

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 (Vice President)
- Timothy Campbell
- Todd S. Cenci
- Joseph A. Consolmagno
- David C. Espinar
- Lindsay Flinn
- Joseph Janosik
- John Oakes

- - - -

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

- - - -

DATE: Monday, July 10, 2023
 TIME: 7:30 p.m.

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

- - - -

Reported by: Kim Simms Strnisa, Court Reporter

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

(Commencing at approximately 7:56 p.m.)

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PRESIDENT MOURY: Okay. At this time, we will be turning to the Regular Council Meeting.

I'd like to call to order the Regular Council Meeting of July 10, 2023.

Chief O'Connor, would you please call the roll.

CHIEF O'CONNOR: Dr. Campbell?

DR. CAMPBELL: Here.

CHIEF O'CONNOR: Mr. Cenci?

MR. CENCI: (No response.)

CHIEF O'CONNOR: Mr. Consolmagno?

MR. CONSOLMAGNO: Here.

CHIEF O'CONNOR: Mr. Espinar?

MR. ESPINAR: Here.

CHIEF O'CONNOR: Ms. Flinn?

MS. FLINN: Here.

CHIEF O'CONNOR: Mr. Janosik?

MR. JANOSIK: Here.

CHIEF O'CONNOR: Mr. Moury?

PRESIDENT MOURY: Here.

CHIEF O'CONNOR: Mr. Oakes?

1 MR. OAKES: Here.

2 CHIEF O'CONNOR: Mr. O'Brien?

3 MR. O'BRIEN: Present.

4 PRESIDENT MOURY: Eight members
5 present.

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

8 (Whereupon, the Pledge of Allegiance
9 was recited.)

10 PRESIDENT MOURY: Okay. At this
11 time, I would like to turn to Chair
12 Announcements.

13 An Executive Session of Council was
14 conducted on June 26, 2023 for personnel and
15 legal issues.

16 An Executive Session of Council was
17 conducted on July 10th, before we came out
18 this evening, for personnel matters and legal
19 issues.

20 At this time, I would like to turn to
21 the Reports of the Officials; and the Library
22 Director's Report.

23 MS. McINTOSH: Good evening. My name
24 is Christine. I'm the Director of your Public
25 Library, where we provide opportunities to

1 explore, learn, create, and connect.

2 Last month, I talked about the
3 Library implementing two new services. We
4 have a self-check kiosk and also patron
5 pick-up lockers. And I'm very happy to say
6 that, in particular, the patron pick-up
7 lockers have been very, very popular.

8 We have 41 lockers available. And
9 today, before I came to the meeting, there
10 were only six that are vacant right now. So,
11 come on in and check out just a new method of
12 delivering services to our patrons.

13 Another announcement, just that
14 Summer Reading for adults and for youth are
15 still in full swing and will be until the end
16 of July. So there are a lot of free
17 activities for your children if you're looking
18 for something for them to do on a summer day.

19 We do have eight story times a week
20 and then some -- for younger kids, for
21 preschool and under. And then we have some
22 programs, including Dungeons and Dragons, for
23 those -- that's for seventh and up -- seventh
24 grade and up.

25 So, come on by the Library and help

1 us enjoy the summer.

2 That's all I have.

3 PRESIDENT MOURY: Thank you very
4 much.

5 Any questions?

6 (No response.)

7 PRESIDENT MOURY: Hearing none, let's
8 turn to the Police Chief's Report; and Chief
9 O'Connor.

10 CHIEF O'CONNOR: Good evening,
11 Mr. Mayor, Council. Hi, everybody.

12 We are going to take a break from the
13 Police Chief's Report for a minute because we
14 have a very special guest here tonight.

15 From Allegheny County Council, and
16 Bethel Park, Tom Duerr. Come on up.

17 (Applause.)

18 CHIEF O'CONNOR: We have
19 proclamations that Mr. Duerr is going to give
20 out. And we're -- he's going to give them out
21 to Councilmembers. I wonder who it could be?

22 Dr. Campbell, President Moury, and
23 Vice President O'Brien, come on down, please.

24 MR. DUERR: Well, very, very quick.
25 So, hello, everyone. For those of

1 you who don't know me, my name's Tom Duerr.
2 I'm the Allegheny County Councilmember for
3 County Council District 5, which includes
4 Bethel Park, Mt. Lebanon, Upper St. Clair, and
5 Bridgeville.

6 I am also a lifelong and proud
7 resident of Bethel Park, a proud product of
8 Bethel Park public schools. I grew up 2 feet
9 from here on Tishchler Road. I've been a
10 resident my entire life, Tim.

11 Tim, you have been Council President
12 the entire time I have been alive here in
13 Bethel Park. And I don't -- and I don't --

14 PRESIDENT MOURY: Can we cut that?

15 MR. DUERR: And I don't say that,
16 Tim, to make you feel old. I say that because
17 I have served -- this is my fourth of four
18 years on County Council, and it has felt like
19 30. Municipal government can be incredibly
20 tedious, incredibly difficult.

21 And to you, Mark, Dr. Campbell, for
22 your time both here and on the School Board.

23 I can't say enough thank yous to all
24 three of you for your tireless dedication to
25 the residents of Bethel Park. And for my

1 generation who grew up here, who was, you
2 know, proud to live in a community with such a
3 deep sense of public service, of community.

4 You know, everything that I've been
5 afforded for -- afforded to in my life has
6 come from what I was given here growing up in
7 Bethel Park. And so much of that was because
8 of the little things all of you did to make
9 this such a special place to live.

10 So, I -- you know, we're going to
11 desperately miss all three of you on this
12 body.

13 Tim, I'm going to miss you as my
14 Councilmember and the Council President.

15 But, you know, it's just from -- you
16 know, from someone who grew up here, from
17 someone who's proud to have, you know, run for
18 office and serve here, it's been on the backs
19 of people like the three of you who have, you
20 know, really been such true testament to
21 public service and what it means to be a
22 Bethel Park-ian over the many years of
23 service.

24 So thank you all very, very much.

25 (Applause.)

1 CHIEF O'CONNOR: These guys didn't
2 want to say anything. You're never for a loss
3 for words.

4 I guess they're -- it's left them
5 speechless, because they didn't know this was
6 coming. This is a surprise.

7 So, thank you very much, Mr. Duerr.
8 We appreciate that.

9 MR. O'BRIEN: This is the first time
10 a Democrat from county -- the county
11 government ever gave me anything.

12 CHIEF O'CONNOR: You get a paycheck.

13 MR. O'BRIEN: And I'm a Democrat.

14 CHIEF O'CONNOR: He gets a paycheck.
15 Don't let him fool you.

16 PRESIDENT MOURY: Moving on.

17 CHIEF O'CONNOR: The Chief's
18 Report -- I almost forgot about the Chief's
19 Report.

20 On August the 1st -- August the 1st,
21 it's a Tuesday, it's National Night Out. We
22 will be at Miner's Park again for our annual
23 National Night Out event. We're going to
24 start a little later than normal.

25 We're not going to have any pizza.

1 We're going to have something else. We're
2 going to have popcorn and, I think, ice cream.
3 And we may even show a movie for kids. We're
4 working on all that.

5 So the start time will be at 6:30 or
6 7:00 tonight. We're going to start a little
7 later. Eat at home, and then come on out.
8 You get to see me. All right.

9 So that's it. Ciao. Any questions?

10 (No response.)

11 PRESIDENT MOURY: Hearing none --

12 CHIEF O'CONNOR: Hearing none.

13 PRESIDENT MOURY: -- we will turn to
14 the Mayor's Report; and Mayor Allen.

15 I'm sorry. The Fire Chief's Report.
16 My apologies.

17 MR. USELMAN: I got promoted there,
18 or demoted, depending on which way you want to
19 look at it.

20 My name is Rob Uselman. I'm the
21 Assistant Chief with the Bethel Park Volunteer
22 Fire Company, and I am here to give you the
23 Chief's Report for June 2023.

24 We had a rather busy month. We had
25 a total of 69 incidents: 15 fire incidents,

1 which were structure fires, cooking fires,
2 vehicle fires, and so forth; 23 fire alarms;
3 four vehicle accidents; nine good intent/smoke
4 investigation calls; nine gas leaks; four
5 electrical problems; four physical rescues;
6 and one missing person, for a total of 69
7 incidents.

8 That brings our midyear review up to
9 307 calls, which, if we keep this pace up, it
10 will be a record year for us. We do not like
11 that. So, please, we ask our residents to
12 slow down, be careful, think, all that good
13 stuff.

14 I do want to thank people who came
15 out to see us on the Fourth of July during the
16 fireworks. They went off without any incident
17 that I know as far as fire goes. But a lot of
18 people came by and stopped and said hello to
19 us. So we always appreciate that and support
20 from our Municipality and the residents.

21 We do say, please be careful. We see
22 a lot of campfires going on in people's
23 neighbors and in the back yards. Please keep
24 those at least 25 feet away from tents,
25 shrubs, or anything that can actually catch on

1 fire and cause a bigger incident. Like I
2 said, we want our calls to slow down, not
3 increase.

4 Other than that, I do not have
5 anything. And I hope everybody is enjoying
6 the summer.

7 PRESIDENT MOURY: Thank you.

8 Any comments?

9 (No response.)

10 PRESIDENT MOURY: No questions?

11 (No response.)

12 PRESIDENT MOURY: Hearing none, now
13 we will turn to the Mayor's Report.

14 MAYOR ALLEN: All right. Good
15 evening, everyone.

16 Before I begin, I would like to
17 welcome all the members of the Bethel Park
18 School Board tonight. It kind of filled up
19 most of the room, which isn't usually here, so
20 that's a great thing.

21 I have a few things tonight. The
22 first one is, I started a program about ten
23 years ago recognizing someone that lives in
24 Bethel Park that actually is an outstanding
25 citizen to help make Bethel Park a better

1 place to live.

2 And this month, I want to recognize
3 Rachel Brecht. Rachel has been a Bethel Park
4 resident since 2010, along with her husband
5 Gabe, and daughter Maggie, who's a sixth
6 grader at Neil Armstrong.

7 And in her career Rachel works with
8 mid to large organizations, helping them
9 improve organizational performance through
10 people.

11 Rachel also serves as a board member
12 on the Greater Pittsburgh Community Food Bank,
13 which SHIM is a partner, St. Clair Hospital
14 Foundation, and the Pittsburgh Women's
15 Alliance.

16 She's also a registered Girl Scout
17 volunteer for Bethel Park, and a Bethel Park
18 School District.

19 This year, Rachel was named as a
20 regional Women of Influence by the Pittsburgh
21 Business Times. The Women of Influence Awards
22 honors the region's most influential
23 businesswomen for profit companies, nonprofit,
24 and government entities.

25 So, at this time, I'd like to bring

1 Rachel up. We have a certificate for her.

2 And you can bring Maggie, too, if
3 you'd like.

4 (Applause.)

5 MAYOR ALLEN: So we have a
6 certificate for Rachel. And it says "For
7 being named as a regional business
8 spokesperson of the year on this day,
9 July 10th, 2023."

10 And if you can tell us a little bit
11 about what the award is. I saw it on
12 television. So just give us a little
13 information.

14 MS. BRECHT: Thank you very much,
15 Mayor Allen, for the kind words.

16 Hello, everyone. As I mentioned, my
17 name is -- the Mayor mentioned, my name is
18 Rachel Brecht. This is my daughter Maggie,
19 Bethel South Girl Scout rising sixth grader at
20 Neil Armstrong, and current participant in the
21 Camp Invention.

22 So if anyone hasn't done that yet,
23 it's phenomenal.

24 This award, I was grateful to be
25 nominated through the Pittsburgh Business

1 Times Women of Influence through my dear
2 friend, Susie Latchet, who is our Chair of
3 the Greater Pittsburgh Community Food Bank
4 Board.

5 And it has been -- I joined the board
6 in 2020, which has been an incredible
7 rewarding experience meeting the needs of the
8 most-pressing in our community over COVID.

9 So I was with 26 other women --
10 regional women leaders who served their
11 communities, their corporations, and the
12 government, and was so incredibly honored.

13 And I've got my parents here tonight.
14 My mom and dad, who are both heavily involved
15 in the American Legion Bethel Park Post 760.
16 My dad was the adjutant, also serves on the
17 Honor Guard. My mom's in the Women's
18 Auxiliary.

19 And so our deep love of community --
20 and they live in South Park. Don't tell
21 anybody.

22 But my deep love of community and
23 helping through service through my work,
24 because I do consulting and serve my clients,
25 and service to my community, have been

1 engrained in me since I was a young child.

2 So thank you again, Mayor Allen, for
3 the -- and the Council, for the recognition.
4 I appreciate it.

5 MAYOR ALLEN: Thank you very much.

6 (Applause.)

7 MAYOR ALLEN: Also, I want to mention
8 that -- of course, Rachel did -- but Rachel's
9 dad, Tom Aul (phonetic), he was actually up
10 here probably eight years ago because he's a
11 great part of the Honor Guard that does
12 ceremonies at the cemeteries for any veterans.

13 And they've done hundreds and
14 hundreds since you were here last time. So
15 thank you again for doing that.

16 The next thing I have -- this came
17 across my desk. And I said, rather than me
18 trying to figure out exactly what it is, I
19 would bring up Lindsey Sibert, who's in charge
20 of the Farmers' Market.

21 Tell us a little bit of what's going
22 on at the Farmers' Market, plus you have a new
23 program, and that's why we brought you here.
24 So thank you for coming.

25 MS. SIBERT: Hi, everybody.

1 So I took over as the coordinator for
2 the Farmers' Market last season. And far and
3 away, the number one question that I got was
4 "Does the Farmers' Market accept SNAP
5 benefits?" At the time, we didn't. But it
6 was something that was really important to me
7 to figure out because it was really important
8 for the community.

9 So over the winter I set to work to
10 figure out exactly how to make that happen.
11 Which I'm happy to say that I did. And in a
12 series of happy accidents, I found out about
13 the FAM Program. So this originally started
14 at the Bellevue Farmers' Market during COVID
15 as a response to their community's need.

16 But, basically, what the FAM Program
17 does is it is a one-to-one match for all SNAP
18 and EBT benefits used at the Farmers' Market.

19 So thanks to a donation from
20 St. Clair Hospital, the Bethel Park Farmers'
21 Market is now able to accept SNAP benefits
22 and, in participation with the FAM Program,
23 provide a one-to-one match.

24 So one anyone who comes to shop at
25 the market using their benefits can go shop

1 with vendors, and their SNAP card will
2 essentially be charged for half of their total
3 purchase. And the FAM Program will reimburse
4 the vendors the other half.

5 It makes it more accessible for those
6 who are on a fixed income. It makes the
7 Farmers' Market accessible to everybody.

8 And we just found out that the FAM
9 Program will also match the Farmers' Market
10 nutrition checks that are provided to seniors
11 as well. So, overall, it's just a really
12 great program and something we're really
13 excited to introduce to the market this
14 season.

15 MAYOR ALLEN: Thank you.

16 MS. SIBERT: Thank you.

17 (Applause.)

18 MAYOR ALLEN: I told you she could
19 explain it a lot better than I ever could.

20 And, finally, our Home Rule Charter
21 requires that I do a State of the Municipality
22 once a year, and it's usually in June. But
23 because of prior commitments, we're going to
24 do it in July.

25 So normally I would sit there, and

1 it's probably about 15 pages. But I was
2 directed by Council, "Don't you dare." So it
3 will be shown right after tonight's meeting.

4 And it will also be shown -- I just
5 want to let you know, that the State of the
6 Municipality, we're in good shape here.
7 There's a lot of new things going on. Please
8 stay tuned and see what they are.

9 And that's it, Mr. President.

10 PRESIDENT MOURY: Thank you.

11 Any other questions?

12 (No response.)

13 PRESIDENT MOURY: Hearing none, thank
14 you very much, Mayor.

15 At this time, I would like to turn
16 to the Approval of the Minutes; and
17 Mr. O'Brien.

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

20 I move that we approve the Council
21 Meeting Minutes from the 6/12/23 Regular
22 Council Meeting minutes.

23 DR. CAMPBELL: Second.

24 PRESIDENT MOURY: There's a motion
25 by Mr. O'Brien and second by Dr. Campbell that

1 we approve the 6/12/23 Regular Council Meeting
2 minutes.

3 Any discussion of this item?

4 (No response.)

5 PRESIDENT MOURY: Chief O'Connor,
6 would you please call the roll.

7 CHIEF O'CONNOR: Dr. Campbell?

8 DR. CAMPBELL: Yes.

9 CHIEF O'CONNOR: Mr. Cenci?

10 MR. CENCI: (No response.)

11 CHIEF O'CONNOR: Mr. Consolmagno?

12 MR. CONSOLMAGNO: Yes.

13 CHIEF O'CONNOR: Mr. Espinar?

14 MR. ESPINAR: Yes.

15 CHIEF O'CONNOR: Ms. Flinn?

16 MS. FLINN: Yes.

17 CHIEF O'CONNOR: Mr. Janosik?

18 MR. JANOSIK: Yes.

19 CHIEF O'CONNOR: Mr. Moury?

20 PRESIDENT MOURY: Yes.

21 CHIEF O'CONNOR: Mr. Oakes?

22 MR. OAKES: Yes.

23 CHIEF O'CONNOR: Mr. O'Brien?

24 MR. O'BRIEN: Yes.

25 PRESIDENT MOURY: Motion passes 8 to

1 0.

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

5 MR. O'BRIEN: Thank you, Mr. Moury.
6 Bill List 071023.

7 I move that we approve Bill List
8 071023 in the amount of \$1,533,048.94.

9 DR. CAMPBELL: Second.

10 PRESIDENT MOURY: There's a motion
11 by Mr. O'Brien and second by Dr. Campbell that
12 we approve Bill List No. 071023 in the amount
13 of \$1,533,048.94.

14 Any discussion of this item?

15 (No response.)

16 PRESIDENT MOURY: Chief O'Connor,
17 would you please call the roll.

18 CHIEF O'CONNOR: Dr. Campbell?

19 DR. CAMPBELL: Yes.

20 CHIEF O'CONNOR: Mr. Cenci?

21 MR. CENCI: (No response.)

22 CHIEF O'CONNOR: Mr. Consolmagno?

23 MR. CONSOLMAGNO: Yes.

24 CHIEF O'CONNOR: Mr. Espinar?

25 MR. ESPINAR: Yes.

1 CHIEF O'CONNOR: Ms. Flinn?

2 MS. FLINN: Yes.

3 CHIEF O'CONNOR: Mr. Janosik?

4 MR. JANOSIK: Yes.

5 CHIEF O'CONNOR: Mr. Moury?

6 PRESIDENT MOURY: Yes.

7 CHIEF O'CONNOR: Mr. Oakes?

8 MR. OAKES: Yes.

9 CHIEF O'CONNOR: Mr. O'Brien?

10 MR. O'BRIEN: Yes.

11 PRESIDENT MOURY: Motion passes 8 to
12 0.

13 At this time, I would like to turn
14 to the Residents' Comments Section. We have
15 five residents signed up to speak. If they
16 would like to come up.

17 Bill Hensler?

18 If you could state your name and
19 address for the record. We do have a
20 three-minute limit. At the end of two
21 minutes, I'd ask you to conclude your
22 comments.

23 MR. HENSLER: Okay. My name's Bill
24 Hensler. I live at 510 McMurray Road. I've
25 been a resident since 1954.

1 Is there -- is there any -- can I
2 just put on the record, is there any status
3 update for the Sheetz at the -- at South Park
4 and McMurray?

5 Has there been any subdivisions of
6 the land? Have there been any development
7 applications? And has there been any
8 necessary permits filed yet? That's the only
9 questions I have.

10 I just -- I mean, because the way the
11 process went tonight was totally different
12 than the process when this all started. So I
13 just want to see if there has been any
14 updates, because we're not getting any.

15 You know, so I was just curious
16 whether or not the property has been sold or
17 whether or not -- I see stuff happening there,
18 so something's going to happen.

19 But, you know, has the property been
20 subdivided? And has there been any kind of
21 permits filed or anything like that yet?

22 PRESIDENT MOURY: This is normally a
23 Public Comment session, but I will respond.

24 MR. HENSLER: I just wanted to put it
25 on the record.

1 PRESIDENT MOURY: No, no, no.

2 We have followed the same process for
3 that property, as well as the one we had
4 tonight. We had a Public Hearing for the
5 rezoning. I believe there may have been a
6 traffic study for a Sheetz at the intersection
7 submitted to PennDOT.

8 But, to the best of my knowledge, no
9 other permits, nothing's been decided. To the
10 best of my knowledge, the property hasn't
11 changed hands. They have not filed any type
12 of plans over there other than submitted to --
13 a traffic study to PennDOT. And I believe we
14 were having our traffic consultant review it.

15 So that's the first step in the
16 process. We have not received any other
17 information --

18 MR. HENSLER: Okay.

19 PRESIDENT MOURY: -- other than that.

20 MR. HENSLER: Okay. Thank you.

21 PRESIDENT MOURY: Thank you.

22 John Cheezum?

23 MR. CHEEZUM: I yield my time to
24 Mr. Creehan.

25 PRESIDENT MOURY: Okay. Mr. Creehan?

1 MR. CREEHAN: Okay.

2 PRESIDENT MOURY: We have a
3 three-minute limit. If you could state your
4 name and address for the record.

5 MR. CREEHAN: Okay. Mike Creehan,
6 364 Southridge Drive, Pittsburgh, PA, 15241.

7 So, I'm no stranger to Bethel Park.
8 I grew up in Bethel Park, right in Oakhurst,
9 Carlton Road, right down from Bob Purkey
10 Memorial Home. And so I spent my first 30
11 years in Bethel. I bought a house in Bethel
12 right close to Evey Hardware, and then spent
13 the next 25 years on Southridge Drive.

14 And so I had no idea, I guess, that
15 John Murphy was excavating that property that
16 -- from the Bethel Park/Upper St. Clair line,
17 which is in our back yards, basically. But no
18 notice was given, and it should have been.

19 My issue, I guess, is with the
20 Sheetz. So, nobody -- nobody really wants a
21 Sheetz in their back yard.

22 I mean, you guys, if you lived on
23 Southridge Drive, you would feel the same way,
24 I'm sure.

25 Criminal activity, on March 3, 2023,

1 someone was shot and killed at a Sheetz in
2 southeastern Columbus. It brings in a bad
3 element. A lot of bad things happen at night
4 at a Sheetz. We all know that.

5 And I don't know if the Bethel Park
6 Police Department, you know, feels that --
7 they're going to spend how much time -- how
8 many nights a week during there down at that
9 location.

10 Noise, okay, of course, is another
11 thing. Gas stations, vehicles, always cause a
12 lot of noise pollution. Light pollution is
13 going to be terrible. This basically is in my
14 backyard, shining into my bedroom, in the
15 living room.

16 Air pollution is probably the worst,
17 besides the criminal activity. Air
18 pollution's caused by solid and liquid
19 particles. Gas station toxic fume emissions
20 are ten times higher than previously thought.

21 Researchers at Columbia University,
22 Johns Hopkins University, and Erich Technology
23 studied pipe emissions of benzene from storage
24 tanks at gas stations. The study found that
25 gas evaporated seven gallons a day.

1 So that benzene, of course, causes
2 cancer. And I don't know that there's --
3 we've got an explosion of lot of kids on
4 Southridge Drive as well, young kids. Now, I
5 don't think their parents want them to get
6 cancer. Nobody wants cancer.

7 Also, the fueling from underground
8 storage tanks causes adverse effects; nausea,
9 cancer, anemia, and low birthrate.

10 So, I guess, you know, in closing --
11 and I gave you the same addendum that I'm
12 going to submit of my notes, okay, to Upper
13 St. Clair Township. I saw each of the
14 Councilmembers read it, so I know it was read.

15 We won that decision in Upper St.
16 Clair from Commercial to Residential. But it
17 didn't -- it wasn't easy. It was very hard,
18 and it was emotional.

19 So just in closing, the developer has
20 only information for the initial phase of
21 commercial buildings. This is only the tip of
22 the iceberg. What else goes in besides a
23 Sheetz?

24 I would hope everyone on this side
25 of the bench is a "no" vote for any zoning

1 other than R-1 to be passed. There's no
2 reason you need to build a Sheetz if it's R-1,
3 larger property, large -- bigger homes, more
4 tax dollars for you. You're still going to
5 end up with money at the end of the day.

6 So, many have a long history with
7 Upper St. Clair and Bethel Park of
8 contributing and paying taxes for 25 or 30
9 years. All families surrounded by these
10 particular parcels deserve better than your
11 need for extra tax dollars for this
12 Municipality.

13 It's time to give your residents
14 something back by keeping our quality of life
15 intact. Do the right thing.

16 That's it.

17 PRESIDENT MOURY: Thank you.

18 MR. CREEHAN: Thank you.

19 PRESIDENT MOURY: You can submit it
20 over here.

21 MR. CREEHAN: Okay.

22 PRESIDENT MOURY: Just for the
23 record, the only -- I'll make a comment. The
24 dirt pile was completely separate from the
25 zoning issue. We didn't know he was doing it,

1 either.

2 He's currently in discussions with
3 the County Conservation District. I believe
4 it even maybe in court for the dirt and what
5 he did.

6 So, we weren't aware of what, nor was
7 Upper St. Clair. He just came in and did it.
8 So they are in front of the County
9 Conservation District.

10 MR. CREEHAN: All right. Thank you.

11 PRESIDENT MOURY: David Dixon?

12 MR. DIXON: I wanted him to go first.

13 PRESIDENT MOURY: Okay.

14 If you could state your name and
15 address, and a three-minute limit, please.

16 MR. CHEEZUM: John Cheezum, 381
17 Southridge Drive, Upper St. Clair.

18 Good evening, Councilmembers,
19 friends, and neighbors. And thank you for
20 this opportunity to address this proceedings.

21 Procedure and transparencies, things
22 that Administration should be concerned about.
23 I recently attended a Bethel Park Planning and
24 Zoning workshop, where there was a very
25 intense discussion about these items. I'm

1 aware that the workshops are not recorded.

2 During that discussion, one of the
3 Commissioners made a very bold statement. I
4 quote, "I'm not on social media, and I don't
5 care what's on social media."

6 They, as well as you, should be.
7 Why, you would ask? Social media is now. And
8 tomorrow it is exponentially now, and each day
9 exponentially, also known as viral.

10 That Commissioner probably doesn't
11 care about AI, either. But are they aware the
12 Terminator came from 2029? Sorry. I digress.

13 What I'm saying is, sooner the
14 official record of the proceedings are made
15 public, the sooner the truth is out there.

16 As I peruse the Bethel Park website,
17 I find -- or let's say, I don't find minutes
18 for Louder [sic] meetings, neither Council,
19 Planning, or Zoning, from this year alone.
20 There's probably a myriad of explanations for
21 why, but there is no excuse.

22 According to Robert's Rule of Order,
23 procedure calls for those -- for that
24 information to be available to those in
25 attendance in a timely manner. Now, in 1847,

1 when Robert's Rule of Order was first
2 introduced, a timely manner could mean a
3 couple of months. The Pony Express didn't run
4 all that fast.

5 In today's world of technology every
6 word that I am speaking here now can be
7 transcribed even as I speak to any forum of
8 media.

9 I'm fully aware that Bethel Park and,
10 up until recently, the neighboring township
11 has a procedure where everybody sitting at the
12 big table gets to read the minutes before they
13 are approved at the next meeting so to ensure
14 that they are not misquoted.

15 That's all well and good. But I, we,
16 may not have attended that meeting and would
17 like to know what the outcome of the various
18 matters or discussions were well before the
19 next meeting. If I had spoke at that meeting,
20 I would also want to know if I'm misquoted or
21 even mentioned.

22 In closing, I would like to say, if
23 proper procedures are not followed, the public
24 will sense a lack of transparency. You work
25 for us, all of us.

1 Thank you.

2 PRESIDENT MOURY: I will comment.
3 We go above and beyond to post our minutes.
4 These meetings tonight are televised live. To
5 suggest or even hint that there's some
6 improprieties or there's not transparency
7 there by this Board, I'm disappointed.

8 I understand you're from St. Clair,
9 and you probably don't watch BPTV. But I was
10 resent the fact that you say anything like
11 that or suggest that we hide anything from
12 anybody. Our meetings are --

13 MR. CHEEZUM: I'm not saying there's
14 anything --

15 PRESIDENT MOURY: Excuse me, sir. I
16 sat here and listened to you talk. I'm not
17 here to debate you.

18 I'm just telling you, our meetings
19 have been televised for 30 years. Check out
20 YouTube; we televise them live. So to suggest
21 there's any non-transparency or not very
22 transparent, I'm just very disappointed.

23 MR. CHEEZUM: I was not suggesting.

24 PRESIDENT MOURY: That's what you
25 inferred, sir.

1 Are there -- we have Rebecca Davis?

2 MR. JANOSIK: She spoke already.

3 PRESIDENT MOURY: Okay. Are there
4 any other residents that would like to speak
5 on non-agenda items?

6 (No response.)

7 PRESIDENT MOURY: Hearing none, can
8 we turn to the agenda. And let's go to
9 General Policy and Finance; and Dr. Campbell.

10 DR. CAMPBELL: Mr. Moury, I have
11 three items under General Policy and Finance
12 tonight.

13 Network Penetration Test Discussion
14 and Analysis.

15 I move that we approve Breachlock's
16 proposal for Network Penetration Testing in
17 the amount of \$7,920.

18 MS. FLINN: Second.

19 PRESIDENT MOURY: There's a motion
20 by Dr. Campbell, second by Ms. Flinn that we
21 approve we approve Breachlock's proposal for
22 Network Penetration Testing in the amount of
23 \$7,920.

24 Any discussion of this item?

25 (No response.)

1 PRESIDENT MOURY: Hearing none, Chief
2 O'Connor, would you please call the roll.

3 CHIEF O'CONNOR: Dr. Campbell?

4 DR. CAMPBELL: Yes.

5 CHIEF O'CONNOR: Mr. Cenci?

6 MR. CENCI: (No response.)

7 CHIEF O'CONNOR: Mr. Consolmagno?

8 MR. CONSOLMAGNO: Yes.

9 CHIEF O'CONNOR: Mr. Espinar?

10 MR. ESPINAR: Yes.

11 CHIEF O'CONNOR: Ms. Flinn?

12 MS. FLINN: Yes.

13 CHIEF O'CONNOR: Mr. Janosik?

14 MR. JANOSIK: Yes.

15 CHIEF O'CONNOR: Mr. Moury?

16 PRESIDENT MOURY: Yes.

17 CHIEF O'CONNOR: Mr. Oakes?

18 MR. OAKES: Yes.

19 CHIEF O'CONNOR: Mr. O'Brien?

20 MR. O'BRIEN: Yes.

21 PRESIDENT MOURY: Motion passes 8 to

22 0.

23 Dr. Campbell.

24 DR. CAMPBELL: Our second item,

25 Mr. Moury, Ben Franklin & Washington School

1 Ownership.

2 I move that we approve the Bethel
3 Park School District - Bethel Park Property
4 Donation Agreement to have Ben Franklin and
5 Washington School properties transferred to
6 the Municipality once the buildings are closed
7 for educational purposes.

8 MS. FLINN: Second.

9 PRESIDENT MOURY: There is a motion
10 by Dr. Campbell, second by Ms. Flinn that we
11 approve the Bethel Park School District -
12 Bethel Park Property Donation Agreement to
13 have the Ben Franklin and Washington School
14 properties transferred to the Municipality
15 once the buildings are closed for educational
16 purposes.

17 I guess I'd just like to talk about
18 this. We talked about our cooperation and
19 transparency and working with the Bethel Park
20 School District. The Bethel Park District,
21 the Board has approved this agreement last
22 year.

23 One of the things they've done
24 through their whole evaluation process of what
25 to do in building the new K through 5 Center

1 was what to do with the five buildings that
2 currently exist once the new K-5 Center is
3 open.

4 Our Recreation Department actually
5 did a review. A lot of our programs are very
6 much -- whether it's the building or fields,
7 is dependent upon School District facilities.

8 And we have a great working
9 relationship with the District. And we're
10 going to continue it even through the building
11 process.

12 But what we identified early on is,
13 if we are to go to -- going to one school,
14 there probably is some facilities and
15 particular fields that they're going to impact
16 our Recreation Department and all the
17 residents of Bethel Park.

18 So, what we did in January of this
19 year, we approached the School District, the
20 School Board, making the request as they
21 embarked on their process to evaluate the
22 buildings once they're closed. They were very
23 transparent.

24 And what they did, as far as they
25 don't want the buildings to sit vacant, and

1 potentially the fall of 2026 when they're
2 open, then we have some code enforcement
3 issues. It's a blight on our community. So
4 they're giving us the ability to work together
5 and work early on what to do with the
6 facilities.

7 I can tell you at this point, when
8 we do receive these, we don't have -- I've
9 been through this before, by the way. Our
10 intent is to rip the buildings down. The
11 problems -- the liabilities with the buildings
12 as they exist today aren't going to go away by
13 transferring ownership.

14 The goal by ratifying this agreement
15 tonight will give this Municipality, this
16 Council, the community an opportunity to
17 really study the buildings -- or excuse me --
18 the facilities and come up with a plan on
19 where we want to go and what we want to do.

20 It all costs money. It's not going
21 to be simple. But this will give us three
22 years to go out and source grant, private
23 funding, and really give us a jump start on
24 moving forward with expanding the recreation
25 facilities within the community.

1 So, with that being said, we have a
2 number of members of School Board, and the
3 Superintendent here tonight. We appreciate
4 the opportunity.

5 A little pressure on the people up
6 here; we will now be voting on this.
7 Hopefully, we'll get an affirmative vote.

8 Is there any other discussion?

9 (No response.)

10 PRESIDENT MOURY: Hearing none, Chief
11 O'Connor, would you please call the roll.

12 CHIEF O'CONNOR: Dr. Campbell?

13 DR. CAMPBELL: Emphatically yes.

14 CHIEF O'CONNOR: Mr. Cenci?

15 MR. CENCI: (No response.)

16 CHIEF O'CONNOR: Mr. Consolmagno?

17 MR. CONSOLMAGNO: Yes.

18 CHIEF O'CONNOR: Mr. Espinar?

19 MR. ESPINAR: Yes.

20 CHIEF O'CONNOR: Ms. Flinn?

21 MS. FLINN: Yes.

22 CHIEF O'CONNOR: Mr. Janosik?

23 MR. JANOSIK: Yes.

24 CHIEF O'CONNOR: Mr. Moury?

25 PRESIDENT MOURY: Yes.

1 CHIEF O'CONNOR: Mr. Oakes?

2 MR. OAKES: Yes.

3 CHIEF O'CONNOR: Mr. O'Brien?

4 MR. O'BRIEN: Yes.

5 PRESIDENT MOURY: Motion passes 8 to
6 0.

7 We're going to digress a little bit
8 from the agenda. I would like to invite the
9 School Board members, Mr. Christianson, the
10 Board President, to come up, and we're going
11 to actually sign the agreement, take a
12 picture.

13 If everybody can join us.

14 (Whereupon, a brief pause took place
15 to sign the document and take pictures.)

16 (Applause.)

17 PRESIDENT MOURY: The school Board
18 President, Barry Christenson, would like to
19 say a few words.

20 MR. CHRISTENSON: Yeah. Thank you,
21 Mr. Moury.

22 As -- as Mr. Moury said, you know,
23 the -- both the Municipal Council and the
24 School Board have worked very closely as we've
25 been through this whole project. I think one

1 of the things that helps guide us is that they
2 invested in a Strategic Plan a couple years
3 ago that lays out the vision for what we want
4 Bethel Park to be.

5 We did the same thing in the School
6 Board, of course, focused around education,
7 academic performance, and those things.

8 And so I think that's helped us have
9 a shared vision. I think it's made this
10 transition and, you know, how we want to
11 repurpose some of assets to the School
12 District into -- into other uses.

13 So, I just want to thank you. You
14 know, working with the entire Council through
15 this process has been -- has been easy and
16 have very open.

17 And, you know, it hasn't been easy
18 in that we haven't had tough problems to
19 solve. But working with the entire group has
20 been very easy.

21 So thank you very much.

22 PRESIDENT MOURY: Thank you.

23 It was the School Board the ones that
24 made all the noise tonight, just so you know,
25 now that they signed.

1 Okay. If we can return to the
2 agenda; and Dr. Campbell.

3 DR. CAMPBELL: My last item for
4 General Policy and Finance, Mr. President,
5 Appointment of Kristen Denne.

6 I move that we approve Kristen Denne
7 as the Municipal Manager of the Municipality
8 of Bethel Park.

9 MS. FLINN: Second.

10 PRESIDENT MOURY: There's a motion
11 by Dr. Campbell and second by everybody else
12 that we approve Kristen Denne as the Municipal
13 Manager of the Municipality of Bethel Park.

14 I guess I'll briefly touch on this.
15 But this process really started in December,
16 when Laurence Christian gave notice. We
17 started really in earnest in January to do
18 advertising. Our goal was to have everything
19 done by May. We're a little bit late.

20 But I want to say I think we did and
21 got the right person, the experience, the
22 background. We made sure that everybody here
23 had a voice.

24 I appreciate your indulgence from my
25 emails and my phone calls. But we wanted to

1 make sure that we got the right person.

2 Kristin, I believe, is the right person.

3 Everybody contributed, the process we
4 went through, not only helped us to devise a
5 vision that we were looking for for our
6 manager. It really helped evaluate what we
7 did and what direction we need to give and
8 what we the Strategic Plan, goals and
9 objectives. And it gave us an opportunity to
10 really focus on the position and what we
11 wanted.

12 So, I, A, congratulate, if it passes,
13 Kristin, and welcome her to Bethel Park.

14 And, most importantly, I want to
15 thank my colleagues up here, including staff,
16 the Chief.

17 And he's not going away. He's just
18 going to move over there. He's not going to
19 be far. But he stepped in to be the Interim
20 Manager to steer the ship.

21 And, really, all the staff came
22 together and really helped guide us through
23 this process and to make sure that we did the
24 right thing and we got the right person.

25 So, is there any other discussion?

1 MR. O'BRIEN: Mr. Chairman?

2 PRESIDENT MOURY: Mr. O'Brien.

3 MR. O'BRIEN: I really would like to
4 thank everyone here. It -- it's a process, as
5 it's been a process before. And to find a
6 concessus and do it in an open, outgoing
7 conversation, I think it really went well. I
8 mean, and I think we found the right
9 candidate.

10 I'd also like to take the time to
11 thank Chief O'Connor. This is the second time
12 he's had to step up into this position. And
13 it's not easy. This is a big place with a lot
14 of moving parts. And I just don't know how to
15 thank him for doing all that and all the hats
16 on.

17 And by the way, Chief, I don't think
18 you get the right to a second.

19 I think he was seconding that motion.

20 CHIEF O'CONNOR: I was going to vote
21 for Mr. Cenci.

22 MR. O'BRIEN: So, thank you, Chief.
23 That's all.

24 PRESIDENT MOURY: Thank you.

25 Is there any other discussion?

1 MR. OAKES: Mr. Moury, I'd also like
2 to echo the comments of Mr. O'Brien. Chief
3 did a wonderful job.

4 You know, we have one of the -- we
5 have the finest Police Department in Allegheny
6 County. And I believe it speaks volumes about
7 Chief. And I want to thank him again.

8 PRESIDENT MOURY: And, really, all
9 our staff, Doreen, and everybody that stepped
10 up, and Adam, everybody pitched in. It truly
11 was -- he guided us, but it was a team effort,
12 so...

13 MR. O'BRIEN: That's true. That's
14 true too.

15 MR. CONSOLMAGNO: Mr. Moury?

16 PRESIDENT MOURY: Mr. Consolmagno.

17 MR. CONSOLMAGNO: I haven't been on
18 Council a long time, and this is the third
19 time that we've gone through a search for a
20 Municipal Manager. But the third time's a
21 charm, because I think we got the best person
22 out of the past three -- or out of the past
23 best two.

24 So, I look forward with working with
25 Ms. Denne. And I think everyone on Council

1 and the Municipality will be extremely happy
2 with our selection.

3 Thank you.

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

6 Any other discussion?

7 (No response.)

8 PRESIDENT MOURY: Hearing none,
9 Chief/Acting Manager O'Connor, would you
10 please call the roll.

11 CHIEF O'CONNOR: Dr. Campbell?

12 DR. CAMPBELL: Yes.

13 CHIEF O'CONNOR: Mr. Cenci?

14 MR. CENCI: (No response.)

15 CHIEF O'CONNOR: Mr. Consolmagno?

16 MR. CONSOLMAGNO: Yes.

17 CHIEF O'CONNOR: Mr. Espinar?

18 MR. ESPINAR: Yes.

19 CHIEF O'CONNOR: Ms. Flinn?

20 MS. FLINN: Absolutely yes.

21 CHIEF O'CONNOR: Mr. Janosik?

22 MR. JANOSIK: Yes.

23 CHIEF O'CONNOR: Mr. Moury?

24 PRESIDENT MOURY: Yes.

25 CHIEF O'CONNOR: Mr. Oakes?

1 MR. OAKES: Yes.

2 CHIEF O'CONNOR: Mr. O'Brien?

3 MR. O'BRIEN: Yes.

4 PRESIDENT MOURY: Motion passes 8 to
5 0.

6 Congratulations, Kristin. I'm sure
7 she's watching this evening.

8 Okay. Can we go back to Mr. --
9 Dr. Campbell.

10 DR. CAMPBELL: I have no other --
11 further items, Mr. President.

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

14 Are there any additional items?

15 (No response.)

16 PRESIDENT MOURY: Hearing none, can
17 we turn to Health, Safety and Welfare; and
18 Ms. Flinn.

19 MS. FLINN: There are no items under
20 Health, Safety and Welfare. Thank you.

21 PRESIDENT MOURY: Thank you,
22 Ms. Flinn.

23 Are there any additional items?

24 (No response.)

25 PRESIDENT MOURY: Hearing none, let's

1 turn to Planning and Zoning.

2 And we have a resident, Terri Malone,
3 signed up to speak on Item C.

4 You can speak now or right before we
5 vote on it, whichever you prefer.

6 MS. MALONE: Well, I just wanted to
7 make a comment --

8 PRESIDENT MOURY: If you could come
9 up --

10 MS. MALONE: -- because I already
11 spoke.

12 PRESIDENT MOURY: Yeah. Can may- --
13 just for the record, can you give your name
14 and address for full transparency here.

15 MS. MALONE: I am Terri Malone. I
16 reside -- I lived in Bethel Park for 29 years
17 in the same house.

18 And when Mr. O'Brien was making the
19 comment about what could go in that property,
20 there have been -- I remember 20 years ago or
21 so, they wanted to put a Shop 'n Save in
22 there. They didn't put it in because it comes
23 -- you know, I know people were upset about
24 it.

25 And it comes down to the vote, and

1 what you all vote. It's not about necessarily
2 how it's zoned. That's -- you're going
3 through the proper channels to get it rezoned.
4 But what it comes down to is the will of the
5 people and what's right.

6 So am I correct in that --

7 MR. O'BRIEN: No.

8 MS. MALONE: -- assessment?

9 Because I do remember there was a big
10 -- a lot of people upset about the...

11 PRESIDENT MOURY: I'll briefly -- we
12 don't normally respond. But I've done it a
13 couple times tonight, so I'll be consistent.

14 The property with the shopping center
15 was actually the property on the opposite side
16 of the road.

17 MS. MALONE: Well, it was in that
18 area, yes.

19 PRESIDENT MOURY: It was on the
20 opposite side of the road --

21 MS. MALONE: Right.

22 PRESIDENT MOURY: -- an apartment.
23 And I will tell you from a legal perspective,
24 without putting words into our Solicitor, if
25 they meet the criteria of the zoning district,

1 we can sit up here and vote "no." We have in
2 the past. We end up in court. You end up
3 with a lot of legal bills.

4 In a particular case like this, going
5 against what the law states in the Zoning
6 Ordinance, you know, we could personally be
7 held liable if they are to challenge it.

8 Even though we have ordinances,
9 anybody that meets in that Zoning District can
10 build. They can build whatever they want.

11 The plaza you were talking about, we
12 couldn't stop it. We didn't stop it. They
13 opted to pull out for economic reasons.

14 So to think that we can just come up
15 here, and we're czars, and say no, we end up
16 in court. And because we'll go against the
17 advice of our Solicitor, we can personally be
18 held liable.

19 MS. MALONE: Huh.

20 And another -- another comment. I
21 don't know if I totally believe all that
22 because, again, you're elected by the people.

23 But the other thing I wanted to say
24 in relation to what the other gentleman from
25 Upper St. Clair said, I can find no record.

1 And I looked on YouTube. I know about BPTV.
2 My kids used to volunteer when they were in
3 high school for BPTV.

4 So I looked specifically for a public
5 hearing for the rezoning of the property where
6 the possible Sheetz is -- you know, you're
7 looking in to that going in. And I could not
8 find it. So, there are discrepancies.

9 So, I'm from Bethel Park. So I just
10 wanted to make on the record. Thank you.

11 PRESIDENT MOURY: I will say that the
12 -- you were afforded all the advertising
13 requirements. I know there was a lot of
14 questions on whether the property was legally
15 done. There was a lot of assertions on social
16 media that maybe something was done
17 improperly. I believe you were supplied all
18 the documentation, the advertising
19 requirements.

20 And we did -- this Council did vote
21 on it in a public meeting.

22 If I could turn to our Solicitor. If
23 I could ask him to opine.

24 If a developer or property owner
25 comes in to build whatever it would be in that

1 zoning district and we were to turn them down,
2 are there liabilities on behalf of our part or
3 the Municipality's part?

4 SOLICITOR McTIERNAN: Well,
5 potentially, for the elected officials --

6 PRESIDENT MOURY: Could speak into
7 the mic.

8 SOLICITOR McTIERNAN: Well,
9 certainly, the Municipality has immediate
10 liability in the sense that if a person
11 applies to use property in a way that's
12 consistent with the zoning ordinances, this
13 Council has no power to deny them the right to
14 proceed.

15 And if you do so, and it goes to
16 court, both the Municipality would be subject
17 to the court's orders and, potentially, this
18 could come back on the Council, people
19 individually.

20 But, certainly -- I mean, that's one
21 thing that people sometimes don't understand.
22 I think you used the word, you know, the
23 elected officials are not czars. They must
24 implement the ordinances as they're written.
25 And there's no alternative to that.

1 So that would be my advice always.

2 PRESIDENT MOURY: Thank you.

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

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

7 Three items for the Planning and
8 Zoning tonight. The first one is the Bethel
9 Park Economic Development Steering Committee
10 members. And I'm going to read all five at
11 once.

12 I move that we approve the
13 appointment of Joseph Kasyan, John Slater,
14 Jennifer Mills, Matthew Koczko -- have I got
15 that right -- and Joseph Keene to the Economic
16 Development Steering Committee.

17 MR. CONSOLMAGNO: Second.

18 PRESIDENT MOURY: There is a motion
19 by Mr. Janosik and second by Mr. Consolmagno
20 to we approve the appointments of Joseph
21 Kasyan, John Slater, Jennifer Mills, Matt
22 Koczko, and Joseph Keene to the Economic
23 Development Steering Committee.

24 Any discussion of this item?

25 MR. JANOSIK: Mr. President?

1 PRESIDENT MOURY: Mr. Janosik.

2 MR. JANOSIK: Yeah, this is just a
3 continuation of our efforts. Eventually this
4 is going to work into the Economic Development
5 Authority that we're going to put together
6 here for Bethel Park to help out with some of
7 the things that have gone on here.

8 As we're expanding, we're getting to
9 the point that, you know, we have some
10 blighted properties, we have some open
11 parcels, and we want to put a group together
12 that can help us focus on that. So, this is
13 just a continuation of that.

14 Thank you.

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

17 Are there any other discussions?

18 (No response.)

19 MR. MIDDLE ATTORNEY: Hearing none,
20 Chief O'Connor, would you please call the
21 roll.

22 CHIEF O'CONNOR: Dr. Campbell?

23 DR. CAMPBELL: Yes.

24 CHIEF O'CONNOR: Mr. Cenci?

25 MR. CENCI: (No response.)

1 CHIEF O'CONNOR: Mr. Consolmagno?

2 MR. CONSOLMAGNO: Yes.

3 CHIEF O'CONNOR: Mr. Espinar?

4 MR. ESPINAR: Yes.

5 CHIEF O'CONNOR: Ms. Flinn?

6 MS. FLINN: Yes.

7 CHIEF O'CONNOR: Mr. Janosik?

8 MR. JANOSIK: Yes.

9 CHIEF O'CONNOR: Mr. Moury?

10 PRESIDENT MOURY: Yes.

11 CHIEF O'CONNOR: Mr. Oakes?

12 MR. OAKES: Yes.

13 CHIEF O'CONNOR: Mr. O'Brien?

14 MR. O'BRIEN: Yes.

15 PRESIDENT MOURY: Motion passes 8 to
16 0.

17 Mr. Janosik.

18 MR. JANOSIK: Item B, the Lot
19 Consolidation Plan for Bethel Park School
20 District and Henry A. Jr. and Jane M. Capozzi,
21 Revised.

22 I move that we approve the amended
23 Lot Consolidation Plan for the Bethel Park
24 School District.

25 MR. OAKES: Second.

1 PRESIDENT MOURY: There's a motion
2 by Mr. Janosik, second by Mr. Oakes that we
3 approve the amended Lot Consolidation Plan for
4 the Bethel Park School District.

5 Any discussion of this item?

6 MR. JANOSIK: Mr. President?

7 PRESIDENT MOURY: Mr. Janosik.

8 MR. JANOSIK: Yeah. So last month,
9 we approved this consolidation, but there was
10 a small issue with how it all worked out. So
11 this is just to clear that up.

12 The Bethel Park School District has
13 agreed to retain ownership of the second lot.
14 And, therefore, approval of a revised plan is
15 needed to reflect this change of ownership,
16 retittle the plan, and remove the references to
17 consolidating Lot 2 with the other lot.

18 PRESIDENT MOURY: Thank you,
19 Mr. Janosik.

20 Any other discussion?

21 (No response.)

22 PRESIDENT MOURY: Chief O'Connor,
23 would you please call the roll.

24 CHIEF O'CONNOR: Dr. Campbell?

25 DR. CAMPBELL: Yes.

1 CHIEF O'CONNOR: Mr. Cenci?

2 MR. CENCI: (No response.)

3 CHIEF O'CONNOR: Mr. Consolmagno?

4 MR. CONSOLMAGNO: Yes.

5 CHIEF O'CONNOR: Mr. Espinar?

6 MR. ESPINAR: Yes.

7 CHIEF O'CONNOR: Ms. Flinn?

8 MS. FLINN: Yes.

9 CHIEF O'CONNOR: Mr. Janosik?

10 MR. JANOSIK: Yes.

11 CHIEF O'CONNOR: Mr. Moury?

12 PRESIDENT MOURY: Yes.

13 CHIEF O'CONNOR: Mr. Oakes?

14 MR. OAKES: Yes.

15 CHIEF O'CONNOR: Mr. O'Brien?

16 MR. O'BRIEN: Yes.

17 PRESIDENT MOURY: Motion passes 8 to
18 0.

19 Mr. Janosik.

20 MR. JANOSIK: Last item under
21 Planning and Zoning, Phoenix Keystone Group
22 LLC, Rezoning Application.

23 I move that we approve the rezoning
24 request of Phoenix Keystone Group, LLC by
25 adopting proposed Ordinance No. 7-10-23 as

1 summarized as an ordinance of the Municipality
2 of Bethel Park, County of Allegheny,
3 Commonwealth of Pennsylvania, Chapter 69
4 Zoning, the Code of the Municipality of Bethel
5 Park, Amending Article III, Establishment of
6 Districts, the Zoning District Map of the
7 Municipality of Bethel Park by rezoning the
8 zoning classification of the following three
9 parcels of land from C-1, Neighborhood
10 Commercial, to R-3, One-Family Dwelling:

11 1, McMurray Road designated by
12 Allegheny County as Block and Lot 775-H-50;
13 and, 2, McMurray Road, designated by Allegheny
14 County as Block and Lot 775-D-125; and, 3,
15 McMurray Road, designated by Allegheny County
16 as Lot and Block 775-L-1.

17 MR. OAKES: Second.

18 PRESIDENT MOURY: There's a motion
19 by Mr. Janosik and second by Mr. Oakes that
20 we approve the ordinance -- excuse me -- that
21 we approve the rezoning request by Phoenix
22 Keystone Group, LLC by adopting proposed
23 Ordinance No. 7-10-23 as summarized as an
24 ordinance of the Municipality of Bethel Park,
25 County of Allegheny, Commonwealth of

1 Pennsylvania, Chapter 69 Zoning, the Code of
2 the Municipality of Bethel Park, Amending
3 Article III, Establishment of Districts, the
4 Zoning District Map of the Municipality of
5 Bethel Park by rezoning the zoning
6 classification of the following three parcels
7 of land from C-1, Neighborhood Commercial, to
8 R-3, One-Family Dwellings:

9 1, McMurray Road designated by
10 Allegheny County as Block and Lot No.
11 775-H-50; and, 2, McMurray Road, designated
12 by Allegheny County as Block and Lot
13 No. 775-D-125; and, No. 3, McMurray Road,
14 designated by Allegheny County as Lot and
15 Block 775-L-1.

16 Any discussion of this item?

17 MR. O'BRIEN: Mr. Chairman?

18 PRESIDENT MOURY: Mr. O'Brien.

19 MR. O'BRIEN: I do get it. I do
20 understand the comments from the Public
21 Hearing.

22 However, people have a right to
23 develop their property when they purchase it.
24 Just as the property, the homes that we live
25 in were developed when they were built. And

1 when people own property, it's not if it will
2 be developed, it's when.

3 This has been fortunate that this
4 piece of property for everyone that has never
5 been developed. But now it's here. And,
6 also, too, those buildings that can be put in
7 C-1 Neighborhood in that C-1 District in front
8 are quite interesting.

9 And we, as I sit here for many years,
10 never see -- or very rarely see someone who
11 owns commercial property, because of the value
12 of that property money-wise, to ask for a
13 rezoning to Residential. It's a downgrade.

14 So this is something that's not
15 particularly what we always see going from
16 Residential to higher classes, like, maybe
17 Townhomes or Commercial property.

18 I get it. That's why we as a Council
19 over the years, when Mr. Moury's leadership on
20 these schools were -- he was just telling me
21 the other day, you know, in this long time how
22 much green space that we actually saved in our
23 -- in a lot of years. And these schools now
24 add to that green space.

25 But we don't have a right to tell

1 people how to develop their property, if they
2 wish if they own it. And, I'm sorry, but this
3 is -- this is a downgrade from C-1.

4 If I have an opportunity to take all
5 those things that Jerry put on the table that
6 can be in your neighborhood, and I can take
7 and make it Single-Family, I know the results
8 of it. But the other results of the C-1
9 businesses that can go in there might be twice
10 as bad as this development.

11 So, it's a tough decision we have to
12 make. So what is best?

13 Thank you, Mr. Chairman.

14 PRESIDENT MOURY: Thank you,
15 Mr. O'Brien.

16 Is there any other discussion?

17 MR. CONSOLMAGNO: Mr. Moury?

18 PRESIDENT MOURY: Mr. Consolmagno.

19 MR. CONSOLMAGNO: I'm not sure how
20 many years ago it was, but when this Council
21 has the opportunity to present to the
22 residents of Bethel Park a green space under
23 the leadership of Mr. Moury and a good
24 majority of this Board, we take that action.

25 And that action was taken along the

1 corridor of Route 88. That Land Trust
2 Agreement that we made, how many acres was
3 that, Mr. Moury?

4 DR. CAMPBELL: 40.5.

5 MR. CONSOLMAGNO: Yes.

6 So we're responsible for the
7 residents of Bethel Park, and we take action
8 when we have the opportunity.

9 Thank you.

10 PRESIDENT MOURY: Thank you,
11 Mr. Consolmagno.

12 Any other discussion?

13 (No response.)

14 PRESIDENT MOURY: I'll briefly chime
15 in. And really echoing what Mark said, I
16 think that one of the most important things
17 tonight is, two-thirds of that property today
18 can have houses on it. Whether this property
19 is rezoned or not, there's 20 acres.

20 What they looked at through their
21 process, what I learned was, how do they make
22 it a little bit easier, a little better to the
23 area? It's going to have an impact, there's
24 no doubt.

25 40-plus years ago, when it was

1 probably rezoned from MLI, which is
2 Manufacturing Light Industrial, which I
3 believe some of that property was Neighborhood
4 Commercial, there were no houses there. And
5 it wasn't as big of an impact.

6 Well, here we are 40 years later that
7 we have an opportunity, at least on the corner
8 piece, to downgrade the zoning. I know there
9 was discussion years ago about putting an ice
10 cream stand up at the corner because of the
11 Neighborhood Commercial. And, you know,
12 that's not the best for the area.

13 Residential is always the least
14 impact. And, you know, for what Mr. O'Brien
15 said, when we're down- -- downgrading the
16 zoning from a Commercial, you're going to
17 minimize the impact.

18 A lot of the concerns that you have
19 for water and all that, that's all going to be
20 identified, if this is approved, from the land
21 development process.

22 The developer, I know, has met with
23 the Montour Trail. They have some things that
24 they want to see. The developer has shown a
25 willingness through the Planning Commission to

1 do what they have to do to help buffer some of
2 the area. There's probably going to be
3 property there that's undevelopable.

4 The sanitary sewers 20 years ago,
5 you're right, there was no flow. But with
6 technology today, it's going to allow them, if
7 they choose to invest in it, to create a
8 private system to pump the sewage into the
9 Bethel Park sewer system.

10 So, having said all that, you know,
11 maybe 40 years ago, when it was rezoned MLI or
12 Commercial, it wasn't a big of a deal. We get
13 it's an impact. But two-thirds of the
14 property today could be -- you could have
15 single-family homes on it.

16 And what they're trying to do is to
17 downgrade some of the zoning to make it a
18 little better for the area and a little bit
19 more accessible.

20 Are there any other discussions?

21 MR. O'BRIEN: Mr. Chairman?

22 PRESIDENT MOURY: Mr. O'Brien.

23 MR. O'BRIEN: It's my second time.

24 I understand. In my District, at the
25 end of Valleyview (phonetic) and Willow

1 Terrace, there was a farm. It was a horse
2 farm. And, ultimately, the people who
3 maintained that farm passed away, and the
4 family sold it. Now it's homes. It was sad.
5 But there was nothing anyone could do to
6 change that.

7 And then in Tim's Ward, right next to
8 the Legion, that was a nice piece of property
9 for a lot of years owned by the Demar
10 (phonetic) family. And it sold; now it's
11 homes.

12 It just is what it is. Homes are a
13 much less impact than a commercial
14 establishment in that neighborhood.

15 And, by the way, too, that Shop 'n
16 Save was approved. It could have went in any
17 day. They chose not to. Not because of
18 anything that happened at this dais. They had
19 the legal right to develop it.

20 Thank you, Mr. Chairman.

21 PRESIDENT MOURY: Thank you,
22 Mr. O'Brien.

23 Are there any other discussions?

24 (No response.)

25 PRESIDENT MOURY: Hearing none, Chief

1 O'Connor, would you please call the roll.

2 CHIEF O'CONNOR: Dr. Campbell?

3 DR. CAMPBELL: Yes.

4 CHIEF O'CONNOR: Mr. Cenci?

5 MR. CENCI: (No response.)

6 CHIEF O'CONNOR: Mr. Consolmagno?

7 MR. CONSOLMAGNO: Yes.

8 CHIEF O'CONNOR: Mr. Espinar?

9 MR. ESPINAR: Yes.

10 CHIEF O'CONNOR: Ms. Flinn?

11 MS. FLINN: Yes.

12 CHIEF O'CONNOR: Mr. Janosik?

13 MR. JANOSIK: Yes.

14 CHIEF O'CONNOR: Mr. Moury?

15 PRESIDENT MOURY: Yes.

16 CHIEF O'CONNOR: Mr. Oakes?

17 MR. OAKES: Yes.

18 CHIEF O'CONNOR: Mr. O'Brien?

19 MR. O'BRIEN: Yes.

20 PRESIDENT MOURY: Motion passes 8 to

21 0.

22 Mr. Janosik.

23 MR. JANOSIK: One more item,

24 Mr. Moury. Not for voting. I just wanted to

25 take the time to update the community a little

1 bit on some of the things that we've done with
2 the Blueprint BP.

3 We're supposed to get an update every
4 July. And because of the situation with the
5 Municipal Manager and the Planner, we really
6 haven't had that. So I'm going to just list
7 off a few things, keeping it under three
8 minutes.

9 And if anyone on the dais, if I miss
10 anything in your Ward or anything that you-all
11 want to add that we've accomplished or have
12 going for the Blueprint, please chime in
13 afterwards.

14 So, one of the big things I wanted
15 to mention right away was the Tree City U.S.A.
16 designation that we got. That goes with some
17 of the trees that we've been planting. We've
18 had multiple tree plantings; Miner's Park,
19 Millennium Park.

20 I know that the Shade Tree Commission
21 did some with the schools at Independence and
22 Neil Armstrong. We had some residents and
23 staff take the tree tenders, which I think
24 helped that designation along. So really
25 appreciate all the conservation activities

1 here.

2 We completed the work at Pine Tree
3 Park in Georgetown neighborhood for Ward 4.

4 We made progress on our ordinances.
5 We're going to pick that up in earnest now
6 that Mr. Harbison's onboard.

7 And, by the way, I just want to say
8 Mr. Harbison has been doing a great job to
9 date. I just wanted to mention that.

10 We've continued our efforts to
11 mitigate the stormwater by checking and lining
12 our sewers when needed and continuing --
13 continuing to improve where we can by stopping
14 the inflow and infiltration.

15 I know the Thunderwood project in
16 Ms. Flinn's Ward was taken care of. And we're
17 constantly working to make sure we never have
18 a repeat of 2018.

19 There's been significant progress
20 now, as was evidenced tonight by the
21 appointment of the Steering Committee, towards
22 forming an Economic Development Authority.

23 Our work around addressing tax
24 delinquent, abandoned, and blighted properties
25 over the last few months, you know, taking

1 ownership of them, is working hand-in-hand
2 with that effort.

3 Our Farmers' Market's been a rousing
4 success. It gets better and better every
5 year. As you saw, we're going to start
6 offering SNAP benefits -- or accepting SNAP
7 benefits to the people who come there. And I
8 just think that's fantastic.

9 What else? Oh, we had a successful
10 Deer Management Program that was implemented
11 this year. And we're glad that that happened.

12 We have -- anyone who drives by the
13 Park Avenue/South Park corner there sees the
14 Splash Park is being done in earnest.

15 We're working to add some additional
16 parking in that neighborhood to help
17 accommodate the splash park and the football
18 and some of activities over there.

19 And that goes hand-in-hand with the
20 Blueprint and all the essential Bethel Park
21 stuff that we're trying to do.

22 I also want to mention the pickleball
23 courts, we approved for -- for construction
24 last month or the month before. That's going
25 to be coming to Millennium Park, with the

1 lighting that we got for from another grant.
2 So that was a combined effort to make
3 something better overall.

4 We're also in the final stages of
5 getting everything in place to move forward
6 with the Drake Trail, which I know Mr. Moury
7 is close to.

8 And I'd like to expand on that a
9 little bit more, if I could. You know, we
10 talked a lot about sidewalks in Bethel Park
11 and how important it was with the Blueprint
12 BP. And so we want to be smart about it. We
13 want to do it where it makes sense and where
14 it's affordable.

15 And when we looked at this Drake
16 Trail, we saw where it ended there down on --
17 at the end of Church Road, down by the
18 Dorchester Apartments.

19 We looked at it, and we saw that --
20 you know, Church Road connects up to Bethel
21 Church. And from there, there's actually a
22 sidewalk that runs from the Administration
23 Building all the way down past the high school
24 to Peter Page Park.

25 So if we can somehow do something to

1 connect that Drake Trail up Church Road to
2 Bethel Church, you know, get it across the
3 Admin Building and down to Peter Page Park,
4 we're a stone's throw from the Industrial
5 Park.

6 And that, you know, when you're
7 talking about long term, you're talking about
8 the roundabout from the Montour Trail getting
9 to the Industrial Park, all of a sudden we
10 have some real connections going on there.
11 So, I just wanted to mention that.

12 We're also trying to finalize the
13 requests for funding for the Peter Page Park
14 dam that has been in process for a couple
15 years now. We're going to try and get that
16 going.

17 And then tonight, you saw, you know,
18 the agreement with the School District,
19 something that we're going to be able to help
20 with our recreation and development efforts
21 here in the community.

22 I went through that all very quickly.
23 And I'm sorry if I missed anything important
24 for anyone up here. If you have anything you
25 want to add, you certainly can now.

1 PRESIDENT MOURY: No, I just want to
2 thank Mr. Janosik for putting this together.

3 And thank everybody up here, boards,
4 and commissions.

5 Many times we move forward with
6 projects. We get them down and move on and
7 don't really acknowledge.

8 Like the School District, Mr.
9 Christenson said they have a long-range plan.
10 We have aligned together. This -- in all my
11 tenure, as you learned tonight, I've been on
12 here longer than Tom Duerr's been alive. I'll
13 note that for the record for him.

14 But a lot of times you spend a lot
15 of money to develop a plan, and then you don't
16 do anything with it. It sits on a shelf.
17 This Council made a commitment, when we
18 adopted it, that -- the previous Council, this
19 Council's followed it on -- we want to make
20 sure that we don't leave it sit on a shelf.
21 We want to work with the District and have a
22 joint vision.

23 As a good example, the approval of
24 the K through 5 Center sidewalks, Kings School
25 Road intersection upgrades, this is all

1 important to all of us. And we're working
2 jointly with the District to make sure that it
3 happens. And it's -- it's really a lot.

4 We challenge our staff, Mr. Harbison,
5 who's our new Planner. I think he did say all
6 those ordinances are going to be done by the
7 end of the year, I thought.

8 MR. JANOSIK: Yeah, we got a
9 commitment out of him at last week's meeting.

10 PRESIDENT MOURY: But we continue to
11 move forward. We kind of look over some of
12 the things and the job we've done.

13 But there's a lot of stuff that comes
14 through this table that our staff is
15 definitely responsible for. They've done a
16 great job in working with the District. It's
17 been great.

18 So thanks, everybody. Here's to a
19 lot more things going on between now and the
20 end of the year.

21 MR. JANOSIK: Yeah, we'll be picking
22 up the budget process here soon. We'll be
23 talking about next year's capital projects,
24 some of the park improvements, and some of the
25 other things we're going to start getting

1 into, working with the Comprehensive Plan and
2 the Strategic Plan that we passed.

3 And then one last thing. I just want
4 to say thank you to the staff and whoever
5 organized the fireworks. It was a great
6 display. I think everyone stayed safe.

7 There was no injuries reported,
8 Chief.

9 So thank you, Mr. Moury. Back to
10 you.

11 PRESIDENT MOURY: Thank you very
12 much.

13 Are there any additional items?

14 (No response.)

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

18 MR. CONSOLMAGNO: Finally.

19 Splash Pad RACP Grant, Resolution
20 Required.

21 I move that we approve Resolution
22 No. R7-10-23A, authorizing and committing the
23 grant award amount of 750,000 for use as
24 interim financing for the RACP grant.

25 MS. FLINN: Second.

1 PRESIDENT MOURY: There's a motion
2 by Mr. Consolmagno, second by Ms. Flinn that
3 we approve Resolution No. R7-10-23A,
4 authorizing and committing the grant award
5 amount of 750,000 for use as the interim
6 financing for the RACP grant.

7 Mr. Consolmagno, you're spending
8 money again, or should I say still?

9 MR. CONSOLMAGNO: But I'm spending it
10 for the residents. You know, this is not for
11 me.

12 PRESIDENT MOURY: Thank you.
13 Any other discussion of this item?

14 (No response.)

15 PRESIDENT MOURY: Chief O'Connor,
16 would you please call the roll.

17 CHIEF O'CONNOR: Dr. Campbell?

18 DR. CAMPBELL: Yes.

19 CHIEF O'CONNOR: Mr. Cenci?

20 MR. CENCI: (No response.)

21 CHIEF O'CONNOR: Mr. Consolmagno?

22 MR. CONSOLMAGNO: Yes.

23 CHIEF O'CONNOR: Mr. Espinar?

24 MR. ESPINAR: Yes.

25 CHIEF O'CONNOR: Ms. Flinn?

1 MS. FLINN: Yes.

2 CHIEF O'CONNOR: Mr. Janosik?

3 MR. JANOSIK: Yes.

4 CHIEF O'CONNOR: Mr. Moury?

5 PRESIDENT MOURY: Yes.

6 CHIEF O'CONNOR: Mr. Oakes?

7 MR. OAKES: Yes.

8 CHIEF O'CONNOR: Mr. O'Brien?

9 MR. O'BRIEN: (No response.)

10 PRESIDENT MOURY: Motion passes 7 to
11 nothing.

12 And let the record reflect that
13 Mr. O'Brien stepped out at approximately
14 9:01 p.m.

15 Mr. Consolmagno.

16 MR. CONSOLMAGNO: I have nothing
17 else, Mr. Moury.

18 PRESIDENT MOURY: You spent
19 everything?

20 MR. CONSOLMAGNO: I'll move for
21 adjournment, though.

22 MR. JANOSIK: Second.

23 PRESIDENT MOURY: There's a second.
24 All in favor?

25 DR. CAMPBELL: Aye.

1 MR. CONSOLMAGNO: Aye.

2 MR. ESPINAR: Aye.

3 MS. FLINN: Aye.

4 MR. JANOSIK: Aye.

5 PRESIDENT MOURY: Aye.

6 MR. OAKES: Aye.

7 MR. O'BRIEN: Aye.

8 PRESIDENT MOURY: Motion to adjourn.

9 Good night, everybody.

10 (Whereupon, the meeting was adjourned
11 at 9:01 p.m.)

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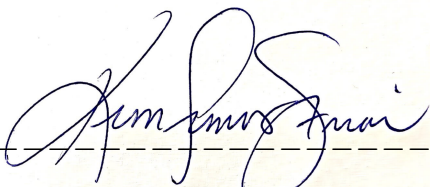
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I hereby certify that the transcript of the proceedings and evidence contained herein are a true and accurate transcription of my stenographic notes taken by me at the Bethel Park Council Regular Meeting of the within cause, taken on July 10, 2023, and that the transcription was reduced to printing under my direction, and that this is a true and correct transcript of the same.

DATE

8/10/23



Kim Simms Strnisa
Certified Court Reporter

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