful wife and little children to come on
2 up.

3 MR. MOURY: We have a special guest
4 and Judge Arnoni tonight.

5 MR. DIXON: Fresh back from Myrtle
6 Beach, too.

7 DISTRICT JUSTICE ARNONI: Yes.

8 MR. MOURY: And one of the things
9 we ask him to do is to swear in our new
10 manager. So, Mr. Christian, would you like to
11 introduce your family.

12 MR. CHRISTIAN: Yes. This is my
13 beautiful wife, Anne Marie Christian, my
14 oldest [REDACTED], middle one [REDACTED] right
15 here, and my baby girl [REDACTED].

16 DISTRICT JUSTICE ARNONI: It's a
17 pleasure to meet all of you.

18 MS. CHRISTIAN: Pleasure to meet
19 you.

20 DISTRICT JUSTICE ARNONI: It will
21 be my honor here to swear you in. I'm going
22 to ask you to do a job here for me. Do you
23 want to hold it for me? Hold it up. Hold it
24 up there.

25 MS. CHRISTIAN: Up so it's close to

1 daddy.

2 DISTRICT JUSTICE ARNONI: So it's
3 close to daddy. Can you handle that? I think
4 you can.

5 Can you raise your right hand. Repeat
6 after me. State your name after I.

7 I --

8 MR. CHRISTIAN: I, Laurence J.
9 Christian --

10 DISTRICT JUSTICE ARNONI: -- do
11 solemnly swear --

12 MR. CHRISTIAN: -- do solemnly
13 swear --

14 DISTRICT JUSTICE ARNONI: -- that I
15 will support, obey and defend the Constitution
16 of the United States --

17 MR. CHRISTIAN: -- that I will
18 support, obey and defend the Constitution of
19 the United States --

20 DISTRICT JUSTICE ARNONI: -- the
21 Constitution of the Commonwealth of
22 Pennsylvania --

23 MR. CHRISTIAN: -- the Constitution
24 of the Commonwealth of Pennsylvania --

25 DISTRICT JUSTICE ARNONI: -- the

1 laws and ordinances of the Municipality of
2 Bethel Park --

3 MR. CHRISTIAN: -- the laws and
4 ordinances of the Municipality of Bethel
5 Park --

6 DISTRICT JUSTICE ARNONI: -- and I
7 will faithfully discharge --

8 MR. CHRISTIAN: -- and I will
9 faithfully discharge --

10 DISTRICT JUSTICE ARNONI: -- and
11 perform all the duties of Municipal Manager --

12 MR. CHRISTIAN: -- and perform all
13 the duties of Municipal Manager --

14 DISTRICT JUSTICE ARNONI: -- to the
15 best of my knowledge and ability --

16 MR. CHRISTIAN: -- to the best of
17 my knowledge and ability --

18 DISTRICT JUSTICE ARNONI: -- so
19 help me God.

20 MR. CHRISTIAN: -- so help me God.

21 DISTRICT JUSTICE ARNONI:
22 Congratulations.

23 (Clapping was heard.)

24 DISTRICT JUSTICE ARNONI: I'd like
25 to congratulate Municipal Manager Christian

1 and thank Council and president for allowing
2 me to bestow this honor upon him.

3 I'm going to have you now sign and I will
4 sign and then you belong to these people up
5 here, the Mayor and Council and the residents
6 of Bethel Park. Welcome. It was a pleasure
7 meeting with you, we had a meeting, and I
8 think the Municipality's going to be in
9 excellent hands.

10 So welcome to Bethel Park, your beautiful
11 family, and I'm sure you'll enjoy it here.

12 MS. CHRISTIAN: Thank you.

13 (Clapping was heard.)

14 MR. HARRISON: That young boy did a
15 good job holding the microphone.

16 MS. CHRISTIAN: Thank you.

17 DISTRICT JUSTICE ARNONI: He did, I
18 got to tell you what.

19 MR. MOURY: Would he like to say a
20 few words?

21 MR. HARRISON: Say hello.

22 MS. CHRISTIAN: Not tonight.

23 MR. CHRISTIAN: This is the first
24 time he's ever been short of words.

25 MR. MOURY: Thank you.

1 DISTRICT JUSTICE ARNONI: Mayor and
2 Council, thank you so much for indulging me to
3 get in and out of here. As you know, a long
4 day.

5 MR. MOURY: Yes.

6 DISTRICT JUSTICE ARNONI: Many long
7 days to come after being out a few days.

8 MR. MOURY: We thank you very much.

9 MR. DIXON: Thank you, Your Honor.

10 DISTRICT JUSTICE ARNONI: Always a
11 pleasure.

12 (Clapping was heard.)

13 MR. MOURY: Okay. At this time I
14 would like to move to the Mayor's Report, and
15 Mayor Allen.

16 MAYOR ALLEN: Thank you.

17 I can tell that our new manager was in
18 the service because when you're standing
19 behind him and he has his right hand up, I
20 mean, he's at attention. So he was paying
21 attention.

22 Okay. I just have a few things this
23 evening. I wanted to start by reminding
24 everyone that we still have our Farmers'
25 Market that's every Tuesday from 3:00 to 7:00.

1 It is down at South Park at the old swimming
2 pool.

3 I'm also -- I did mention a couple months
4 ago that this is the first year we're having
5 an annual Halloween contest. The judging will
6 be October 20th to the 30th. And unlike the
7 Christmas lighting, this will be municipal
8 wide. So we will have like a winner, but the
9 winner will be, you know, competing against
10 everyone else in Bethel Park.

11 So if you want to judge or you have a
12 home that you want to nominate, including your
13 own, because it will be tough to get
14 everywhere, if you can call Janet Davin at
15 412.831.6800, extension 211.

16 I also want to remind everyone about
17 Community Day this year, September 14th. The
18 parade starts at 9 o'clock right here, ends up
19 at the high school, and that's where the
20 festiv -- festivities begin.

21 This year -- I don't know if you remember
22 or not, but we had a -- a contest for the
23 grade school that was Paint a Truck. All the
24 plows have been painted, and we will have 12
25 plows down there with their pictures on. And,

1 you know, hopefully it won't snow this year so
2 the paint doesn't get ruined. We don't want
3 to see a second grader crying because the --
4 the plow didn't look like it did at the
5 beginning of the season. So we'd like to see
6 everybody on Community Day, also.

7 Just as a public service announcement,
8 the senior citizen Connect card, currently
9 anyone that uses Port Authority that's 65 and
10 over just needs to show their Medicare card to
11 ride. But starting January 1st of next year,
12 you have to get a Connect card. And you can
13 pick that up at Representative Mihalek's
14 office, Pisarczyk or Senator Iovino's office,
15 and that way -- you just have to bring proof
16 of -- driver's license, birth certificate,
17 passport, or any other identification.

18 So at this point I'd like to introduce
19 Dan Duff, and he is with the Community
20 Foundation. And anytime I see Dan in the back
21 of the room, everyone up here smiles. I don't
22 know why that is. But Dan.

23 MR. DUFF: Thank you for the
24 compliment. I appreciate the compliment. I
25 think the reason that he enjoys seeing the

1 Foundation come is we usually come bearing
2 money. We were here just about a month or so
3 ago to help pay for some new trail access at
4 the Clifton/Highfield area of the Montour
5 Trails.

6 So I've actually brought two of the
7 executive board members, Mr. Bill Holden and
8 Britney Hollick, to give out some checks
9 tonight because I figured they get some of the
10 fun that I get to give out all the time.

11 So the first up will be Bill Holden, and
12 he will be giving a -- presenting a check to
13 the Historical Society. Are you coming down
14 for that? Any other members of the Historical
15 Society here tonight, we'd love to have them
16 come up.

17 MR. HOLDEN: On behalf of the
18 Bethel Park Community Foundation, we're
19 pleased to present this check for \$10,000 to
20 the Bethel Park Historical Society, making our
21 total donation of \$20,000 for the Bethel Park
22 Community Foundation auditorium project.

23 (Clapping was heard.)

24 MR. MOURY: I want to say a few
25 words. On behalf of the Bethel Park

1 Historical Society, we greatly appreciate all
2 the efforts and everything the Bethel Park
3 Community Foundation's done. They have one
4 annual fundraiser each fall, plus we are now
5 doing the Fantastic Four Charities, which
6 assists the Library, the Education Foundation,
7 the Foundation as well as the Historical
8 Society.

9 So this is going to be partly to -- as
10 the check from last year, to pay for the
11 renovations of the second floor auditorium.
12 So on behalf of the Bethel Park Historical
13 Society, we just want to say thank you.

14 MR. DUFF: You're welcome.

15 (Clapping was heard.)

16 MR. DUFF: Ms. Britney, would you
17 like to come up with your check.

18 Tim, do you want to be in this one, too?

19 Here you go, Britney. You can tell us
20 where this check's going.

21 MS. HOLLICK: Okay. So this check
22 is going to the Municipality of Bethel Park
23 for 15,000. One of our areas of focus is
24 improving community areas. So with that, the
25 15,000 is going to fixtures in the quiet area

1 that they're creating in the Community Center.

2 (Clapping was heard.)

3 MR. MOURY: Just so everybody
4 knows, this is a plan we've had for the last
5 couple years, which we were looking for a
6 funding source and now it's come to fruition.
7 The people that are familiar with the -- it
8 used to be the adult lounge, the patio off the
9 back of the Community Center, the area between
10 there and the gym we actually -- it's a grassy
11 area now and our plans to be presented to
12 Council hopefully at the end of this month
13 will be to put some waterfalls, a place for
14 people -- a little gazebo for people to get
15 married, as well as just a quiet area.

16 The Community Center itself is very
17 active. We wanted a place if you wanted to
18 come and read a book or somewhere where it's
19 quiet, this is an area we chose.

20 So we, once again, thank the Foundation
21 for their help and support.

22 (Clapping was heard.)

23 MR. DUFF: Thank you.

24 MAYOR ALLEN: Thanks, Britney.

25 Actually, I've been looking forward to

1 this one for a couple years because it's a
2 nice outside place to have weddings rather
3 than, you know, in here or the office or
4 something.

5 The last thing I have for this evening is
6 I wanted to recognize a person. I started at
7 the beginning of the week or the end of last
8 week with not a whole lot going on, and we
9 filled that up pretty quick.

10 As the chief mentioned, last Tuesday
11 was --

12 CHIEF O'CONNOR: National Night
13 Out.

14 MAYOR ALLEN: -- National Night
15 Out. We went from three locations, I believe
16 it went to 10, and it was just a great night.
17 Also -- but on that night, and if you had seen
18 the news at 11 o'clock, we had a -- a person
19 of interest from down in I guess that's
20 Washington County that decided that that would
21 be a good night to start going to houses and
22 robbing the houses.

23 Well, tonight I want to recognize the
24 person who didn't let that happen. So if you
25 can come up, Dom.

1 (Clapping was heard.)

2 MR. BUTERA: And Matt.

3 MAYOR ALLEN: Matt?

4 MR. BUTERA: Yeah.

5 MAYOR ALLEN: Now, Dom's a big guy,
6 but I guess this guy couldn't do it himself.

7 (Laughing and clapping was heard.)

8 MAYOR ALLEN: So if you can tell us
9 just how it happened or how did you notice
10 this person.

11 MR. BUTERA: Wow. You're putting
12 me on the spot.

13 Him and I were just inside having dinner;
14 my wife was gone with our daughter to the
15 concert, and the neighbor came over and said,
16 "do you know the guy in your yard." I said,
17 "no."

18 He went running out to the neighbor's
19 house. I went to the front of the house where
20 he was coming out. And he approach -- I
21 approached him and said, "what are you doing."
22 He had every excuse in the book of why he was
23 there. He said my -- his dad told him I could
24 borrow -- or he could borrow my weed whacker.

25 So as he's telling me, he threw a punch

1 at me; threw him to the ground, and thank God
2 Matt came out of the house to help me because
3 it was -- I was running out of gas.

4 (Laughing was heard.)

5 MR. BUTERA: Thank you.

6 MAYOR ALLEN: Thank you. Well,
7 because -- and I've been doing this for quite
8 a few years, recognizing people that make
9 Bethel Park a special place, so I have a
10 Certificate of Recognition presented to
11 Dominic Butera for your making Bethel Park a
12 special place to live. And this award is
13 awarded this 12th day of August, 2019.

14 So congratulations and thank you.

15 (Clapping was heard.)

16 MR. BUTERA: Thank you.

17 MAYOR ALLEN: And that's my report.

18 MR. MOURY: Thank you very much,
19 Mayor.

20 At this time can we turn to the Approval
21 of the Minutes, and Mr. Hannan.

22 MR. HANNAN: The first one is the
23 Regular Council meeting of July 8th.

24 I move that we approve the Regular
25 Council meeting minutes of July 8, 2019.

1 MS. GIBBONS: Second.

2 MR. MOURY: There's a motion and a
3 second we approve the Regular Council meeting
4 minutes of July 8, 2019.

5 Any discussion of this item?

6 DR. CAMPBELL: Yes, Mr. -- Mr.
7 President. There is an errata. Page 55, Line
8 8, it should read did instead of didn't. And
9 these -- these are just comments on the -- the
10 Allegheny Land Trust property.

11 MR. MOURY: Okay. Thank you.

12 If we could technically have amen -- a
13 motion to amend the minutes with these
14 corrections.

15 MR. O'BRIEN: So moved.

16 MR. MOURY: Second.

17 MR. HANNAN: Second.

18 DR. CAMPBELL: Second.

19 MR. MOURY: Okay. Let's go back to
20 amend the minutes to change did to didn't --
21 or didn't to did.

22 DR. CAMPBELL: Didn't to did.

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

25 MR. CHRISTIAN: Campbell.

1 DR. CAMPBELL: Yes.

2 MR. CHRISTIAN: Dixon.

3 MR. DIXON: Yes.

4 MR. CHRISTIAN: Gibbons.

5 MS. GIBBONS: Yes.

6 MR. CHRISTIAN: Hannan.

7 MR. HANNAN: Yes.

8 MR. CHRISTIAN: Harrison.

9 MR. HARRISON: Yes.

10 MR. CHRISTIAN: Moury.

11 MR. MOURY: Yes.

12 MR. CHRISTIAN: O'Brien.

13 MR. O'BRIEN: Yes.

14 MR. MOURY: Motion passes

15 seven/nothing to amend the minutes to did
16 instead of didn't or didn't instead of did,
17 whatever he said.

18 Okay. Let's go back. The original
19 motion is amended. Any discussion?

20 (No response was heard.)

21 MR. MOURY: Mr. Christian, would
22 you please call the roll.

23 MR. CHRISTIAN: Campbell.

24 DR. CAMPBELL: Yes.

25 MR. CHRISTIAN: Dixon.

1 MR. DIXON: Yes.
2 MR. CHRISTIAN: Gibbons.
3 MS. GIBBONS: Yes.
4 MR. CHRISTIAN: Hannan.
5 MR. HANNAN: Yes.
6 MR. CHRISTIAN: Harrison.
7 MR. HARRISON: Yes.
8 MR. CHRISTIAN: Moury.
9 MR. MOURY: Yes.
10 MR. CHRISTIAN: O'Brien.
11 MR. O'BRIEN: Yes.
12 MR. MOURY: Motion passes 7/0 on
13 the minutes as amended.

14 Mr. Hannan.

15 MR. HANNAN: The next item is the
16 minutes of the Special Meeting of July 22,
17 2019.

18 I move that we approve the Special
19 Meeting minutes of July 22, 2019.

20 MS. GIBBONS: Second.

21 MR. O'BRIEN: Second.

22 MR. MOURY: There's a motion and a
23 second we approve the Special Meeting minutes
24 of July 22, 2019. Any discussion of this
25 item?

1 (No response was heard.)

2 MR. MOURY: Mr. Christian, would
3 you please call the roll.

4 MR. CHRISTIAN: Campbell.

5 DR. CAMPBELL: Yes.

6 MR. CHRISTIAN: Dixon.

7 MR. DIXON: Yes.

8 MR. CHRISTIAN: Gibbons.

9 MS. GIBBONS: Yes.

10 MR. CHRISTIAN: Hannan.

11 MR. HANNAN: Yes.

12 MR. CHRISTIAN: Harrison.

13 MR. HARRISON: Yes.

14 MR. CHRISTIAN: Moury.

15 MR. MOURY: Yes.

16 MR. CHRISTIAN: O'Brien.

17 MR. O'BRIEN: Yes.

18 MR. MOURY: Motion passes 7/0.

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

22 MR. HANNAN: I move that we approve
23 the Bills and Payrolls of the Municipality per
24 Bill List No. 081219 for \$3,111,842.31.

25 MS. GIBBONS: Second.

1 MR. MOURY: There's a motion and a
2 second we approve the Bills and Payrolls for
3 the Municipality per Bill List No. 081219 for
4 \$3,111,842.31.

5 Any discussion of this item?

6 (No response was heard.)

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

9 MR. CHRISTIAN: Campbell.

10 DR. CAMPBELL: Yes.

11 MR. CHRISTIAN: Dixon.

12 MR. DIXON: Yes.

13 MR. CHRISTIAN: Gibbons.

14 MS. GIBBONS: Yes.

15 MR. CHRISTIAN: Hannan.

16 MR. HANNAN: Yes.

17 MR. CHRISTIAN: Harrison.

18 MR. HARRISON: Yes.

19 MR. CHRISTIAN: Moury.

20 MR. MOURY: Yes.

21 MR. CHRISTIAN: O'Brien.

22 MR. O'BRIEN: Yes.

23 MR. MOURY: Motion passes 7/0.

24 At this time I'd like to turn to the
25 Resident Comments section for non-agenda

1 items. We have six people signed up to speak.
2 Mr. Pahler.

3 We do have a new clock. We have a
4 3-minute limit. We'd ask you to conclude your
5 comments at the end of 3 minutes.

6 MR. PAHLER: Rich Pahler, 1119
7 Logan Road, here talking about the flooding
8 again.

9 After the last meeting Mark O'Brien told
10 me that he made a motion to get the sale of my
11 property on the agenda to fix my problems. He
12 said that he couldn't even get a second to be
13 able to discuss the situation.

14 I believe that if this Council does not
15 look at every option in resolving any flooding
16 problems, they're being irresponsible and in
17 dereliction of your duties as elected
18 officials. You took an oath to do what's best
19 to the interest of Bethel Park residents.
20 That means all the residents, not just your
21 friends and anyone else. You'd rather spend
22 more of the taxpayer money year after year
23 than do what's necessary and do a permanent
24 fix. It's so typical of governments to lean
25 on their budgets and run up the bills for the

1 taxpayer.

2 I know that you're concerned about the
3 ramifications in the future while buying my
4 property could cause, but that should not stop
5 you from doing whatever possible to stop this
6 problem. Future ramifications did not stop
7 the Municipality of Bethel Park from issuing
8 building permits that caused these problems.
9 They were brought in by the greed of higher
10 taxes and, you know, what's stopping you now.

11 I see on the agenda tonight there's more
12 development being -- before you fix the
13 problem from the previous developments.

14 I'd like to see anybody show me the same
15 situation that I have here in Bethel Park. If
16 there are any, it would only be a few. So
17 what's the problem with buying a few
18 properties to help resolve the bigger problem.

19 If this -- if that is the best solution,
20 it should not be ruled out before thoroughly
21 looking into the best solution. I mean, you
22 guys aren't even looking at it, so I don't
23 understand how you can feel that you're doing
24 all you can do.

25 I'll skip this next part, but -- because

1 somebody's not here. But, you know, I've
2 spent a lot of my own money trying to resolve
3 the problems, more than most. Bethel Park has
4 given out a lot of cash, money to residents in
5 the past for flooding in their homes. I had
6 numerous people that have told me this.
7 You've given me exactly zero.

8 Your documentation shows I was offered
9 \$5,000 to, as I was told that day, go away.
10 But it was written in your -- as resolved, the
11 problem. It also said I did not make a
12 counteroffer, which was not present to me at
13 that time -- presented to me at that time.
14 But I did offer a settlement a few months ago
15 at one of the Council meetings with no
16 response. You'll probably spend more of the
17 taxpayers' money than that to try to fix the
18 problem any other way.

19 I'd like to know how somebody can tell me
20 how they're -- you guys are trying to help me.
21 How about actually showing everybody what a
22 great community this is, like you've talked
23 about every Council meeting, by fixing the
24 problem instead of just sitting around telling
25 everybody how great you are.

1 Thank you.

2 MR. MOURY: Thank you.

3 Rose Mary Costanzo.

4 MS. COSTANZO: No comment.

5 MR. MOURY: Okay.

6 Jean Enright. If you can just state your
7 name and address for the record, please.

8 MS. ENRIGHT: My name is Jean
9 Enright. I live at 2019 --

10 MR. HARRISON: Stand close to the
11 microphone, please.

12 MS. ENRIGHT: Okay. My name is
13 Jean Enright. I live at 2019 Cool Springs
14 Drive, and my message tonight is to Council
15 and to the residents of Bethel Park speaking
16 on behalf of the Citizens Committee to Defeat
17 Commercial Rezoning in Bethel Park
18 Neighborhoods.

19 The Committee was formed to give the
20 voters of Bethel Park the opportunity to
21 repeal the outrageous 7/22/19 vote to allow a
22 Cool Springs land parcel that is currently
23 zoned residential to be rezoned for commercial
24 use and -- and where they know a large gas
25 station with 16 fueling points and a

1 4,800-square foot convenience store is
2 planned.

3 The goal of the Citizens Committee to
4 Defeat Commercial Rezoning in Neighborhoods is
5 to collect a sufficient number of signatures
6 to require Council to repeal the 7/22/19
7 commercial rezoning ordinance vote.

8 If Council fails to repeal the vote
9 following receipt of the Committee's signed
10 petition, the issue will be placed on the next
11 available election ballot as a binding
12 referendum. This will give the voters of
13 Bethel Park the opportunity to determine
14 whether the commercial rezoning ordinance will
15 be repealed.

16 The 7/22/19 commercial rezoning ordinance
17 directly affects the residents of Cool Springs
18 Drive, including 23 private homes, the
19 Sheridan Personal Care and Memory Care
20 facility, consumers who use the sports complex
21 and driving range, and children who use
22 Millennium Park and attend Lincoln Elementary
23 School.

24 We've talked in the past about all the
25 negative effects to these residents and many

1 Bethel Park residents who live on the
2 neighboring streets who've also voiced strong
3 opposition as they're impacted by increasing
4 amounts of traffic and pollution as well.

5 Why should you care about this if you
6 don't live on Cool Springs Drive or in the
7 vicinity? Consider that a majority of your
8 Municipal Council has recklessly voted to
9 approve commercial rezoning to allow for a
10 large, toxic gas station in a residential area
11 despite overwhelming opposition from a crowd
12 of residents that overflowed Council chambers
13 on the evening of 7/22/19. If it can happen
14 to Cool Springs Drive, it can happen in your
15 neighborhood, too.

16 No matter the concern, be it commercial
17 rezoning in neighborhoods or enduring flooding
18 or any other community challenge, from this
19 experience I can tell you the majority of
20 Municipal Council does not listen to citizens'
21 concerns, sound evidence and reasoning. Let
22 it be said that we're grateful for the three
23 members of Council who did vote against
24 rezoning.

25 Our Municipal Council was elected to

1 protect our neighbors, our schools, our
2 churches, and the residents of Bethel Park. A
3 vote that allows for a large, toxic gas
4 station in a residential community is most
5 definitely not in the best interest of the
6 residents.

7 Thank you.

8 MR. MOURY: Thank you very much.

9 Barb Busse.

10 MS. BUSSE: Barb Busse, 2005 Cool
11 Springs Drive.

12 A standing room only crowd opposed
13 rezoning property on Cool Springs Drive from
14 residential to commercial yet Municipal
15 Council passed the measure. American Natural
16 Retail intends on building a gas station with
17 16 fueling sites and a large convenience
18 store. Equally worrisome, the approved
19 rezoning paves the way for future commercial
20 development in this residential area.

21 Kay Pierce, the Allegheny County Planning
22 Director, with over two decades of experience
23 wrote the following in her review of this
24 proposal: With any rezoning, it cannot be
25 approved with the condition that the site be

1 developed for a particular use because
2 commercial zoning allows for a wide range of
3 uses. Yet Council ignored this professional
4 opinion and indeed rezoned it with a
5 particular use in mind, an already approved
6 plan by American Natural Retail.

7 She also stated previous zoning requests
8 along with this one have blatantly ignored the
9 comprehensive plan for the Cool Springs
10 development and Council's actions have been
11 haphazard. Zoning is supposed to protect the
12 health, safety, morales, and general welfare
13 of the community and to protect and conserve
14 the value of buildings.

15 The majority of Council failed to do
16 their job and they seem to have given their
17 authority to a landowner that has decided this
18 residential property should be rezoned for his
19 gain, ensuring our loss because gas stations
20 and convenience stores are second among the
21 top 10 industries that decrease nearby
22 property values. It's more so than having a
23 gentleman's club, a power plant, a city dump,
24 or a shooting range.

25 We understand this rezoning affects

1 residents differently and many not directly
2 affected, but the bigger issue is the majority
3 of Council voted into office by us failed to
4 represent the interests of the residents of
5 Bethel Park.

6 Thank you to the three Council
7 representatives that heard our valid concerns
8 and know who they represent. We called
9 Council but none of those in favor shared
10 their rationale for supporting rezoning.
11 Indirectly we heard the argument is that
12 there's commercial zoning in the area. But
13 does that truly justify putting a toxic
14 business next to homes and two senior
15 residences when numerous other gas stations
16 are within a 1.5 mile radius or ignoring the
17 comprehensive community plan which absolutely
18 does not allow for this large business.

19 Oppose this rezoning and remind Council
20 who they represent by signing our petition and
21 become more involved by leaving your name and
22 number on our hotline.

23 Thank you.

24 MR. MOURY: Thank you.

25 Tom Busse.

1 MR. BUSSE: My name is Tom Busse.
2 I'm of 2005 Cool Springs Drive.

3 On July 22nd the Bethel Park Council
4 approved a request by a single corporate
5 entity to change the zoning of a parcel of
6 land on Cool Springs Drive from R-3 to C-2 in
7 order to allow a gas station to be built.

8 The Council chamber was packed with
9 residents who strongly opposed this rezoning
10 based on compelling evidence of the negative
11 effects on our health and safety. It passed
12 anyway.

13 Ironically, the ordinance reads in part:
14 Whereas, the Council of the Municipality of
15 Bethel Park has determined that the public
16 health, convenience, and welfare of residents
17 and property owners in the Municipality of
18 Bethel Park will be benefitted by a rezoning
19 of the property described. How this was
20 determined, when the room full of residents
21 and property owners were submitting proof of
22 the exact opposite, vastly increased public
23 health risk, major traffic inconvenience and
24 decreased property values, the determination
25 was not revealed.

1 Sadly, Council members who voted in favor
2 did not offer any rationale for their vote.
3 Since Mr. Dixon has received \$10,000 in
4 campaign donations from the management team of
5 Brian Shanahan's Penn Cove Group and Pineapple
6 Payments and \$3,000 in campaign contributions
7 from several petroleum purveyors, based on our
8 reading of the Municipality's Home Rule
9 Charter this is a conflict of interest and he
10 should not have voted and now should be
11 removed from office. We have sent letters to
12 pursue this matter.

13 The silence of other Council members who
14 voted in favor I find to be disrespectful and
15 totally irresponsible as elected officials.
16 You ignored the position of a large number of
17 your constituents and offered no explanation.
18 It's clear that the members who voted did not
19 consider acting in concert with the residents'
20 position, their responsibility or providing
21 their reason.

22 We ask and urge all Bethel Park residents
23 to sign our petition to oppose commercial
24 rezoning of residential neighbors and remind
25 Council of who they are elected to represent.

1 We hope this community effort for
2 residents to support each other in any and
3 this -- this issue and any other issues that
4 ignores residents' challenges and concerns
5 will prompt Council to act in the best
6 interests of the residents.

7 Thank you.

8 MR. MOURY: Thank you.

9 Tim Enright.

10 MR. ENRIGHT: Tim Enright, that's
11 E-n-r-i-g-h-t, 2019 Cool Springs Drive.
12 Instead of rambling and forgetting to hit the
13 high point, I'm going to start out with it.
14 Our committee hotline number is 412.714.6588.
15 If you want to help in any way, give us a
16 call. You'll leave a voicemail. We'll get
17 back to you.

18 Here's what's going to happen. Within
19 the week Council will have our affidavit and
20 after you get the affidavit we will start our
21 petition drive. We have 60 days to work on
22 that petition, during which time your vote is
23 held in abeyance. It can't take effect until
24 we've had our 60 days.

25 You saw the turnout at the last meeting.

1 That wasn't everybody. We're going to have
2 more people than that. We will get the votes.
3 We will have it on the ballot. So that --
4 that's what's -- what's coming up.

5 One of the things that I think's
6 important is the Council members that voted
7 for the residents, clearly the residents were
8 opposed to this. What do the residents want?
9 Well, let me go to the public meeting results
10 from the Community Center meeting on May 14,
11 2019, to review the comprehensive plan. Top
12 five vote getters, reconfigure and enhance
13 West Library and Brightwood. No. 2, extend
14 the trail network. No. 3, eliminate blight.
15 No. 4, protect property owners from flood
16 damage, one of the top picks. And No. 5, keep
17 Bethel Park green. The only thing green about
18 that land right now is the grass, not the gas
19 station.

20 So we look at some of the other items
21 that were brought up at -- at the discussions
22 about what they wanted to see about Bethel
23 Park. Increase attractions, restaurants,
24 experiential retail such as public art,
25 tactile urbanism, get destination enhancements

1 such as public squares, market halls; create a
2 community that's intentionally age inclusive,
3 increase the extent to which neighborhoods can
4 integrate seniors by providing access to local
5 amenities, support, and services.

6 You won't find gas station mentioned one
7 time. So what we would hope is that the
8 Council members vote for the residents and not
9 for the businesses. Where is their influence?
10 How are they getting you to vote that way when
11 the people that elected you are clearly
12 demonstrating otherwise?

13 Again, our hotline number, 412.714.6588.
14 Give us a call. We'll get back to you. The
15 petition drive starts shortly.

16 Thank you.

17 MR. MOURY: Thank you very much.

18 Are there any other residents who would
19 like to speak on non-agenda items, if you'd
20 come up --

21 MR. MAJERNIK: Yes.

22 MR. MOURY: -- and state your name
23 and address.

24 MR. MAJERNIK: I didn't sign up
25 earlier.

1 MR. MOURY: That's fine.

2 MR. MAJERNIK: Tom Majernik.

3 MR. MOURY: If you could wait until
4 you get to the microphone, please.

5 MR. MAJERNIK: Tom Majernik, 5460
6 Glen Hill Drive. I empathize with the gas
7 station situation. I think that's a very
8 important topic. But something else that I'm
9 concerned about, and I'm putting it out there
10 as just a concern at that point, is this new
11 -- new garbage collection process. I left
12 Mark a message. He never replied.

13 But my concern is this. When I -- when
14 this thing came into process last year, I went
15 to the Community Center. I talked to the
16 manager who was there. I said look, great
17 idea. Keep the place clean. But what if I
18 have branches or an extra -- it's Christmas,
19 when I have some extra garbage. He said, no
20 problem. Just put it beside your can; they'll
21 pick it up, which they did for a month. Okay.

22 Now they say you have to buy an extra
23 garbage can. Well, that's twofold. One, it's
24 going to cost me extra money. Two, I have no
25 place to store one of those big garbage cans.

1 I only need it three times a year.

2 I cut some branches this -- off my tree
3 this -- this weekend. I looked on the
4 Municipal website. It said clearly cut them
5 into bundles, 4-foot bundles, put them next to
6 your garbage can; they'll pick it up. They
7 didn't. I called the Borough. Oh, we should
8 have taken that off the website; that's
9 incorrect. But it was on there last week
10 whenever I looked. So now I got a bunch of
11 limbs, small bundles as they were supposed to
12 be, next to -- on my driveway.

13 The point is this, though. I lived in
14 Indiana County a few years ago and they tried
15 this same thing. You had to buy these bags.
16 You had to put the garbage in certain
17 containers, and if it wasn't in there, it
18 wasn't picked up. Well, what happened was
19 people started dumping, and that's what's
20 going to happen here I'm afraid. Again, I'm
21 just -- this is a concern of mine.

22 My branches, well, if you don't pick them
23 up, guess what, I'm going to burn them.
24 You're going to have people burning branches
25 and twigs and stuff because I can't have

1 anyplace to put it. I've got to put these
2 twigs in a brown paper bag, which kills more
3 trees, and then deliver them every third
4 Saturday to the Municipal facility. I'm not
5 going to do it. I'm going to burn them in my
6 backyard and I'll have a hotdog there to make
7 it legal.

8 So -- and I'm going to dump my grass out
9 back behind my lot. I can do that, but it's
10 going to attract rats and rodents. And then
11 people are going to start dumping regular
12 trash, too.

13 So, please, let's come to a happy medium.
14 Let's get Waste Management to have an
15 understanding. If I'm doing it every week, I
16 -- I will buy an extra garbage can, I promise.
17 But if it's three times a year that I've got a
18 little extra garbage from branches, they
19 should be able to pick them up. They do it in
20 Whitehall. I know that for a fact because
21 they're over there in Whitehall and I've got
22 some buddies over there and they do pick it
23 up. So let's try to have a happy medium.
24 Again, I don't want our community to become a
25 dumping ground that I saw up in Indiana a few

1 years ago.

2 Thank you.

3 MR. MOURY: Thank you.

4 Normally this is the Public Comments
5 section, but I will respond to you. One of
6 the things, we locked into the first year,
7 into the automated system. We are going to be
8 reviewing -- we're kind of locked in for year
9 one and we are reviewing all the options,
10 what's worked, what hasn't.

11 Unfortunately, it may not -- any changes
12 occur this year, but we are exploring. It's
13 just it was a test for us. We didn't have a
14 choice when we went this way. I know the
15 Manager met with Waste Management recently and
16 we're reviewing all the options. We're taking
17 all the comments from the community. I mean,
18 it applies --

19 MR. MAJERNIK: I was lied to at the
20 very beginning. If he hadn't said that, I
21 would have been up here talking more
22 vehemently. But whenever the borough manager
23 said you can put it beside your can and
24 they'll pick it up, I don't have a problem
25 with that; who would. Change the rules.

1 MR. MOURY: But we are working on
2 it, I can assure you.

3 MR. MAJERNIK: Okay. Thank you.

4 MR. MOURY: So we'll keep you
5 posted.

6 MR. MAJERNIK: Thank you.

7 MR. MOURY: Is there anybody else
8 on non-agenda items?

9 (No response was heard.)

10 MR. MOURY: Hearing none; can we
11 turn to General Policy and Finance, and Mr.
12 Hannan. We have no residents signed up to
13 speak.

14 MR. HANNAN: We have no items under
15 General Policy and Finance, Mr. President.

16 MR. MOURY: Thank you, Mr. Hannan.

17 I just have one item. I think we
18 introduced a few months ago the Allegheny Land
19 Trust and the Bethel Park Greenway Project.
20 We started a fundraising campaign, that we're
21 targeting \$35,000 for private funds.

22 To date, I found out today, that our --
23 our goal of private fundraising is \$20,883.
24 We're well on our way, but we certainly need
25 some support. There's two other grants that

1 we have applied for that are going to fund the
2 major portion of it. They have been applied
3 for. Our state representatives, the state
4 senator are supportive. We're hoping to get
5 some type of a notification probably in
6 September, if not October, when these grants
7 are actually awarded. So we'll keep everybody
8 apprised.

9 Okay.

10 MR. HARRISON: Mr. Moury.

11 MR. MOURY: Mr. Harrison.

12 MR. HARRISON: I also found out
13 today that the number you quoted on the amount
14 of money being sent in is approximately
15 \$20,000, but the bulk of the funds came in
16 immediately and now they're just coming in at
17 a trickle. So I'd like to remind the public
18 that we -- we have to meet this \$35,000 goal
19 to -- to help us get other monies to -- to see
20 that this plan goes forward.

21 The -- I mentioned last meeting, much to
22 the discontent of some of my fellow Council
23 members, that I was making -- the first
24 contribution, I said that I would contribute
25 my annual salary for one year into this fund.

1 That -- I said -- we met in the caucus
2 room several months ago and the gentleman that
3 is -- is the honcho of the Allegheny Land
4 Trust briefed us and at that time Mr. Moury
5 said, oh, Harrison it's your chance to
6 contribute \$1,000. And I said, no, I'll do
7 better than that; I'll contribute \$3,000, my
8 annual salary for one year.

9 Mr. Moury took exception to that, saying
10 that he never said that. Now, there were
11 several Council members sitting here that were
12 there. He certainly did say it. So he either
13 -- he either conveniently forgot that he did
14 that or else he's sitting up there lying, and
15 he can choose which he did.

16 But I just -- and I just want to tell you
17 one other thing, that they're all in the
18 minutes of the last month's meeting, but he
19 said that -- that I didn't take any interest
20 in the project until we were on camera. I
21 don't exactly know what he's talking about
22 there. But I can tell you, and I've told
23 Council, that I walked that property with Mr.
24 Guttman many times and he had many ideas that
25 never developed. And -- and just several

1 months ago there was a gentleman that came in
2 and held a meeting in the industrial park that
3 was proposing to develop that property and
4 none of that happened.

5 So I think Bethel Park is blessed to have
6 this project going forward and I would highly
7 recommend that if -- if you thought about
8 making a contribution and you haven't, do it
9 now.

10 Mr. McLean's not here, but he -- he made
11 a statement, and I can read it to you, but
12 basically he was saying if you make a
13 contribution, just keep quiet about it. I
14 disagree with that. I think if you make a
15 contribution, you ought to encourage your
16 friends, your neighbors and your cohorts to --
17 to make a contribution.

18 And anybody that wants to know more about
19 it can go on BethelPark.net. There's about a
20 one hour proc -- video that you can look at
21 that Mr. Daugherty, who's with the Allegheny
22 Land Trust, explained the total thing.

23 So I would encourage you to look at that
24 if you want to learn more and I strongly
25 encourage you to make contributions. And I

1 would strongly encourage you to try to
2 motivate your friends, neighbors, and cohorts
3 to make a contribution.

4 Thank you very much.

5 MR. MOURY: The only comment I'll
6 make on that is what he said is simply not
7 true. It's pretty apparent Mr. Harrison can
8 take something that's a very good project and
9 turn it into something negative and politicize
10 it.

11 Just as an example, we received the
12 minutes of the meeting that he's referencing
13 in our mail this past week. It wasn't good
14 enough for Mr. Harrison. He had to go and
15 request staff research and send an additional
16 copy of the minutes out to him so he can make
17 his political grandstanding speech.

18 Are there any other items?

19 (No response was heard.)

20 MR. MOURY: Hearing none; can we
21 turn to Planning and Zoning, and Mr. Dixon.
22 We do have one res -- one resident signed up
23 to speak on the Bethel Greenway subdivision
24 project. Is it Christine?

25 MS. GIBALA: Yes.

1 Yeah, this is regarding the Demare Drive.
2 My name is Christine Gibala. I'm at 2404
3 Bethel Church Road. There is a complex I
4 guess going in across the street which we
5 weren't really informed of, but technically
6 wouldn't have much of an effect on us until I
7 came home and there's markings and -- on my
8 driveway, through my yard, through my
9 neighbor's, and all of my neighbors are here
10 as well because it's marked all through their
11 yard, trying to find out who's going to be
12 digging. And someone had been doing some
13 digging in my front yard. Called the borough.
14 Didn't get any answers. Nobody knew. Called
15 the water company. They didn't know. Called
16 Don Harrison who told me that it has to do
17 with the apartment complex going in.

18 When my neighbor caught one of the
19 gentlemen that was doing some of the marking,
20 he said it was for the emergency exit -- well,
21 he said it was for a road across the street.
22 Well, if you know anything about Bethel Church
23 right where the Legion is, that's a lot of
24 traffic. So we were concerned about the fact
25 that there could be another road merging into

1 there.

2 Spoke to Don Harrison. He said that it's
3 an emergency access and it's to be gated. We
4 are -- we are here just to make sure that that
5 is, in fact, the case.

6 Also, is there going to be any digging on
7 our side of the road based on the fact that
8 people are testing while they're digging in my
9 front yard? So -- and I want to thank Don
10 Harrison for that. But is that, in fact, the
11 case?

12 MR. MOURY: No. The road --
13 initially when it was proposed to the planning
14 commission, they were going to make the road
15 go all the way through to Bethel Church.
16 Based on the discussion at the planning
17 commission, the developer went back. It's
18 going to be like a cul-de-sac or end.
19 There'll be what they consider an emergency
20 access road, so if a fire truck needs to get
21 through. But it will have some gate or
22 obstruction that people will not be able to
23 get through there on a regular basis. So it
24 will virtually be a cul-de-sac.

25 MS. GIBALA: Okay.

1 MR. MOURY: And I can provide you
2 -- after the meeting I'll give you a copy of
3 my plans --

4 MS. GIBALA: Oh, that would be
5 great.

6 MR. MOURY: -- so you can see
7 exactly what it is.

8 MS. GIBALA: Now, is there going to
9 be any digging on our side of Bethel Church?

10 MR. MOURY: To the best of my
11 knowledge, no. Everything's going to be on
12 the opposite side. There may be some access
13 to, and I don't know if they'll figure this
14 out totally, but some of the utilities, which
15 may go up through another property. But --

16 MS. GIBALA: Which I'm guessing is
17 why they were marking the utilities on our
18 yards.

19 MR. MOURY: Yeah. I think what
20 they do is they go in and they mark them under
21 the One Call just to see where they're at.
22 Because Bethel Church used to go down before
23 they --

24 MS. GIBALA: Right.

25 MR. MOURY: -- many years ago when

1 I was a child. So that was a long time ago.

2 MS. GIBALA: Yes. Now, I called
3 One Call. They didn't know anything about it.
4 I called numerous people and nobody could tell
5 me what was going on except Don.

6 MR. MOURY: Yeah. Essentially if
7 there's any utilities, I think they're going
8 to be enter -- entering through properties on
9 their side.

10 MS. GIBALA: Okay.

11 MR. MOURY: But there's no
12 intentional digging. And, like I said, after
13 the meeting I can share with you the -- the
14 plans so you'll see what it is and what we're
15 voting on this evening.

16 MS. GIBALA: I would like that.
17 Thank you.

18 MR. MOURY: Thank you.

19 Okay. At this time can we turn to Mr.
20 Dixon, and Planning and Zoning.

21 MR. DIXON: Thank you, Mr.
22 President.

23 I do have one suggestion, though. With
24 all the utility work that's been done in the
25 Municipality, perhaps it could be a totally

1 unrelated utility construction going on there.

2 It probably --

3 MS. GIBALA: I couldn't find
4 anybody that could tell me specifically.
5 After calling the water company, I called
6 Allegheny County. I've called PA --

7 MR. MOURY: One Call.

8 MS. GIBALA: -- One Call. Nobody
9 had any record and yet there's marks in my
10 driveway, her driveway, her yard.

11 MR. DIXON: We would not expect any
12 -- any digging to be going on --

13 MR. MOURY: Yeah.

14 MR. DIXON: -- across the street.
15 It would generally be right on site where the
16 dwelling is going to be occurring.

17 MS. GIBALA: Okay.

18 MR. DIXON: That would be our
19 expectation anyway.

20 MR. MOURY: Thank you.

21 MR. DIXON: Okay. We have several
22 items on the agenda for Planning and Zoning
23 tonight.

24 The first one is Application 2019-0346,
25 Bethel Pines Subdivision, major subdivision,

1 Demare Drive.

2 I move that we approve Application
3 2019-0346, Bethel Pines Subdivision, Demare
4 Drive, in accordance with the municipal
5 planner's correspondence dated August 7, 2019.

6 MS. GIBBONS: Second.

7 MR. MOURY: There is a motion and a
8 second we approve Application No. 2019-0346,
9 Bethel Pines Subdivision, Demare Drive, in
10 accordance with the municipal planner's
11 correspondence dated August 7, 2019.

12 MR. HANNAN: Mr. Moury.

13 MR. MOURY: Okay. I'm going to
14 give kind of a brief overview. This is the
15 property on Bethel Church Road behind the
16 Bethel Park American Legion. It is currently
17 zoned residential and that's what they're
18 going to be developing.

19 Some of the concerns from the residents
20 in the area were some of the runoff problems
21 that exist today, and there's a couple homes
22 that have been impacted.

23 I'll go back to 20-plus years ago we had
24 some issues over there. We tried to work with
25 the property owner to rectify because we

1 needed to do some storm sewers from the
2 properties up along Bethel Church down to the
3 catch basins on Lightwood.

4 Unfortunately, we were not able to get
5 the property owner to agree to it, so this --
6 this situation has become exacerbated over the
7 last 20-plus years.

8 One of the things that happened when it
9 came to -- well, the first rendition came, as
10 I mentioned earlier, had the road going
11 straight through. The planning commission
12 didn't like that. There was some concerns,
13 some safety issues, all that.

14 The developer, who's been very nice to
15 work with, came back and said, okay, we may
16 get one less house or we may have to sacrifice
17 some things, but we'll work with the planning
18 commission and not -- not to make it a
19 cut-through street. So they did that.

20 When it came to Council's table, one of
21 the things we talked about is the stormwater
22 runoff problems that existed today. There's a
23 couple parcels, and we're getting runoff from
24 Bethel Church, that it goes down through the
25 parcels that go onto the property they're

1 acquiring. Then it goes onto some of the
2 adjacent property owners.

3 What they have agreed to do is on one of
4 the properties they're extending their storm
5 sewers from their detention pond, which is
6 over adjacent to the trolley tracks, up to
7 these properties to catch the water that used
8 to run into the neighbor's property.

9 So they're going to catch that water, and
10 on the property line at the American Legion
11 they're also going to put up a curb to control
12 the property from running from that area down
13 into the residential properties.

14 So we asked them to look at that, if they
15 would do that. The Municipality, as kind of a
16 back and forth, opted to -- we would take over
17 the detention pond once the development's
18 done. Because this was a lot of work. It's a
19 pre-existing condition, where they could have
20 came in and said it's not our problem, but
21 then the neighbors would still have an issue
22 because it would go across the property that
23 they actually acquired.

24 So the moral of the story is they're
25 extending the catch basins up on to that

1 property, which will catch the water and run
2 it down into the detention pond.

3 The second area was up closer to Demare
4 Drive. There was some questions on runoff not
5 from that property, but from the way the
6 topography is today over there. What the
7 developer shared and the site plan shows,
8 they're going to be changing some of the
9 topography over there. So where the back of
10 the property line is on Lightwood, North
11 Lightwood, right now it probably goes up four
12 or five feet and it goes back into the
13 property. They're going to grade that down.

14 So essentially the high point of the
15 Demare property is going to be closer to the
16 property line. They have committed to us once
17 they do the development, they're going to put
18 some swales around the homes to ensure that
19 there isn't any potential water issues.

20 But just by the way they're changing it,
21 they're going to change the flow from water
22 coming to the residential on North Lightwood,
23 it's going to go -- flow back into the
24 detention area that they're going to put in.

25 And where Demare Drive is today, we ran

1 into some issues where potentially the water
2 is coming down. Once you go past the one
3 house on Demare Drive, they're going to put
4 catch basins on either side of the road. All
5 that storm water which runs -- runs down North
6 Lightwood today is now going to run kind of
7 the other way and go into the detention area.

8 So we're taking the big steps, and the
9 developer's been very good to work with us in
10 fixing a problem that exists today. We're
11 working with them to hopefully rectify the
12 situation.

13 For the homeowners there, as we get into
14 the development phase and they go in to start
15 doing work, there'll be an E and S program.
16 They have to get a permit they have to get.
17 So we're going to make sure they live up to
18 what they committed to.

19 So while I wasn't initially enthralled by
20 this in discussions with the developer, they
21 were very amenable to work with us. So we
22 hopefully have a good solu -- suggestion or
23 solution that's a win-win for everybody.

24 And their timetable, if this is approved,
25 is late 2019 or early 2020, when they're going

1 to do this. So there's a lot of time and a
2 lot of things have to happen before even after
3 we approve this this evening. That is all.

4 MR. HANNAN: Any other discussion
5 from Council?

6 Manager, will you call the roll.

7 MR. CHRISTIAN: Campbell.

8 DR. CAMPBELL: Yes.

9 MR. CHRISTIAN: Dixon.

10 MR. DIXON: Yes.

11 MR. CHRISTIAN: Gibbons.

12 MS. GIBBONS: Yes.

13 MR. CHRISTIAN: Hannan.

14 MR. HANNAN: Yes.

15 MR. CHRISTIAN: Harrison.

16 MR. HARRISON: Yes.

17 MR. CHRISTIAN: Moury.

18 MR. MOURY: Yes.

19 MR. CHRISTIAN: O'Brien.

20 MR. O'BRIEN: Yes.

21 MR. MOURY: Motion passes 7/0.

22 Mr. Dixon.

23 MR. DIXON: The next item is
24 another one for Bethel Pines, Application No.
25 2019-0347, Bethel Pines Major Land

1 Development, Demare Drive.

2 I move that we approve Application No.
3 2019-0347, Bethel Pines Major Land
4 Development, Demare Drive, in accordance with
5 the municipal planner's correspondence dated
6 August 7, 2019.

7 MS. GIBBONS: Second.

8 MR. MOURY: There's a motion and a
9 second we approve Application No. 2019-0347,
10 Bethel Pines Major Land Development, Demare
11 Drive, in accordance with the municipal
12 planner's correspondence dated August 7, 2019.

13 Any discussion on this item?

14 (No response was heard.)

15 MR. MOURY: Mr. Christian, would
16 you please call the roll.

17 MR. CHRISTIAN: Campbell.

18 DR. CAMPBELL: Yes.

19 MR. CHRISTIAN: Dixon.

20 MR. DIXON: Yes.

21 MR. CHRISTIAN: Gibbons.

22 MS. GIBBONS: Yes.

23 MR. CHRISTIAN: Hannan.

24 MR. HANNAN: Yes.

25 MR. CHRISTIAN: Harrison.

1 MR. HARRISON: Yes.

2 MR. CHRISTIAN: Moury.

3 MR. MOURY: Yes.

4 MR. CHRISTIAN: O'Brien.

5 MR. O'BRIEN: Yes.

6 MR. MOURY: Motion passes 7/0.

7 Mr. Dixon.

8 MR. DIXON: The next item is
9 Resolution R8-12-19A, Adaptive Signal
10 Upgrades.

11 I move that we approve Resolution
12 R8-12-19A, to submit an application for
13 traffic signal approval to the Pennsylvania
14 Department of Transportation per the director
15 of engineering's correspondence dated July 18,
16 2019.

17 MS. GIBBONS: Second.

18 MR. MOURY: There's a motion and a
19 second we approve Resolution R8-12-19A, to
20 submit an application for traffic signal
21 approval to the PA Department of
22 Transportation per the director of
23 engineering's correspondence dated July 18,
24 2019.

25 What this means to most of us, an

1 adaptive signal system will be -- improve
2 traffic flow along -- along the 19 -- Route 19
3 corridor. The project begins at Brookside
4 Boulevard in Upper St. Clair Township and
5 continues to Connor Road in the Municipality
6 of Mt. Lebanon.

7 Projects of this nature are being
8 completed along the Route 88 corridor and
9 throughout Bethel Park. The project is
10 expected to start construction in 2020.

11 So they're going to kind of time all the
12 lights to hopefully make the traffic go
13 through on Route 19 a little quicker.

14 Any other discussion?

15 (No response was heard.)

16 MR. MOURY: Mr. Christian, would
17 you please call the roll.

18 MR. CHRISTIAN: Campbell.

19 DR. CAMPBELL: Yes.

20 MR. CHRISTIAN: Dixon.

21 MR. DIXON: Yes.

22 MR. CHRISTIAN: Gibbons.

23 MS. GIBBONS: Yes.

24 MR. CHRISTIAN: Hannan.

25 MR. HANNAN: Yes.

1 MR. CHRISTIAN: Harrison.

2 MR. HARRISON: Yes.

3 MR. CHRISTIAN: Moury.

4 MR. MOURY: Yes.

5 MR. CHRISTIAN: O'Brien.

6 MR. O'BRIEN: Yes.

7 MR. MOURY: Motion passes 7/0.

8 Mr. Dixon.

9 MR. DIXON: The next item is
10 another resolution, R8-12-19B, Sewage Planning
11 Module, American Natural Retail, Cool Springs
12 Drive.

13 I move that we approve Resolution
14 R8-12-19B, to revise the sewage facilities
15 plan in accordance with the director of
16 engineering's correspondence dated July 31,
17 2019.

18 MS. GIBBONS: Second.

19 MR. MOURY: There's a motion and a
20 second we approve Resolution R8-12-19B, to
21 revise the sewage facilities plan in
22 accordance with the director of engineering's
23 correspondence dated July 20 -- 31, 2019.

24 Any discussion of this item?

25 (No response was heard.)

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

3 MR. CHRISTIAN: Campbell.

4 DR. CAMPBELL: No.

5 MR. CHRISTIAN: Dixon.

6 MR. DIXON: Yes.

7 MR. CHRISTIAN: Gibbons.

8 MS. GIBBONS: Yes.

9 MR. CHRISTIAN: Hannan.

10 MR. HANNAN: Yes.

11 MR. CHRISTIAN: Harrison.

12 MR. HARRISON: Yes.

13 MR. CHRISTIAN: Moury.

14 MR. MOURY: Yes.

15 MR. CHRISTIAN: O'Brien.

16 MR. O'BRIEN: Yes.

17 MR. MOURY: Motion passes 6 to 1.

18 Mr. Dixon.

19 MR. DIXON: Mr. President, we have
20 one more for Bethel Pines, and that is
21 Resolution No. R8-12-19C, Sewage Planning
22 Module, Bethel Pines, Demare Drive.

23 I move that we approve Resolution
24 R8-12-19C, to revise the sewage facilities
25 plan in accordance with the director of

1 engineering's correspondence dated July 31,
2 2019.

3 MS. GIBBONS: Second.

4 MR. MOURY: There's a motion and a
5 second we approve Resolution R8-12-19C, to
6 revise the sewage facilities plan in
7 accordance with the director of engineering's
8 correspondence dated July 31, 2019.

9 Any discussion of this item?

10 (No response was heard.)

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

13 MR. CHRISTIAN: Campbell.

14 DR. CAMPBELL: Yes.

15 MR. CHRISTIAN: Dixon.

16 MR. DIXON: Yes.

17 MR. CHRISTIAN: Gibbons.

18 MS. GIBBONS: Yes.

19 MR. CHRISTIAN: Hannan.

20 MR. HANNAN: Yes.

21 MR. CHRISTIAN: Harrison.

22 MR. HARRISON: Yes.

23 MR. CHRISTIAN: Moury.

24 MR. MOURY: Yes.

25 MR. CHRISTIAN: O'Brien.

1 MR. O'BRIEN: Yes.

2 MR. MOURY: Motion passes 7/0.

3 Mr. Dixon.

4 MR. DIXON: Mr. President, we do
5 not have any additional items --

6 MR. MOURY: Thank you, Mr. --

7 MR. DIXON: -- for Planning and
8 Zoning.

9 MR. MOURY: Are there any
10 additional items?

11 MR. HARRISON: Mr. Moury.

12 MR. MOURY: Mr. Harrison.

13 MR. HARRISON: Because the meeting
14 here and the agenda, we close out too quickly
15 for me to keep up, I just want to speak to the
16 citizens and tell them if they will sign the
17 petition that these ladies and gentlemen
18 already talked about, we can overcome this
19 dastardly rezoning that my fellow Council
20 members approved in -- in Cool Springs.

21 So it's up to you folks to do two things.
22 One, when you see the position -- petition,
23 sign it. And, two, offer your help in working
24 at the tables where the petition will be and
25 to work your neighborhood to get signatures.

1 And these -- these two gentlemen and two
2 ladies are organizing the whole thing and they
3 gave a phone number that you can call to offer
4 your help. Thank you very much.

5 MR. MOURY: Thank you, Mr.
6 Harrison.

7 Any additional items?

8 MR. DIXON: Mr. President.

9 MR. MOURY: Mr. Dixon.

10 MR. DIXON: I -- my name was
11 mentioned again tonight as it was in our
12 special meeting for Cool Springs rezoning.
13 Under the dispersion that I did some unethical
14 act by -- by voting in that rezoning, I feel
15 compelled to -- to address that on the record.

16 I did nothing illegal, especially nothing
17 unethical. I've lived my life as -- as a man
18 of honor and anybody that knows me knows that
19 honor is the foremost thing in my life and
20 they know that I would never do anything
21 unethical.

22 Before I cast that vote I went to the
23 Pennsylvania State Ethics Commission website
24 where they address political campaign
25 contributions, and -- and it allows me, allows

1 anyone to accept a campaign contribution and
2 still vote on an issue related to that
3 contributor as long as there is no
4 understanding that the vote is -- is buying
5 any sort of action. And that certainly didn't
6 occur here.

7 The Home Rule Charter addresses this as
8 well, and -- and they say only if you have a
9 personal or a financial interest in the
10 entity, then you can't vote. And I have
11 neither a personal or financial interest in
12 Cool Springs.

13 The whole thing started early in 2018
14 when I decided to run for the State House of
15 Representatives, which is a very costly
16 endeavor and one must raise money in order to
17 do that, to get your name out there, to get
18 your message out there. You go to family,
19 friends, people who know you and know what
20 kind of representation you would -- you would
21 provide in Harrisburg, and -- and they make
22 campaign contributions to you in that regard.

23 When an -- when an individual makes a
24 campaign contribution to a political
25 candidate, they are not waiving their right to

1 representation by that candidate.

2 The irony here is that had I been
3 successful in that run for the State House,
4 I'd be sitting in Harrisburg right now. I
5 would not even be on this Council and I never
6 would have been able to cast a vote for that
7 rezoning. So clearly there was no quid pro
8 quo on a campaign donation that was made well
9 over a year ago. The -- the -- so that's the
10 background behind this.

11 Let me explain why I -- I always taught
12 my kids growing up that it's better to get in
13 trouble doing the right thing than by doing
14 the wrong thing. So let me explain to you why
15 I think this was the right thing to do, to
16 vote for this rezoning. And one of those
17 speakers here tonight mentioned that -- she
18 referenced the fact that when you vote for a
19 rezoning, you don't vote for any particular
20 project, and that's correct.

21 When you vote for a rezoning, anything
22 that is legal within that zoning category can
23 be built on that site once it's been rezoned.
24 So we did have this gas station on the -- on
25 the agenda, but knowing full well in our

1 considerations that what we were voting for
2 was to change the zoning so that anything in
3 that zoning category could be built. We all
4 knew that and we are all aware of that.

5 The -- the beginning of all this started
6 when they wanted to put this project on the
7 corner of Hamilton Road and Baptist Road.
8 There was a large outcry of -- of people,
9 residents who were against it. Probably half
10 of the people that were against it weren't
11 even Bethel Park residents. They lived in
12 Whitehall. Because that intersection is at
13 the border of Bethel Park and Whitehall.

14 So there was a large outcry of people who
15 did not want that. Frankly, I was against
16 that -- that site myself. But I was elected
17 to represent the people of Bethel Park and
18 particularly the people of Ward 4, and we had
19 a number -- a great number of people from my
20 ward who came to those meetings and spoke
21 against that rezoning at the corner of
22 Hamilton, along with many other people.

23 The -- the overwhelming majority of
24 people who spoke against that urged the
25 applicant to withdraw the application for that

1 site and to move the project down to the
2 commercial zone at Cool Springs Drive. And so
3 the applicant did that. They did what they
4 were asked by almost everybody.

5 And they came back to us with another
6 plan, locating this project on this site that
7 it now sits, that's now being proposed, Cool
8 Springs Drive.

9 They -- there were several work --
10 planning commission workshops, planning
11 commission meetings, Council meetings, public
12 hearings. I sat through dozens of hours as
13 the chairman of planning and zoning, attending
14 every one of those meetings, and everybody
15 thought that the right location was the
16 current proposed location.

17 At that point in time nobody from Cool
18 Springs Drive even attended any of those
19 meetings because the residents were brand new.
20 Those houses are brand new. And -- and when
21 this all started, I don't even know if anybody
22 was living in those houses yet. Since then
23 several people have moved in, though, and they
24 have taken objection to this location. So
25 having been through all those dozens of hours,

1 all these meetings, this was the right
2 location to put that.

3 The -- the people who are opposed have
4 characterized the area there as a quiet,
5 pristine, residential area. They keep
6 referring to it as a residential area. And I
7 respect their opinion and I don't mean for
8 this to sound acrimonious, but the fact is
9 that Cool Springs is a commercial development.

10 Everything over there is commercial.
11 There's the largest commercial sports complex
12 in this part of the state right next door to
13 those residences. There's a banquet hall
14 there that serves hundreds of people every
15 weekend, you know, music and -- and wedding
16 receptions and so forth. They open up the
17 garage doors. People come out on the patio.
18 That's right next door to these houses.

19 Right across the street is one of the
20 largest golf facilities, a commercial golf
21 facility in the -- in the entire region.
22 There's a commercial memory care facility
23 directly across the street.

24 Right down the street is a commercial
25 shopping center with a very popular bar and

1 restaurant. Across the street is Lowe's Home
2 Improvement. I could go on and on, there's
3 more, but I'll -- I'll stop there. Everything
4 over there is commercial except for those
5 residences that were just built recently.

6 So they're not in a quiet residential
7 neighborhood. Their houses were built in a
8 commercial zone, irrespective of the zoning
9 designation.

10 And so the planning commission, which
11 initially voted unanimous -- unanimously to
12 deny the rezoning when it was at the Hamilton
13 Road site, voted unanimously to recommend
14 approval to Council to rezone that site, the
15 new -- the current proposed site.

16 And so that's the genesis of all of this.
17 That's why this was the right vote to make.
18 None of this had anything to do with a
19 campaign contribution that was made well over
20 a year ago for an election that would have
21 taken me off this Council and taken me out to
22 Harrisburg.

23 So I thought it was important to just let
24 everybody know where I'm at with regard to why
25 I made that vote. I wanted to make it clear,

1 if it's not evident already, that it was
2 perfectly ethical to do what I did and I'm not
3 ashamed of it at all.

4 Thank you very much.

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

6 Any other discussion?

7 (No response was heard.)

8 MR. MOURY: Hearing none; can we
9 turn to Health, Safety and Welfare, and Mr.
10 O'Brien.

11 MR. O'BRIEN: Mr. Moury, there are
12 no items under Health, Safety and Welfare.

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

14 Any additional items?

15 (No response was heard.)

16 MR. MOURY: Hearing none; can we
17 turn to Public Works and Maintenance, and Ms.
18 Gibbons.

19 MS. GIBBONS: Steeplechase
20 Landslide repair.

21 I move that we approve the 5559
22 Steeplechase Drive landslide repair by Dom
23 Folino Construction in accordance with the
24 engineer's correspondence dated July 17, 2019.

25 MR. O'BRIEN: Second.

1 MR. MOURY: There's a motion and a
2 second we approve the 55 -- 5559 Steeplechase
3 Drive landslide repair by Dom Folino
4 Construction in accordance with the engineer's
5 correspondence dated July 17, 2019.

6 This is a -- a small slide that was
7 created by a storm sewer that was owned by the
8 Municipality. It was corrected last year.
9 This is just going to do some dressing up of
10 the area to complete the work that they did.
11 So this is a storm sewer issue surrounding our
12 storm sewer pipe.

13 Any other discussion?

14 (No response was heard.)

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

17 MR. CHRISTIAN: Campbell.

18 DR. CAMPBELL: Yes.

19 MR. CHRISTIAN: Dixon.

20 MR. DIXON: Yes.

21 MR. CHRISTIAN: Gibbons.

22 MS. GIBBONS: Yes.

23 MR. CHRISTIAN: Hannan.

24 MR. HANNAN: Yes.

25 MR. CHRISTIAN: Harrison.

1 MR. HARRISON: Yes.
2 MR. CHRISTIAN: Moury.
3 MR. MOURY: Yes.
4 MR. CHRISTIAN: O'Brien.
5 MR. O'BRIEN: Yes.
6 MR. MOURY: Motion passes 7/0.
7 Ms. Gibbons.
8 MS. GIBBONS: There are no
9 additional items under Public Works and
10 Maintenance.
11 MR. MOURY: Thank you, Ms. Gibbons.
12 Are there any additional items?
13 MR. HANNAN: Move we adjourn.
14 MR. MOURY: Hearing none; motion to
15 adjourn.
16 MR. O'BRIEN: So moved.
17 MR. MOURY: Second. All in favor.
18 MR. DIXON: Aye.
19 MR. HANNAN: Aye.
20 MR. HARRISON: Aye.
21 MR. MCLEAN: Aye.
22 MR. O'BRIEN: Aye.
23 DR. CAMPBELL: Aye.
24 MS. GIBBONS: Aye.
25 MR. MOURY: Meeting adjourned.

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Good night, everyone.

(At 8:41 p.m., the meeting adjourned.)

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C E R T I F I C A T E

COMMONWEALTH OF PENNSYLVANIA)

) SS:

COUNTY OF WESTMORELAND)

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

Cynthia P. Simonovitch

Court Reporter

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL Cynthia P. Simonovitch, Notary Public Unity Twp., Westmoreland County My Commission Expires Feb. 5, 2021 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

My Commission expires February 5, 2021

<p>\$</p> <p>\$1,000 [1] - 43:6 \$10,000 [2] - 12:19; 33:3 \$20,000 [2] - 12:21; 42:15 \$20,883 [1] - 41:23 \$3,000 [2] - 33:6; 43:7 \$3,111,842.31 [2] - 21:24; 22:4 \$35,000 [2] - 41:21; 42:18 \$5,000 [1] - 25:9</p>	<p>20 [2] - 3:24; 60:23 20-plus [2] - 51:23; 52:7 2005 [2] - 29:10; 32:2 2018 [1] - 65:13 2019 [26] - 1:15; 2:5; 3:10; 17:13, 25; 18:4; 20:17, 19, 24; 26:9, 13; 34:11; 35:11; 51:5, 11; 55:25; 57:6, 12; 58:16, 24; 60:17, 23; 62:2, 8; 71:24; 72:5 2019-0346 [3] - 50:24; 51:3, 8 2019-0347 [3] - 56:25; 57:3, 9 2020 [2] - 55:25; 59:10 2021 [1] - 75:21 20th [1] - 10:6 211 [1] - 10:15 21st [1] - 4:3 22 [3] - 20:16, 19, 24 22nd [1] - 32:3 23 [1] - 27:18 2404 [1] - 46:2</p>	<p>5</p> <p>5 [2] - 35:16; 75:21 5100 [1] - 1:19 5460 [1] - 37:5 55 [2] - 18:7; 72:2 5559 [2] - 71:21; 72:2</p>	<p>34:23 ability [2] - 7:15, 17 able [6] - 3:22; 23:13; 39:19; 47:22; 52:4; 66:6 absolutely [1] - 31:17 accept [1] - 65:1 access [5] - 12:3; 36:4; 47:3, 20; 48:12 accordance [10] - 51:4, 10; 57:4, 11; 60:15, 22; 61:25; 62:7; 71:23; 72:4 accurately [1] - 75:10 acquired [1] - 53:23 acquiring [1] - 53:1 acrimonious [1] - 69:8 act [2] - 34:5; 64:14 acting [1] - 33:19 action [1] - 65:5 actions [1] - 30:10 active [1] - 14:17 Adaptive [1] - 58:9 adaptive [1] - 59:1 additional [7] - 45:15; 63:5, 10; 64:7; 71:14; 73:9, 12 address [4] - 26:7; 36:23; 64:15, 24 addresses [1] - 65:7 adjacent [2] - 53:2, 6 adjourn [2] - 73:13, 15 adjourned [2] - 73:25; 74:2 adult [1] - 14:8 affected [1] - 31:2 affects [2] - 27:17; 30:25 affidavit [2] - 34:19 afraid [1] - 38:20 afternoon [1] - 4:22 age [1] - 36:2 agenda [8] - 22:25; 23:11; 24:11; 36:19; 41:8; 50:22; 63:14; 66:25</p>	<p>ago [13] - 10:4; 12:3; 25:14; 38:14; 40:1; 41:18; 43:2; 44:1; 48:25; 49:1; 51:23; 66:9; 70:20 agree [1] - 52:5 agreed [1] - 53:3 ALLEGHENY [1] - 1:1 Allegheny [6] - 18:10; 29:21; 41:18; 43:3; 44:21; 50:6 Allegiance [2] - 3:4 ALLEN [8] - 9:16; 14:24; 15:14; 16:3, 5, 8; 17:6, 17 Allen [2] - 1:11; 9:15 allow [4] - 26:21; 28:9; 31:18; 32:7 allowing [1] - 8:1 allows [4] - 29:3; 30:2; 64:25 almost [1] - 68:4 amen [1] - 18:12 amenable [1] - 55:21 amend [3] - 18:13, 20; 19:15 amended [2] - 19:19; 20:13 amenities [1] - 36:5 American [5] - 29:15; 30:6; 51:16; 53:10; 60:11 amount [1] - 42:13 amounts [1] - 28:4 Anne [1] - 5:13 announcement [1] - 11:7 Announcements [1] - 3:7 annual [4] - 10:5; 13:4; 42:25; 43:8 answers [1] - 46:14 anyplace [1] - 39:1 anytime [1] - 11:20 anyway [2] - 32:12; 50:19 apartment [1] - 46:17 apparent [1] - 45:7 applicant [2] -</p>
<p>0</p> <p>081219 [2] - 21:24; 22:3</p>	<p>2020 [2] - 55:25; 59:10 2021 [1] - 75:21 20th [1] - 10:6 211 [1] - 10:15 21st [1] - 4:3 22 [3] - 20:16, 19, 24 22nd [1] - 32:3 23 [1] - 27:18 2404 [1] - 46:2</p>	<p>6</p> <p>6 [1] - 61:17 60 [2] - 34:21, 24 65 [1] - 11:9</p>	<p>7</p> <p>7 [4] - 51:5, 11; 57:6, 12 7/0 [8] - 20:12; 21:18; 22:23; 56:21; 58:6; 60:7; 63:2; 73:6 7/22/19 [4] - 26:21; 27:6, 16; 28:13 7:00 [1] - 9:25 7:30 [2] - 1:15; 2:2</p>	<p>allow [4] - 26:21; 28:9; 31:18; 32:7 allowing [1] - 8:1 allows [4] - 29:3; 30:2; 64:25 almost [1] - 68:4 amen [1] - 18:12 amenable [1] - 55:21 amend [3] - 18:13, 20; 19:15 amended [2] - 19:19; 20:13 amenities [1] - 36:5 American [5] - 29:15; 30:6; 51:16; 53:10; 60:11 amount [1] - 42:13 amounts [1] - 28:4 Anne [1] - 5:13 announcement [1] - 11:7 Announcements [1] - 3:7 annual [4] - 10:5; 13:4; 42:25; 43:8 answers [1] - 46:14 anyplace [1] - 39:1 anytime [1] - 11:20 anyway [2] - 32:12; 50:19 apartment [1] - 46:17 apparent [1] - 45:7 applicant [2] -</p>
<p>1</p> <p>1 [1] - 61:17 1.5 [1] - 31:16 10 [2] - 15:16; 30:21 11 [1] - 15:18 1119 [1] - 23:6 12 [5] - 1:15; 2:5; 3:9; 10:24 12th [1] - 17:13 14 [1] - 35:10 14th [1] - 10:17 15,000 [2] - 13:23, 25 15102 [1] - 1:19 16 [2] - 26:25; 29:17 17 [2] - 71:24; 72:5 18 [2] - 58:15, 23 19 [3] - 59:2, 13 1st [1] - 11:11</p>	<p>3</p> <p>3 [2] - 23:5; 35:14 3-minute [1] - 23:4 30th [1] - 10:6 31 [4] - 60:16, 23; 62:1, 8 3:00 [1] - 9:25</p>	<p>8</p> <p>8 [3] - 17:25; 18:4, 8 88 [1] - 59:8 8:41 [1] - 74:2 8th [1] - 17:23</p>	<p>8</p> <p>8 [3] - 17:25; 18:4, 8 88 [1] - 59:8 8:41 [1] - 74:2 8th [1] - 17:23</p>	<p>8</p> <p>8 [3] - 17:25; 18:4, 8 88 [1] - 59:8 8:41 [1] - 74:2 8th [1] - 17:23</p>
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