

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

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DATE: Monday, July 11, 2022
TIME: 7:30 p.m.

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

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Reported by: Kim Simms Strnisa

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

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

PRESIDENT MOURY: Okay. I'd like to call to order the Regular Council Meeting of July 11, 2022.

Mr. Christian, would you please call the roll.

MR. CHRISTIAN: Dr. Campbell?

DR. CAMPBELL: Here.

MR. CHRISTIAN: Mr. Cenci?

MR. CENCI: Here.

MR. CHRISTIAN: Mr. Consolmagno?

MR. CONSOLMAGNO: Here.

MR. CHRISTIAN: Mr. Espinar?

MR. ESPINAR: Here.

MR. CHRISTIAN: Ms. Flinn?

MS. FLINN: Here.

MR. CHRISTIAN: Mr. Janosik?

MR. JANOSIK: Here.

MR. CHRISTIAN: Mr. Moury?

PRESIDENT MOURY: Here.

MR. CHRISTIAN: Mr. Oakes?

MR. OAKES: Here.

MR. CHRISTIAN: Mr. O'Brien?

MR. O'BRIEN: Present.

1 PRESIDENT MOURY: All members
2 present.

3 At this time, can 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 to the report -- we
9 have no Chair Announcements this evening --
10 Reports of the Officials; and the Library
11 Director's Report.

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

16 You may or may not have heard that
17 the state budget for 2022/2023 has been passed
18 by the legislature, and the Governor has
19 indicated that he plans to sign it. And it
20 includes an eleven million dollar increase in
21 the public library subsidy.

22 This is huge news for us. That's
23 about 18 percent increase. Or for Bethel Park
24 Library, a little over \$21,000. Which might
25 not sound like a lot, but that could fund a

1 part-time position that would offer more
2 classes for adults and kids or over a thousand
3 books and e-books for you to enjoy.

4 This is a major success of the
5 advocacy efforts of the library community.
6 It comes from years of having conversations
7 and building relationships with our
8 legislators.

9 We had major cuts in 2008. They cut
10 50 percent of the subsidy for the public
11 libraries. And this success is key from
12 Chairman Stan Saylor, who really worked hard
13 and has been a library champion. He is the
14 House Appropriations Chair, and he is from
15 York County. He's worked on four budget
16 cycles to help restore a loss of nearly 20
17 million dollars that we incurred in 2008 and
18 2009.

19 I'd also like to thank Senator
20 Devlin Robinson, Representative Natalie
21 Mihalek, and Representative Mike Puskaric for
22 their approving the budget as well. I'm so
23 excited about this. I just got this news
24 today.

25 So the only other thing -- two other

1 things. One, it's not too late to join Summer
2 Reading for birth through adults. Summer
3 Reading will end at the end of July.

4 And our next fundraiser is our
5 Fantastic Four Golf Outing, which will be on
6 Monday, September 19, at Nemaquin County
7 Club. So if you want more information, you
8 can see me or Andy Amrhein at Evy Hardware.

9 That's all I have this evening.

10 PRESIDENT MOURY: Thank you.

11 Any discussion from Council?

12 (No response.)

13 PRESIDENT MOURY: Hearing none.

14 Thank you very much.

15 Can we turn to the Police Chief's
16 Report; and Chief O'Connor.

17 CHIEF O'CONNOR: Good evening,
18 Mr. Mayor, Council. Hi, everybody, Chief
19 here.

20 We have had recently, along with
21 other South Hills communities, an abundance of
22 thieves coming out here overnight, going
23 through unlocked cars and stealing various
24 items.

25 This past week we had a car stolen

1 because somebody left their keys in their car
2 and left the car unlocked. We recently got
3 that car back. It was found in Overbrook.
4 Okay. No harm, no foul on that.

5 We also, last week, learned that a
6 gun that was stolen in a similar escapade last
7 year was recovered in the Mon Valley by the
8 police on a traffic stop.

9 So, again, I'm going to ask you, lock
10 your vehicles up, take your valuables out,
11 including guns. Because you don't want to be
12 that guy whose car is stolen and winds up in
13 an accident or your gun's taken and used in a
14 crime of violence.

15 So please be responsible citizens.
16 Don't let a tragedy happen. Take your stuff
17 out, lock your cars up. If you see anybody at
18 night, call us and we'll come deal with them.
19 Thank you.

20 So on a more positive note, on a
21 positive note, on Tuesday, August the 2nd, at
22 6:00 p.m., in Miner's Park, we're going to
23 have National Night Out. So you come join us,
24 and we're going to stand up to these criminals
25 out there. We're going to have a good show of

1 strength from our citizens. We're going to
2 have pizza, kids' activities. And did I
3 mention pizza? I did.

4 Well, let me tell you something,
5 Mr. O'Brien wanted me to have avocado toast.
6 I said, "What?" I said, "Man, I'm from
7 Carrick. We don't eat that stuff." So come
8 and have pizza. And we may even have a cake,
9 6:00 to 8:00 Miner's Park.

10 Questions?

11 PRESIDENT MOURY: Any questions?

12 (No response.)

13 PRESIDENT MOURY: Tough to follow
14 that report, but let's go to the Fire Chief's
15 --

16 MR. O'BRIEN: I don't know that is.

17 PRESIDENT MOURY: At this time, we'll
18 turn to the Fire Chief's Report.

19 MR. BEESON: Council, thank you.

20 Deputy Chief Russ Beeson here to give
21 you the Fire Chief's Report for the month of
22 June. A total of 46 calls: Three structure
23 fires, five brush fires, one oven fire, three
24 electrical conditions, one power line down,
25 two elevator rescues, three gas leaks, one

1 smoke investigation, seven good intent, 19
2 fire alarms, and one CO alarm.

3 So, as we know, July and August, we
4 get a lot of heat and humidity, which brings a
5 lot of storms. And we're asking everybody to
6 make sure you have your storm preparedness
7 kits ready; two days of water supplies, food,
8 nonperishables, that kind of stuff, batteries,
9 extra chargers for your cellphones, all that
10 kind of stuff, stay alert to changing
11 conditions with the weather as always.

12 Also, we would like to encourage
13 everybody to go over to bethelparkvfc.com, our
14 website. There's a great video that was
15 produced about why donations are so important
16 to your local fire company. We encourage
17 everybody to go take a look. The video's
18 about a minute and a half, two minutes long,
19 but it's worth it.

20 And just a reminder that we are
21 always accepting new applicants and always in
22 a recruitment phase. If you ever had the
23 desire to serve your community, it's at no
24 cost to you other than your time. We take
25 care of all the training, take care of all the

1 uniform and equipment. It's a nice family
2 environment, and you're there to help your
3 community.

4 Outside of that, that's all we have.

5 PRESIDENT MOURY: Any questions?

6 (No response.)

7 PRESIDENT MOURY: Thank you very
8 much.

9 Can we turn to the Mayor's --
10 Municipal Manager's Report; Mr. Christian.

11 MR. CHRISTIAN: Members of Council,
12 Mayor Allen, thank you so much. I'd like to
13 take the opportunity to do two things; give
14 you a quick update and a couple of
15 introductions.

16 I'll start off with an update. Our
17 Park & Play series events are having a huge
18 success this past summer, which we began in
19 May. We had a series of events hosted at our
20 local parks.

21 We started off with Yoga & Exercise
22 in Park Avenue -- Park Avenue. We moved on to
23 Touch-A-Truck at our Public Works Department.
24 And then July 2nd, we hosted our Summer
25 Spectacular. I thought those fireworks were

1 fantastic.

2 Due to the potential of thunderstorms
3 on June 26, we postponed our No Bad JuJu
4 concert. That's going to happen on August 14
5 from 5:00 to 7:00 p.m. It's still at
6 Millennium Park. It's going to be a great
7 show, really, really nice.

8 Future ones we still have, as Chief
9 mentioned, we have our National Night Out at
10 Miner's Park. We have our End of Summer Bash,
11 which is going to be in Simmons Park. And a
12 Star Party to look forward to in those coming
13 months.

14 The Farmer's Market is still going
15 super strong. We love it. It's going great.
16 It's held each Tuesday through the summer at
17 South Park ice-skating rink, along Corrigan
18 Drive. The market runs from 3:00 to 7:00.
19 And we have about 30 vendors each week. It's
20 fantastic. We love it.

21 We started a couple new things. One
22 of the things that I've begun is a Coffee &
23 Conversation. What's that going to be is,
24 I'm going to be doing a new program. Each
25 quarter residents will have a chance to come

1 grab some coffee and meet some of the --
2 myself and some of the municipal staff, talk
3 about various topics and what's going on
4 across the Municipality.

5 The first one is going to be August 3
6 at the Community Center at 7:30 a.m. in the
7 morning. Come on out. We can have some
8 conversation and good coffee.

9 As most of you might have noticed, if
10 you've been on our website recently, it is
11 going through a significant change. And we're
12 really proud of it. We spent a lot of time, a
13 lot of effort, really polled the community,
14 and understood what you're looking for, and
15 we're really trying to make those changes.

16 This effort has given the website a
17 total facelift, cleaning it up, adding new
18 payment options, making it easier to navigate,
19 and also find what you're looking for. The
20 municipal staff is hard at work. And then we
21 will continue to making those changes, so look
22 forward to more changes in those.

23 Now for the best part. I'd like to
24 introduce the new staff members. So if I
25 could have Emily and James come on up, please.

1 This is the best part of my job right here.
2 Absolutely. Come on up.

3 All right. So I get to introduce --
4 I'll start off with Emily real quick. Emily,
5 she comes from -- her first name, she goes by
6 Emily. She comes from -- to us with an
7 undergraduate degree from Slippery Rock
8 University in professional studies, and a
9 graduate degree from California University of
10 Pennsylvania in sports management.

11 Emily worked at the Department of
12 Recreation Physical Education at Duke
13 University for about a decade. So she has a
14 wealth of experience.

15 She recently moved back here, and we
16 were lucky enough to recruit her for our
17 Recreation Department. She is the new
18 community center director. She has a wealth
19 of experience and knowledge, and is just
20 really coming and hitting the ground running.
21 So we're looking for great things.

22 One interesting fact, you learned to
23 play percussion and the trap set in grade
24 school and enjoy writing poetry. That's
25 really, really neat.

1 Would you like to say a few words to
2 anybody?

3 MS. SKOCZLAS: I just want to say
4 that I'm excited to make a positive change and
5 impact for the community and work with lots of
6 people for the community. So thank you.

7 MR. CHRISTIAN: Awesome. Thank you
8 so much.

9 (Applause.)

10 MR. CHRISTIAN: Now we get to -- you
11 might notice this big guy on my left here.
12 This is James Knight.

13 He also has an education of bachelor
14 of science in sports management from
15 California University, and a master of science
16 in exercise science from California
17 University.

18 James comes to us with five years'
19 experience as a communication sports
20 coordinator at the Pittsburgh Sports League,
21 and one and a half years as the operations &
22 retention manager at Altus Gym.

23 So physical fitness and fitness are
24 two of your passions, and we really appreciate
25 that one.

1 James is going to be our full-time
2 program administer for all of the programming
3 in Bethel Park Recreation Community Center.
4 So he's coming in and really diving into those
5 programmings, you know, really taking that
6 fine-tooth and taking it to the next level.

7 So this dynamic duo right here is
8 going to be working hand in hand every single
9 day. And our rec department is going to
10 really take off and blossom.

11 One interesting fact from James, he
12 has a big interest in power lifting and
13 rehabilitation science. Even though he tore
14 his ACL twice, one of the times not getting it
15 fixed, you still are able to squat 500 pounds.

16 So physical fitness is a big thing in
17 your life. So we appreciate that one. Again,
18 he's going to take a lot -- bring a lot to the
19 team.

20 Is there anything you want to say to
21 our residents?

22 MR. KNIGHT: I'm extremely excited to
23 come on board. I'm extremely excited to be
24 able to work with everybody, do as much as I
25 can. Like I -- like it's been said, I have a

1 huge background in both sports and as well
2 exercise and physical activities.

3 So this is just something that I'm
4 extremely passionate about, something that I
5 want to be able to bring to everybody, help
6 you out as much as possible, whether it be in
7 just having activities to do or even whether
8 it be in health overall. This is just
9 something that just brings me great joy.

10 MR. CHRISTIAN: Awesome. Thank you
11 so much. Appreciate it.

12 (Applause.)

13 MR. CHRISTIAN: And that concludes my
14 report.

15 Any questions, ladies and gentlemen?

16 (No response.)

17 PRESIDENT MOURY: Hearing none, can
18 we turn to the Mayor's Report; and Mayor
19 Allen.

20 MAYOR ALLEN: Thank you,
21 Mr. President.

22 I just have a few items this evening.
23 The first one, I wanted to recognize Beth
24 Scarlett. She's with Girl Scout Troop 60802.
25 And Beth is responsible for putting all -- or

1 not putting up -- but identifying all the
2 military banners in Bethel Park.

3 So that way if someone is looking for
4 a particular person, they go on the website
5 and find out where it is rather than going all
6 over the park. And we do have about 500
7 banners up. So it would take for a while for
8 you to find exactly what you were looking for.

9 Secondly, Matthew Mingrone. Do you
10 want to come up, please.

11 Okay. Matthew's dad, which a lot of
12 people, at least here knew -- or here know is
13 Frank Mingrone. And he just -- well, let me
14 read this Certificate of Recognition for
15 Frank.

16 This is for his dedication to the
17 Bethel Park community and his service on the
18 Planning and Zoning Commission from 1987 to
19 2022, with many of those years as chairman,
20 awarded this day, July 2022.

21 So deliver that to your father.

22 (Applause.)

23 MR. MINGRONE: We had dinner with my
24 father. He's been going through some health
25 issues. But he was very humbled and very

1 appreciative. He loves Bethel Park. And he
2 said to God bless all of you and thank you
3 very much for this honor.

4 But he also said to remind you, don't
5 let contractors come in and piecemeal every
6 little project. Bring it all in at one time.
7 But he did love all of you. And he really
8 appreciates the support. And we'll take this
9 to him tomorrow for breakfast.

10 Thank you very much.

11 MAYOR ALLEN: Thank you.

12 I just have one little thing left.
13 Tim, if you can come up here.

14 PRESIDENT MOURY: It all depends.
15 Okay.

16 MAYOR ALLEN: What?

17 PRESIDENT MOURY: Okay.

18 MAYOR ALLEN: Tim knows everything,
19 so he probably knows this already.

20 So Tim is presented the Carol Sambol
21 Award presented to Tim Moury for 25 or more
22 years of dedicated service.

23 So congratulations, and keep it
24 going.

25 (Applause.)

1 MAYOR ALLEN: And not to be outdone,
2 Mr. O'Brien. This is an award that Tim will
3 strive for.

4 PRESIDENT MOURY: I can never catch
5 O'Brien.

6 MR. O'BRIEN: You'll catch me.

7 PRESIDENT MOURY: I will never.

8 MAYOR ALLEN: Okay. Mark, this is
9 the Board of Director's Award presented to you
10 by the Pennsylvania State Association of
11 Boroughs for 30 or more years of dedicated
12 service.

13 MR. O'BRIEN: Thank you.

14 (Applause.)

15 MAYOR ALLEN: That's all for my
16 report, Mr. President.

17 PRESIDENT MOURY: Thank you.

18 I would also like to pass on my
19 regards to Frank. Anybody that's come
20 through, Frank Mingrone, the Planning
21 Commission, he was always very spirited in his
22 opinion. He always had a great history. And
23 he would not shy away from a good argument,
24 for those of you who knew Frank, that he did
25 what he thought was the right thing.

1 But we do appreciate. Pass along our
2 best wishes and our appreciation, not just
3 from Council and staff, but from the community
4 for his dedicated service.

5 MR. MINGRONE: Thank you very much.

6 PRESIDENT MOURY: Thank you.

7 MR. MINGRONE: I'll see him tomorrow.

8 PRESIDENT MOURY: Okay. At this
9 time, I would like to turn to the Approval of
10 the Minutes; Mr. O'Brien.

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

12 Approval of the Minutes, June 13,
13 2022, Regular Council Meeting Minutes.

14 I move that we approve the minutes
15 from the June 13, 2022 Regular Council
16 Meeting.

17 DR. CAMPBELL: Second.

18 PRESIDENT MOURY: There's a motion by
19 Mr. O'Brien and second by Dr. Campbell that we
20 approve the minutes from the June 13, 2022
21 Regular Council Meeting.

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: May 23, 2022 Public

22 Hearing Minutes.

23 I move that we approve the minutes
24 from the May 23, 2022 Public Hearing.

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 from the May 23, 2022
4 Public Hearing.

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 9-0.

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

6 MR. O'BRIEN: Bills and Payroll, Bill
7 List 071122.

8 I move that we approve Bill List
9 071122 in the amount of \$2,587,663.55.

10 DR. CAMPBELL: Second.

11 PRESIDENT MOURY: There's a motion by
12 Mr. O'Brien and second by Dr. Campbell that we
13 approve Bill List No. 071122 in the amount of
14 \$2,587,663.55.

15 Any discussion of this item?

16 (No response.)

17 PRESIDENT MOURY: Mr. Christian,
18 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 9-0.

13 At this time, I would like to turn to
14 the Residents' Comment Section.

15 We have, I believe, six people signed
16 up to speak. So I'll start. These are on
17 non-agenda items.

18 Owen Chaffin, if you could come up to
19 microphone, state your name and address. We
20 do have a three-minute limit. We'll ask you
21 to conclude your comments at two minutes. So
22 you're on.

23 MR. CHAFFIN: Hello. My name's Owen
24 Chaffin. I live at 5662 Kings School Road,
25 and I'm a Boy Scout in South Park Troop 510.

1 I'm in the process of earning --
2 sorry -- earning the right to Eagle Scout, and
3 I'm in the final stage of my community service
4 project.

5 I'm here tonight to tell you a little
6 bit about it. While I did receive a lot of
7 support from our local businesses and
8 organizations, I want to let you know more
9 about the support that I received from the
10 Municipality of Bethel Park itself, and to
11 express my gratitude.

12 I have a very successful new and used
13 book drive benefitting an organization called
14 the Pittsburgh Prison Book Project. This
15 great group sends books and reading material
16 to incarcerated people all across
17 Pennsylvania.

18 They rely on donations. And I focus
19 my efforts on collecting the much-needed
20 nonfiction books like do-it-yourself books,
21 trade topics such as plumbing and wiring,
22 crossword and puzzle books, and history
23 subjects. I also collect cash donations to
24 help cover the postage fees to send these
25 books to their new readers.

1 My goal is to match each book with
2 one dollar to account for the average postage
3 cost that it takes to send in to the prison
4 system.

5 During the month of May, the Bethel
6 Park Parks and Recreation Department welcomed
7 me and by Boy Scout volunteers at the Bethel
8 Park Farmer's Market. For each of the five
9 Tuesdays in May, I ran my own booth collecting
10 books and monetary donations from members of
11 our community.

12 The Bethel Park Library also helped
13 me collect books by setting up a donation box
14 that people could drop off at during their
15 regular business hours throughout May.

16 My project wasn't a typical Eagle
17 project, and it relied heavily on community
18 involvement. I needed a convenient and
19 consistent place for the public to be able to
20 bring books me to. Our popular Farmer's
21 Market and Library were perfect for this. I
22 was able to have a clear message on where and
23 when to bring the donations. And our
24 neighbors sure did deliver.

25 Before I began, my original goal was

1 500 books. In total, and from my various
2 efforts, I collected over 3,100 books. I
3 collected 1,605 books from the Farmer's Market
4 booth alone. I was also able to raise \$710.94
5 from my trusty penny jar over those five
6 weeks. I also received 341 books from the
7 donation box at our Library.

8 I absolutely could not have had such
9 a successful outcome without the support from
10 the Municipality of Bethel Park. I wanted to
11 thank Mr. Laurence Christian for his generous
12 permission for my Farmer's Market booth. And
13 also to thank my Councilmen in Ward 6, Mark
14 O'Brien, and my friend, Councilwoman Lindsay
15 Flinn, for their early support and -- I'm
16 sorry -- early support and encouragement.

17 Also, the new Farmer's Market
18 coordinator, Lindsey Sibert, was really
19 helpful and fun to work with. The Bethel Park
20 Library Director, Ms. Christine McIntosh, was
21 also very encouraging, understanding my
22 project and goals from day one.

23 While I'm still writing my final
24 report, I did want to come here with you and
25 express my gratitude and share some of these

1 numbers with you. I have now begun
2 volunteering outside of my service project
3 with the Pittsburgh Prison Book Project team,
4 and I can tell you that so many of our
5 community books have already been sent to
6 their new readers.

7 I'm proud of my what team of
8 volunteers have done and what I've
9 accomplished. And I'm also proud to be a part
10 of this Bethel Park community.

11 I want to thank you for your
12 commitment to -- sorry -- I want to thank you
13 for your commitment to Scouting and to the
14 youth of Bethel Park. Thank you.

15 (Applause.)

16 PRESIDENT MOURY: The next person
17 signed up is Darrell Taggart. If you could
18 come up and state your name and address for
19 the record, please. And we have a
20 three-minute limit.

21 MR. TAGGART: Yes, my name is Darrell
22 Taggart. I live on 255 Lisa Drive.

23 The issue I'd like to comment on this
24 evening is the group home that Passavant
25 Memorial Homes is wanting to place on Lisa

1 Drive.

2 What we learned on -- in the recent
3 Zoning Board meeting is that Passavant
4 Memorial Homes is wanting Bethel Park to
5 change their definitions and laws so they can
6 operate their facility in an R-2 residential
7 zone.

8 They purchased a \$440,000 home,
9 knowing that they currently do not meet the
10 R-2 zoning criteria. Did Passavant Memorial
11 Homes have some reassurance that Bethel Park
12 was not going to block the facility when they
13 paid the exorbitant amount for the home?

14 If this variance gets approved, it
15 will appear as though it was a done deal
16 before the purchase. A zoning change such as
17 this would be a prime example of spot zoning,
18 the very antithesis of Bethel Park's planned
19 zoning.

20 I feel our Council and local
21 government are not enforcing the zoning laws
22 the Municipality has in place. Just because
23 there are other group homes in Bethel Park
24 does not make it right to permit this assisted
25 living facility in this tightly-populated

1 community.

2 This 24/7 staffed facility should be
3 rightly placed in an R-4 or R-5 zone.

4 Passavant's justification for this definition
5 change is based on someone's opinion of what
6 was written and how it was interpreted.

7 Regardless of how many cases, these
8 interpretations are not always correct. Each
9 assessment should be evaluated on a
10 case-by-case basis.

11 If the group home is allowed, any
12 property owners in the neighborhood that would
13 want to sell will see a significant loss in
14 value. Is there a study of how this would
15 affect surrounding property values? Or does
16 the Council not care how it affects their
17 constituents?

18 There will be an increase in traffic
19 on all the streets that lead to or intersects
20 Lisa Drive. We've had an influx of young
21 families moving into our neighborhood. People
22 leisurely walk and jog on the streets day and
23 night, and many walk their dogs.

24 Was there a traffic study done to see
25 how this group home and the services it

1 requires will impact the neighborhood?

2 Passavant Memorial Homes lists the
3 individuals who live in their facilities as
4 those with intellectual disabilities, autism,
5 and behavioral health needs. We are now
6 hearing they include those with drug and
7 alcohol addiction issues.

8 My concern is for the safety of my
9 wife, daughter, and granddaughter. And I know
10 our neighbors have the same concerns for their
11 families as well. There are neighbors who now
12 speak of installing security systems, while
13 others talk of moving out of the community
14 altogether.

15 I've lived here since 1987. We have
16 a great neighborhood. We have a safe
17 neighborhood. Whether you think this facility
18 would have an impact to our community or not,
19 we know it certainly will. Thank you.

20 PRESIDENT MOURY: Thank you.

21 (Applause.)

22 PRESIDENT MOURY: We have Mary
23 Taggart. Mary Taggart?

24 MRS. TAGGART: No.

25 PRESIDENT MOURY: Okay.

1 Karen, if you could state your name
2 and address, when you get up, for the record,
3 please.

4 MS. HATFIELD: Karen Hatfield, 248
5 Lisa Drive, Bethel Park. I want to address
6 the same issue, the group home at 242 Lisa
7 Drive.

8 We received a copy of the request
9 from Passavant. And they are citing a case in
10 Clairton as the reasons for redefining the
11 definition of family and arguing the zoning
12 issue.

13 And the Clairton case was different
14 because the Clairton zone had a nonprofit
15 church in their community, and somebody wanted
16 to buy it and convert it. And so they were
17 deemed that it was discrimination based on the
18 Fair Housing Act because they were actually --
19 they wanted to change the definition of their
20 zoning to leave out a group home, when it was
21 already zoned for nonprofit.

22 Now Passavant's coming in -- and I
23 reaffirm what Darrell said. They came in
24 knowingly knowing that it was an R-2 zone.
25 They could have bought in an R-4, an R-5, a

1 C-1, -2, or -3, and probably bought two houses
2 for what they paid. They paid over -- at
3 least 50,000 over asking price to get this.

4 So the question is -- when we went to
5 the Zoning Board meeting, they said, "We
6 cannot rule on this. We cannot change the
7 definition of family. It has to come before
8 the Bethel Park board." You have to change
9 the definition of family. Okay. The Zoning
10 Board did not rule on it. We're still, you
11 know, waiting.

12 The attorney did speak at the Zoning
13 Board. He wasn't sworn in. That was a
14 concern of ours. Because he said he was just
15 speaking on behalf of his client, but he -- he
16 was advising his client. But he did speak,
17 and he wasn't sworn in.

18 And so my concern is, even though
19 this is an R-2 and it's one particular
20 house -- and I -- my -- I do struggle in my
21 heart because these could be people with just
22 Down Syndrome that just want to have a good
23 life.

24 But if you change the zone definition
25 of family to include people with disabilities,

1 multiple people in a home, this would apply to
2 all Bethel Park, all R- -- you know, every R-2
3 zone. Then it will be R-1 zones. And then
4 there's no limit. They can just buy up any --
5 you know, multiple, multiple houses.

6 So we're saying we're not
7 discriminating. There is zone 4, 5, C-1, -2,
8 and -3. And we're just asking you to consider
9 when you're voting to vote against changing
10 the definition of family.

11 Thank you.

12 PRESIDENT MOURY: Thank you.

13 Lisa Carper.

14 MS. CARPER: Lisa Carper, 3315 Appel
15 Road.

16 At last week's Zoning Board meeting,
17 Mr. Regan and the gentleman on behalf of
18 Passavant, there was a discussion of whether
19 or not someone would be staying at the home to
20 provide care in addition to the three
21 patients.

22 Passavant's representative answered,
23 "Yes, for two and a half days. Then another
24 person of care will come in for another two
25 and a half days."

1 When Regan asked, "Where will they be
2 staying," Passavant answered, "In the
3 basement."

4 I spoke with Allegheny County Health
5 Department of Housing and Community
6 Environment regarding 28 PA. Code 51.5. This
7 code is found at the bottom of Bethel's
8 Occupancy Permit form.

9 The inspector said one person staying
10 there for two days counts as a fourth person.
11 He said sleeping in the basement is not
12 permitted since there are no egress windows,
13 no exterior door, no basement in the -- no
14 bathroom in the basement.

15 The variance application asks: "If
16 granted, will this alter the essential
17 character of the neighborhood?" Yes, this
18 will alter the neighborhood in the negative
19 way in more ways than one.

20 Our neighborhood is being spot zoned,
21 and the character will most certainly be
22 changed. The Commonwealth Court of
23 Pennsylvania has even stated spot zoning is
24 unconstitutional and that all zoning
25 ordinances are presumed constitutional.

1 From an excerpt of the FHA 42 U.S.C.
2 3601, updated May 31, 2022, to refuse to make
3 reasonable accommodations in land use and
4 zoning policies and procedures where such
5 accommodations may be necessary to afford
6 persons or groups with disabilities and equal
7 opportunity to use and enjoy housing.

8 What constitutes a reasonable
9 accommodation is a case-by-case determination.
10 Not all requested modifications of rules or
11 policies are reasonable. If a requested
12 modification imposes an undue financial or
13 administrative burden on the local government
14 or if modification creates a fundamental
15 alteration in a local government's land use
16 and zoning scheme and is not a reasonable
17 accommodation.

18 It is very misleading to us as
19 residents because only three people are
20 permitted to move into the home, yet we have
21 been told by numerous sources that five people
22 or more will be living there, not three.

23 Seven years ago, we would not have
24 had a case. The laws have changed. The
25 excerpt FHA 42 U.S.C. 3601 update, spot zoning

1 this property and preserving neighborhood
2 choice rule all favors to the neighbors in the
3 R-2 zoning neighborhood. These are our fair
4 housing rates. We are just looking for honest
5 and support from our community and those who
6 represent us.

7 In conclusion, thank you for saying
8 the Pledge of Allegiance. It honors the flag,
9 as well as the representative's rule in
10 serving the American people. All laws must
11 comply with the Constitution or they are void.

12 I do have a question for you because
13 no one has ever answered this yet. Can
14 Passavant move into the home before the Zoning
15 Board has reached their final decision,
16 knowing that Passavant will conduct their
17 business with three patients, plus the
18 caregiver, direct care employee, and not
19 having their proper permits? Please answer,
20 how is this allowed? This is not a single
21 family.

22 Thank you.

23 PRESIDENT MOURY: Thank you very
24 much.

25 Jennifer Hopwood.

1 (Applause.)

2 MS. HOPWOOD: Hi. Jennifer Hopwood,
3 3350 Appel Road. I'm here again for the same
4 reason, the 242 Lisa Drive.

5 I'm a single mom of two young
6 children. Their ages are eleven and six. I
7 have safety concerns, as well as just
8 basically the neighborhood concern as far as
9 the value of our neighborhood.

10 My oldest son currently goes to Neil
11 Armstrong. His bus stop is not very close to
12 our home. He has to walk down Appel onto Voss
13 to catch it at South Park Road. I'm concerned
14 about the traffic that this home will also
15 bring to the neighborhood.

16 I'm asking that -- this is an R-2
17 neighborhood. And we ask that you guys
18 withhold that, keep our neighborhood as is,
19 and vote to keep Passavant where they belong,
20 which is still within Bethel Park, just within
21 the correct zone.

22 Thank you.

23 PRESIDENT MOURY: Thank you very
24 much.

25 (Applause.)

1 PRESIDENT MOURY: Are there any other
2 residents that would like to speak? If you
3 could come to the microphone, state your name
4 and address for the record, please.

5 MS. JANOSIK: Sharon Janosik,
6 J-A-N-O-S-I-K, 4314 Anna Street, A-N-N-A.

7 I'm here to talk about the same
8 thing. And I'd like to talk about what a
9 community living home with four adults looks
10 like and why they are a family.

11 They live together for many, many
12 years in another home. Just like your family,
13 they are together the majority of the day.
14 They actually are probably together more than
15 you are with your families.

16 They live together. They menu plan
17 together. They cook together. They make sure
18 each member has their favorite meals. They go
19 grocery shopping together. They decide what
20 activities they're going to do, and they do
21 them together.

22 They go to the zoo together. They
23 celebrate holidays together. Just like all of
24 our families, they celebrate one another's
25 birthdays. They buy presents for one another.

1 They console one another. They support one
2 another. They encourage one another. They
3 live together and function as a family unit.

4 I'm sure a lot of them would prefer
5 to be married, to live in a home with their
6 own children and a spouse just like you do.
7 However, their disabilities are such that they
8 require more support than that. And that, in
9 my opinion, is the argument.

10 They are a family unit. And the law
11 says that wherever a single family is
12 permitted to live, so are they because they
13 are a family. And that does not devalue your
14 family at all.

15 Lastly, my apologies. However, it
16 seems to me that the Municipality does not
17 want to make the decision they know they need
18 to make because you don't want these people
19 yelling at you. And this is going to move to
20 the court, making the decision.

21 I hope everybody's already aware of
22 what the decision's going to be, and then you
23 can say it's not your fault. But you're
24 making these people bear the brunt of this.
25 We're fomenting hate, prejudice, bigotry,

1 nonsense, and ignorance about people with
2 disabilities.

3 Don't make those people bear that
4 when they move into this property and have to
5 deal with this in their neighborhood. Stand
6 up.

7 Thank you.

8 PRESIDENT MOURY: Thank you.

9 (Applause.)

10 PRESIDENT MOURY: Are there any other
11 residents who would like to speak? If you
12 could come and state your name and address.

13 MS. KASIEVICH: Tracy, T-R-A-C-Y,
14 Kasievich, K-A-S-I-E-V- as in Victor -I-C-H.

15 PRESIDENT MOURY: Thank you.

16 MS. KASIEVICH: I live at 3344 Appel
17 Road, A-P-P-E-L. And I'm also here to speak
18 about 242 Lisa Drive.

19 And just a few points I would like to
20 make is, one, when we were here at the last
21 meeting, it was brought to our attention that
22 the Passavant Home representative clearly
23 indicated that there would be a caregiver
24 living at that house for two and a half days
25 at a time.

1 It was brought up by the other
2 members who are here, "Where would they be if
3 there are only four bedrooms in the house?
4 And if there are four patients in the house,
5 where would the employees be sleeping?"

6 And it was completely answered by
7 Passavant that they would make arrangements in
8 the basement for the people to -- the
9 employees to stay.

10 Now, I know if you do not have egress
11 windows or a door, you cannot make a basement
12 a living bedroom area. You also have fire
13 concerns. You do that, and there's a fire in
14 that house, you will be held responsible for
15 those people dying in that basement.

16 We cannot -- I live at 3344 Appel. I
17 cannot have my children live in my basement.
18 I would be -- that would be against the law.
19 So I wanted to make that point.

20 I also wanted to make the point that
21 we are clearly not discriminating. There are
22 other places, other alternative places for
23 these people to be in Bethel Park.

24 Bethel Park, in general, is not
25 discriminating. There are zones in Bethel

1 Park for group homes, for personal care homes.
2 Zone 2 is not one of those places.

3 Unfortunately, Passavant made the
4 mistake without checking into things and
5 purchasing a home, thinking that they were
6 just going to be cleared to allow these --
7 family, whoever, whatever, into that house.
8 So I just want to make that very clear, that
9 there's no discrimination here.

10 I am a -- I'm a medical professional.
11 I love people. I love disabled people. That
12 is not what this is about. This is about the
13 law, the zoning laws, and just making the
14 right decision for the community.

15 Thank you.

16 PRESIDENT MOURY: Thank you.

17 (Applause.)

18 PRESIDENT MOURY: Any other residents
19 that would like to speak?

20 (No response.)

21 PRESIDENT MOURY: Okay. Hearing
22 none, I guess I'll comment real quickly.

23 Number one is, we have no decision
24 in front of us today. The Municipality has
25 made their decision. They opted to go to the

1 Zoning Hearing Board, which met last week. So
2 the case, I believe, was continued till
3 September. I did not attend the meeting. But
4 it is now in front of the Zoning Hearing
5 Board.

6 We're not voting on anything tonight.
7 We have nothing on our agenda. Nor do we have
8 anything at this point in time until the
9 Zoning Hearing Board makes the final
10 determination.

11 At this time, I would like to talk to
12 the Solicitor, ask the Solicitor if he could
13 maybe give a brief update. Because we, too,
14 learned some things at the Zoning Hearing
15 Board meeting that we weren't aware of. And
16 if I could maybe ask the Solicitor to comment
17 on what's going on.

18 SOLICITOR McTIERNAN: Yeah, I would
19 just repeat what I said at the last meeting,
20 to start with. Under the existing Zoning
21 Ordinance, the definition of family includes
22 three unrelated persons.

23 There is no exclusion from that
24 definition of family simply because people
25 have intellectual disabilities. Under either

1 the ordinance or federal law, the Municipality
2 cannot exclude someone as family or say
3 they're a group home simply because those
4 individuals have intellectual disabilities if
5 they intend to make a permanent home.

6 Now, what Passavant decided to do
7 based -- despite that decision, is to go to
8 the Zoning Hearing Board and ask to place
9 three unrelated individuals -- to place four
10 instead of three.

11 AUDIENCE MEMBER: They're asking for
12 four.

13 SOLICITOR McTIERNAN: I'm sorry if I
14 misstated.

15 They want to increase it to four.
16 And they went there claiming they should get a
17 variance.

18 The only issue in front of the Zoning
19 Board is whether they should go from three to
20 four. They shouldn't be considering any other
21 issue. That was the issue that was taken to
22 them.

23 And I have to say, I think we all
24 learned some things from the testimony that
25 was offered at that hearing that was not

1 presented initially. And some additional --
2 some more candor from Passavant, I think,
3 would have certainly been helpful to the
4 community.

5 Because as one of the speakers
6 indicated, we always knew there were going to
7 be staffers coming into the home to help those
8 individuals who live there. And that is
9 permitted in an R-1 zone.

10 If you have a live-in nanny, if you
11 have a companion for an elderly relative, if
12 you have a person who helps you with a
13 disabled child, that's not necessarily the
14 resident -- the residents, but they could be
15 there and they could be sleeping there.

16 What we didn't know until the witness
17 who was under oath, not the lawyer, came forth
18 with the fact that there might be an
19 individual -- staff people who are forced to
20 sleep in the basement when there's no
21 appropriate egress. And we intend to engage
22 Passavant about that issue and other
23 code-related issues.

24 Now, those aren't zoning issues.
25 But those are important issues that came up at

1 the hearing, and we intend to bring it up to
2 them.

3 And I must say, you know, we've been
4 through this issue many times in the past.
5 And one of the things that always helps is if
6 the provider provides more information to the
7 community, more outreach to explain, you know,
8 the individuals are going to be living there,
9 whether they have a condition that would be a
10 threat to anyone or they have -- and I don't
11 think that's happened with this provider.

12 And that has created issues for the
13 community. It's created issues for the public
14 officials. And we don't want to be finding
15 things out at public hearings any more than
16 the public does.

17 But that being said, we still must
18 comply with the Zoning Ordinance, which does
19 provide for three adults or, potentially, the
20 issue of the Fair Housing Act.

21 And I beg the differ with
22 individuals, that you cannot exclude disabled
23 individuals -- mentally disabled individuals
24 from residential zones R-1 or R-2 simply
25 because they have mental handicap. That is

1 not permitted under federal law or under our
2 Zoning Ordinance.

3 But we don't take these issues
4 lightly of the indiv- -- of where the staff
5 people are going to be. And I've been
6 authorized by Council to reach out to
7 Passavant and engage them in some of these
8 issues and to deal with some of these code
9 issues.

10 And I hope that's helpful on the
11 issues and deals with it. And I think a
12 little more candor by Passavant could have at
13 least -- maybe we wouldn't come to an
14 agreement. But we would certainly have a
15 better understanding if they had been more
16 candid.

17 PRESIDENT MOURY: Thank you, Bob.

18 I don't want to get into -- if you
19 have a brief statement. This is more a public
20 comment. We responded. I don't want to
21 debate. But if you have any other thing you
22 would like to add, please come to the
23 microphone and do so.

24 MS. HOPWOOD: Jennifer Hopwood, 3350
25 Appel Road.

1 I just want to ask, are they going to
2 be permitted to move in prior to any zoning
3 decision? Because it is our understanding
4 that they have all intentions of moving people
5 into that home in August.

6 So I'm asking, are they going to be
7 permitted to do that prior to any type of
8 decision being made by whether it's the
9 Council here or the Zoning Board?

10 SOLICITOR McTIERNAN: Do you want me
11 to --

12 PRESIDENT MOURY: Yeah.

13 SOLICITOR McTIERNAN: There is
14 nothing in the ordinance that would prevent
15 them from moving in, provided they comply with
16 the ordinance.

17 And one of the issues that we intend
18 to engage them about is, if they do move in,
19 are they going to be in compliance with the
20 ordinance when they do?

21 There is nothing in the ordinance
22 that would prevent them from moving forward if
23 they stay in compliance with the existing
24 ordinance.

25 But we don't know what the their

1 intentions are. And one of the things that we
2 are hoping to get more cooperation about is to
3 find out what their plans are. And, again,
4 that's an issue of outreach, give the
5 community a sense of what's occurring.

6 And, you know, again, it's not a
7 legal requirement. But it would certainly
8 makes things, even if we don't have ultimately
9 agreement by everybody, that at least that
10 there's a good understanding.

11 And so that is something we are
12 certainly going to ask them. They have not
13 informed us what their plan is, to my
14 knowledge.

15 Have they, Ms. Primm?

16 MS. PRIMM: I requested information.
17 I have not received anything yet.

18 SOLICITOR McTIERNAN: So I'm going
19 to go to the lawyer, and maybe we can get a
20 little more information from the lawyer.
21 Maybe not. But that's our intention, to
22 engage them.

23 MS. HATFIELD: Can I make a brief
24 comment?

25 PRESIDENT MOURY: Yeah. You need to

1 go to the microphone because we're making this
2 transcript.

3 MS. HATFIELD: Karen Hatfield, 242
4 Lisa Drive.

5 Okay. We were under the impression
6 at the zoning hearing, it said in there that
7 they wanted to change the definition. They
8 wanted to change -- not just that they were
9 looking for, like, a fourth person, like,
10 another occupant. We were told that they
11 wanted to change the definition of what the
12 R-2 zoning laws was, the definition of family.

13 PRESIDENT MOURY: It's my --

14 MS. HATFIELD: That's what we were --

15 PRESIDENT MOURY: It's my
16 understanding that they don't have the -- the
17 Zoning Hearing Board doesn't have the purview
18 to do that.

19 MS. HATFIELD: Right.

20 PRESIDENT MOURY: They're singly --
21 they're there to focus on whether they can
22 have four people when the zoning requires
23 three.

24 MS. HATFIELD: Okay. Well, that's
25 kind of where a lot of the confusion was

1 coming in is --

2 PRESIDENT MOURY: They -- they don't
3 have the purview --

4 MS. HATFIELD: -- we were told they
5 were changing --

6 PRESIDENT MOURY: -- in my opinion.
7 No. At this point --

8 MS. HATFIELD: Okay. And they told
9 us they couldn't rule on that. So we were
10 kind of puzzled as to why the Zoning Board
11 couldn't just rule against their request
12 and --

13 PRESIDENT MOURY: They're going to
14 have to do a finding of fact, I believe. And
15 that's why they moved the hearing till --
16 extended it till September, the first Monday
17 in September.

18 MS. HATFIELD: So, really, the issue
19 is to go to four-person occupancy?

20 SOLICITOR McTIERNAN: That's our
21 position is -- you know, the community took a
22 position that the existing ordinance was
23 adequate, and there should not be an expansion
24 of the definition.

25 MS. HATFIELD: Okay.

1 SOLICITOR McTIERNAN: And that's
2 going to be our position, that it is the only
3 issue before them is the three versus the
4 four. And that's my reading of the petition
5 that was filed.

6 Of course, when they got in front of
7 the Zoning Board, they raised the whole issue
8 of the definition. You know, you --

9 MS. HATFIELD: Okay.

10 SOLICITOR McTIERNAN: -- certainly
11 received that impression, perfectly
12 understandably, from what their lawyer said.

13 MS. HATFIELD: Okay.

14 SOLICITOR McTIERNAN: But as far as
15 we're concerned, the only issue is going from
16 three to four.

17 Does that --

18 PRESIDENT MOURY: Yeah.

19 MS. HATFIELD: Okay. Thank you.

20 PRESIDENT MOURY: Thank you.

21 Okay. At this time, if we can move
22 on --

23 If you -- briefly, please, come up.
24 State your name and address.

25 MS. CARPER: Thank you. Lisa Carper,

1 3315 Appel Road.

2 It is not clearly under- -- I don't
3 know why people don't understand this. When
4 Passavant is saying three people living
5 together as a single family per state and
6 federal laws, regulations, that's three of
7 their patients. Plus Passavant answered one
8 person will be there two and a half days.

9 And then per the hiring application
10 that is all over Bethel Park, for direct care,
11 who comes in three different shifts, makes
12 five. Not three, five.

13 They need one patient in there, plus
14 their caregiver, plus a direct care is three.
15 Then they can live together as their single
16 family. But not as they're stating, saying
17 three patients, plus the caregiver, plus the
18 direct caregiver is five people.

19 How does that fall under the state
20 regulations, federal regulations? I would
21 like to know that because it does not make
22 sense in my calculations.

23 SOLICITOR McTIERNAN: Their position
24 is the staff does not count as a resident. I
25 know you don't agree. But their position is

1 the staff members do not make their permanent
2 home there. That's not where their driver's
3 license is. That's not where their permanent
4 residence is. They're there as part of their
5 assistance to the --

6 MS. CARPER: But according to the --

7 (Overlapping testimony.)

8 SOLICITOR McTIERNAN: -- permanent
9 residence.

10 MS. CARPER: -- Allegheny County
11 Health Department, that person that stays
12 there for two and a half days is considered a
13 fourth person. That's --

14 SOLICITOR McTIERNAN: Okay. I don't
15 know what anyone told you on the phone.

16 MS. CARPER: And then he needs --
17 they need an occupancy permit, which they have
18 not applied for in Bethel Park.

19 PRESIDENT MOURY: They -- the house
20 has -- and thank you for coming to the
21 microphone.

22 They do have an occupancy permit. I
23 know that's been a subject ongoing. There is
24 an occupancy permit. Every time a house
25 changes hands, we don't issue a new occupancy

1 permit.

2 So thank you very much.

3 If we can now turn -- is there any
4 other residents who would like to speak?

5 (No response.)

6 PRESIDENT MOURY: Hearing none, can
7 we turn to General Policy and Finance; and
8 Dr. Campbell.

9 DR. CAMPBELL: Mr. Moury, I have two
10 items under General Policy and Finance today.

11 The first is Debt Ordinance
12 Amendment.

13 I move that we approve Ordinance
14 No. 7-11-22A as drafted by the Bond Council,
15 amending the Ordinance dated August 23, 2021,
16 to authorize the issuance of General
17 Obligation Bonds in an aggregate principal
18 amount not to exceed \$10,675,000.00 in
19 accordance to the provisions of the Local
20 Government Unit Debt Act, for the purpose of
21 refinancing the Municipality's General
22 Obligation Bonds, Series of 2017, and amending
23 certain other provisions of the original
24 Ordinance.

25 MR. OAKES: Second.

1 PRESIDENT MOURY: There's a motion by
2 Dr. Campbell, second by Mr. Oakes that we
3 approve Ordinance No. 7-11-22A as drafted by
4 Bond Council, amending the Ordinance dated
5 August 23, 2021, to authorize the issuance of
6 General Obligation Bonds in an aggregate
7 principal amount not to exceed \$10,675,000.00
8 in accordance with the provisions of the Local
9 Government Unit Debt Act, for the purposes of
10 refinancing the Municipality's General
11 Obligation Bonds, Series 2017, and amending
12 certain other provisions of the original
13 Ordinance.

14 Any discussion of this item?

15 DR. CAMPBELL: Mr. Moury?

16 PRESIDENT MOURY: Dr. Campbell.

17 DR. CAMPBELL: A lot of Public Works
18 projects need to have some significant funding
19 up front from the very go. You can imagine
20 some things like road repaving projects. When
21 we do a lot of work at the sewage treatment
22 plant, projects that we have upgrades there.

23 If we do major purchases in police
24 vehicles, Public Works vehicles, for instance,
25 even a lot of our flood control projects, they

1 need -- they need funding ahead of time.

2 Municipal bonds are often issued by
3 towns and cities as a way of raising revenue
4 to -- that's earmarked for these public
5 projects.

6 Because these ventures are deemed for
7 the public -- for the greater good, greater
8 good of the public, the interest from the
9 municipal bonds is often free of federal,
10 state or local taxes.

11 Typically, the yields for bonds are
12 kind of low. We're talking about two to four
13 percent, depending on the year or the month
14 that they're offered, as well as the economic
15 climate, the market climate at the time. But
16 most investors are willing to forego big
17 returns if they don't have to pay taxes on
18 their capital gains.

19 So this ordinance allows Bethel Park
20 to go ahead and proceed with that, for us to
21 go ahead and offer that with our municipal
22 bonds, as well as who we get to maintain them
23 to be quite competitive.

24 I've been on Council now for several
25 years. Certainly, not as long as Mr. Moury

1 and Mr. O'Brien. But I've been here long
2 enough to see that we do a lot of shuffling,
3 refinancing of a lot of our bonds in order to
4 do what we can to get a better rate, in order
5 to do what we can to go ahead and reduce the
6 cost for the Municipality as much as possible.

7 PRESIDENT MOURY: Thank you,
8 Dr. Campbell.

9 Is there any other discussion?

10 (No response.)

11 PRESIDENT MOURY: Hearing none,
12 Mr. Christian, would you please call the roll.

13 MR. CHRISTIAN: Dr. Campbell?

14 DR. CAMPBELL: Yes.

15 MR. CHRISTIAN: Mr. Cenci?

16 MR. CENCI: Yes.

17 MR. CHRISTIAN: Mr. Consolmagno?

18 MR. CONSOLMAGNO: Yes.

19 MR. CHRISTIAN: Mr. Espinar?

20 MR. ESPINAR: Yes.

21 MR. CHRISTIAN: Ms. Flinn?

22 MS. FLINN: Yes.

23 MR. CHRISTIAN: Mr. Janosik?

24 MR. JANOSIK: Yes.

25 MR. CHRISTIAN: Mr. Moury?

1 PRESIDENT MOURY: Yes.

2 MR. CHRISTIAN: Mr. Oakes?

3 MR. OAKES: Yes.

4 MR. CHRISTIAN: Mr. O'Brien?

5 MR. O'BRIEN: Yes.

6 PRESIDENT MOURY: Motion passes 9-0.

7 Dr. Campbell.

8 DR. CAMPBELL: The second item,
9 Mr. Moury, is Wilamit Drive Vacant Land
10 Purchase Ordinance.

11 I move that we approve Ordinance
12 No. 7-11-22B for the purchase of Parcel
13 567-N-100, located on Wilamit Drive, at a
14 sheriff's sale via the minimum bid poss- --
15 possible bid, not in excess of \$10,000.

16 MR. OAKES: Second.

17 PRESIDENT MOURY: There's a motion by
18 Dr. Campbell, second by Mr. Oakes that we
19 approve Ordinance No. 7-11-22B for the
20 purchase of Parcel 567-N-100, located on
21 Wilamit Drive, at sheriff's sale via the
22 minimum possible bid, not to exceed \$10,000.

23 Any discussion of this item?

24 DR. CAMPBELL: Mr. Moury?

25 PRESIDENT MOURY: Dr. Campbell.

1 DR. CAMPBELL: This property is off
2 of Wilamit. It's straddles -- it's -- there's
3 a small road that goes through currently,
4 McNary Place. It takes up the vast majority
5 of this small parcel. It straddles very
6 narrow strips on both sides, and it's really
7 very, very tiny.

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

10 Any other discussion?

11 (No response.)

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

14 MR. CHRISTIAN: Dr. Campbell?

15 DR. CAMPBELL: Yes.

16 MR. CHRISTIAN: Mr. Cenci?

17 MR. CENCI: Yes.

18 MR. CHRISTIAN: Mr. Consolmagno?

19 MR. CONSOLMAGNO: Yes.

20 MR. CHRISTIAN: Mr. Espinar?

21 MR. ESPINAR: Yes.

22 MR. CHRISTIAN: Ms. Flinn?

23 MS. FLINN: Yes.

24 MR. CHRISTIAN: Mr. Janosik?

25 MR. JANOSIK: Yes.

1 MR. CHRISTIAN: Mr. Moury?

2 PRESIDENT MOURY: Yes.

3 MR. CHRISTIAN: Mr. Oakes?

4 MR. OAKES: Yes.

5 MR. CHRISTIAN: Mr. O'Brien?

6 MR. O'BRIEN: Yes.

7 PRESIDENT MOURY: Motion passes 9-0.

8 Dr. Campbell.

9 DR. CAMPBELL: I have no other items,
10 Mr. Moury.

11 PRESIDENT MOURY: Are there any
12 additional items?

13 (No response.)

14 PRESIDENT MOURY: Hearing none, can
15 we turn to Health, Safety and Welfare;
16 Mr. O'Brien.

17 MR. O'BRIEN: Thank you,
18 Mr. Chairman.

19 APCO Consulting Services Assessment
20 for the Bethel Park Police Department
21 Communications Center.

22 I move that we approve the
23 Association of Public Safety Communications
24 Officials International, APCO, contract from
25 APCO Consulting Services to conduct an

1 assessment of our Police Department
2 Communications Center for the amount of
3 \$36,636.00 to be paid from unassigned reserve
4 funds.

5 MR. ESPINAR: Second.

6 PRESIDENT MOURY: There's a motion by
7 Mr. O'Brien, second by Mr. Espinar that we
8 approve the Association of Public Safety
9 Communications Officials International, APCO,
10 contract from APCO Consulting Services to
11 conduct an assessment of our Police Department
12 Communications Center for the amount of
13 \$36,636.00 to be paid from unassigned general
14 fund reserves.

15 Any discussion of this?

16 MR. O'BRIEN: Mr. Chairman?

17 PRESIDENT MOURY: Mr. O'Brien.

18 MR. O'BRIEN: Some time ago, Bethel
19 Park, we had to make a decision whether we
20 would keep our Dispatch Center or go to County
21 911. We made that decision to keep it here.

22 Now, this is an ongoing thing to look
23 at it, to see how we can improve it, what's
24 better equipment so we can serve the people.
25 So that's what this is, to get the best

1 possible direction and the best possible
2 equipment to make sure the community is safe
3 and keeping the system in-house.

4 Thank you, Mr. Chairman.

5 PRESIDENT MOURY: Thank you,
6 Mr. O'Brien.

7 Any other discussion?

8 (No response.)

9 PRESIDENT MOURY: Hearing none,
10 Mr. Christian, would you please call the roll.

11 MR. CHRISTIAN: Dr. Campbell?

12 DR. CAMPBELL: Yes.

13 MR. CHRISTIAN: Mr. Cenci?

14 MR. CENCI: Yes.

15 MR. CHRISTIAN: Mr. Consolmagno?

16 MR. CONSOLMAGNO: Yes.

17 MR. CHRISTIAN: Mr. Espinar?

18 MR. ESPINAR: Yes.

19 MR. CHRISTIAN: Ms. Flinn?

20 MS. FLINN: Yes.

21 MR. CHRISTIAN: Mr. Janosik?

22 MR. JANOSIK: Yes.

23 MR. CHRISTIAN: Mr. Moury?

24 PRESIDENT MOURY: Yes.

25 MR. CHRISTIAN: Mr. Oakes?

1 MR. OAKES: Yes.

2 MR. CHRISTIAN: Mr. O'Brien?

3 MR. O'BRIEN: Yes.

4 PRESIDENT MOURY: Motion passes 9 to
5 0.

6 Mr. O'Brien.

7 MR. O'BRIEN: There are no other
8 items under Health, Safety and Welfare.

9 PRESIDENT MOURY: Are there any
10 additional items?

11 MR. O'BRIEN: I have one, Mr. Moury.

12 PRESIDENT MOURY: Mr. O'Brien.

13 MR. O'BRIEN: If you are out by the
14 Veterans Memorial, the Veterans Plaza, as the
15 Mayor likes to call it, is undergoing a redo,
16 a refresh; brand-new concrete, some tables,
17 some chairs. It's going to be --

18 This comes from some ideas from our
19 Manager and head of Public Works and Council.
20 I think it's going to be a wonderful addition
21 for people to go and reflect and sit and have
22 lunch. It's just another addition to the
23 Veterans Memorial that is very much welcome.

24 So thank you, Mr. Chairman.

25 PRESIDENT MOURY: Thank you,

1 Mr. O'Brien.

2 At this time, can we turn to
3 Planning, and Zoning; and Mr. Janosik.

4 MR. JANOSIK: Thank you, President
5 Moury.

6 Three items tonight. Item A, The
7 Enclave at Cool Springs, Application
8 2021-0156, Bond Release No. 1.

9 I move that we approve The Enclave at
10 Cool Springs, Bond Release No. 1, in the
11 amount of \$234,718.00 per the Municipal
12 Planner's memorandum dated July 7, 2022.

13 MS. FLINN: Second.

14 PRESIDENT MOURY: There's a motion by
15 Mr. Janosik and second by Ms. Flinn that we
16 approve The Enclave at Cool Springs, Bond
17 Release No. 1, in the amount of \$234,718.00
18 per the Municipal Planner's memorandum dated
19 July 7, 2022.

20 Any discussion of this item?

21 (No response.)

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

24 MR. CHRISTIAN: Dr. Campbell?

25 DR. CAMPBELL: Yes.

1 MR. CHRISTIAN: Mr. Cenci?

2 MR. CENCI: Yes.

3 MR. CHRISTIAN: Mr. Consolmagno?

4 MR. CONSOLMAGNO: Yes.

5 MR. CHRISTIAN: Mr. Espinar?

6 MR. ESPINAR: Yes.

7 MR. CHRISTIAN: Ms. Flinn?

8 MS. FLINN: Yes.

9 MR. CHRISTIAN: Mr. Janosik?

10 MR. JANOSIK: Yes.

11 MR. CHRISTIAN: Mr. Moury?

12 PRESIDENT MOURY: Yes.

13 MR. CHRISTIAN: Mr. Oakes?

14 MR. OAKES: Yes.

15 MR. CHRISTIAN: Mr. O'Brien?

16 MR. O'BRIEN: Yes.

17 PRESIDENT MOURY: Motion passes 9-0.

18 Mr. Janosik.

19 MR. JANOSIK: Item B, the Sidewalk
20 Policy.

21 I move that we adopt the Sidewalk
22 Policy per the Municipal Planner's memorandum
23 dated June 20, 2022.

24 MS. FLINN: Second.

25 PRESIDENT MOURY: There's a motion by

1 Mr. Janosik, second by Ms. Flinn that we adopt
2 the Sidewalk Policy per the Municipal
3 Planner's memorandum dated June 20, 2022.

4 Any discussion of this item?

5 MR. JANOSIK: Mr. President?

6 PRESIDENT MOURY: Mr. Janosik.

7 MR. JANOSIK: I just want to say,
8 this policy gives the residents of Bethel Park
9 a process by which to get their sidewalks
10 updated. We're also doing a full review of
11 the sidewalks that we own and how we can best
12 maximize them and get them fixed up the way
13 that they're supposed to be.

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

16 I appreciate our Municipal Planner,
17 our Planning Commission. This is the first
18 step in many steps -- no pun intend -- process
19 of upgrading and expanding our walking
20 sidewalk policy and practice.

21 Really, it's something that came out
22 the of Blueprint Bethel Park. And this is
23 going to be the starting point, as Mr. Janosik
24 said for, A, for fixing the sidewalks we have,
25 and, B, for if there's a -- if you want a

1 sidewalk in your neighborhood, we'll now have
2 a policy and process in place that you can
3 petition the Municipality.

4 So thanks to everybody. Well, not
5 everybody. We'll take the vote.

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

8 MR. CHRISTIAN: Dr. Campbell?

9 DR. CAMPBELL: Yes.

10 MR. CHRISTIAN: Mr. Cenci?

11 MR. CENCI: Yes.

12 MR. CHRISTIAN: Mr. Consolmagno?

13 MR. CONSOLMAGNO: Yes.

14 MR. CHRISTIAN: Mr. Espinar?

15 MR. ESPINAR: Yes.

16 MR. CHRISTIAN: Ms. Flinn?

17 MS. FLINN: Yes.

18 MR. CHRISTIAN: Mr. Janosik?

19 MR. JANOSIK: Yes.

20 MR. CHRISTIAN: Mr. Moury?

21 PRESIDENT MOURY: Yes.

22 MR. CHRISTIAN: Mr. Oakes?

23 MR. OAKES: Yes.

24 MR. CHRISTIAN: Mr. O'Brien?

25 MR. O'BRIEN: Yes.

1 PRESIDENT MOURY: Motion passes 9-0.
2 Now thank everybody.

3 Mr. Janosik.

4 MR. JANOSIK: The last item on the
5 agenda, Bethel Pines Bond Reduction
6 Application 2019-0347.

7 I move that we approve the bond
8 reduction in the amount of \$26,345.00 per the
9 Municipal Planner's memorandum dated June 23,
10 2022.

11 MS. FLINN: Second.

12 PRESIDENT MOURY: There's a motion by
13 Mr. Janosik, second by Ms. Flinn that we
14 approve the bond reduction in the amount of
15 \$26,345.00 per the Municipal Planner's
16 memorandum dated June 23, 2022.

17 Any discussion of this item?

18 (No response.)

19 PRESIDENT MOURY: Mr. Christian,
20 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: No more items,

17 Mr. President.

18 But I did want to just say one more
19 thing regarding Frank Mingrone. I met him in
20 2018, helping him clean out his home from a
21 flood that all of us experienced, and didn't
22 really -- you know, I got to know him a little
23 bit. There was a family connection with my
24 brother-in-law.

25 Then I got elected. I got sworn in.

1 And in the six months or so that I've been on
2 the chair for the Planning and Zoning
3 Commission -- or Committee, he's been just so
4 great to listen to and hear the stories, and
5 all the knowledge that he has.

6 And he's going to be missed so badly.
7 And I just -- I wanted to personally thank him
8 for his mentorship and that -- all that stuff
9 that goes along with that. It's been great
10 knowing him. And I hope we get to hear from
11 him again sometime. So, that's all.

12 PRESIDENT MOURY: Thank you,
13 Mr. Janosik.

14 MR. JANOSIK: Thank you for the time.

15 PRESIDENT MOURY: Any other comments?

16 (No response.)

17 PRESIDENT MOURY: Hearing none, can
18 we turn to Public Works and Maintenance; and
19 Mr. Consolmagno.

20 MR. CONSOLMAGNO: Thank you,
21 President Moury.

22 I have one item and one item only.
23 2022 4x4 Pickup Truck/Sewer Plant.

24 I move that we approve the purchase
25 of one 2022 Ford F-350XL 4x4 from C. Harper

1 Commercial Truck at the cost of \$41,715.00 per
2 the Director -- Public Works Director's
3 memorandum dated June 7, 2022.

4 MR. O'BRIEN: Second.

5 PRESIDENT MOURY: There's a motion by
6 Mr. Consolmagno, second by Mr. O'Brien that we
7 approve the purchase of one 2022 Ford F-350XL
8 4x4 from C. Harper Commercial Truck at a cost
9 of \$41,715.00 per the Public Works Director's
10 memorandum dated June 7, 2022.

11 Any discussion of this item?

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: 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 to
9 0.

10 Mr. Consolmagno.

11 MR. CONSOLMAGNO: President Moury, I
12 would just like to comment and thank you for
13 your dedication of how many years? 25?

14 PRESIDENT MOURY: I started when I
15 was 12. But go ahead.

16 MR. CONSOLMAGNO: I think under your
17 leadership and guidance, Bethel Park has moved
18 forward in a tremendous way. And with your
19 sidekick Vice President there --

20 PRESIDENT MOURY: The senior member
21 of Council is what we refer to him.

22 MR. CONSOLMAGNO: Mark has done an
23 outstanding job for his residents over there.
24 And I want to thank you both. You know, we
25 wouldn't be where we are today in Bethel Park

1 if it wasn't for the two of you.

2 Thank you.

3 PRESIDENT MOURY: Thank you.

4 MR. JANOSIK: I'll second that.

5 PRESIDENT MOURY: Thank you very
6 much.

7 (Applause.)

8 PRESIDENT MOURY: On that note, is
9 there a motion to adjourn?

10 DR. CAMPBELL: So moved.

11 MR. JANOSIK: Second.

12 PRESIDENT MOURY: Motion by
13 Dr. Campbell, second by Mr. Janosik.

14 All in favor, say aye.

15 DR. CAMPBELL: Aye.

16 MR. CONSOLMAGNO: Aye.

17 MR. CENCI: Aye.

18 MR. ESPINAR: Aye.

19 MS. FLINN: Aye.

20 MR. JANOSIK: Aye.

21 PRESIDENT MOURY: Aye.

22 MR. OAKES: Aye.

23 MR. O'BRIEN: Aye.

24 PRESIDENT MOURY: Opposed?

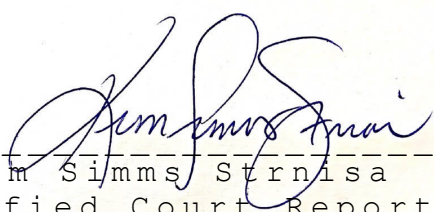
25 (No response.)

C E R T I F I C A T E

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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 July 11, 2022, and that the transcription was reduced to printing under my direction, and that this is a true and correct transcript of the same.

August 2, 2022



Kim Simms Strnisa
Certified Court Reporter

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