

**BOROUGH OF BRIDGEVILLE
COUNCIL MEETING MINUTES
Monday, March 11, 2024
7:00 PM**

The meeting was held within Council Chambers at the Bridgeville Borough Building, 425 Bower Hill Road and virtually livestreamed on the website www.zoom.us. Council President Joseph Verduci led a moment of silence for the recently departed members of our community and those serving in the military.

ROLL CALL – Roll was called at 7:00 PM with the following present:

- Council President Joseph Verduci
- Council Vice-President Bruce Ghelarducci
- Councilwoman Justine Cimarolli
- Councilman Jason Ferri
- Councilman Shane Franchick
- Councilman William Henderson
- Councilman Jason Sarasnick

Mayor Betty Copeland, Solicitor Thomas McDermott, Assistant Fire Chief Bob Siegwarth, Chief of Police Chad King, EMS Chief Dan Miller, Borough Engineer John Hyle, and Borough Manager Joseph Kauer

Absent: None.

COMMENTS FROM THE FLOOR:

Ms. Melisaa Manzo, 669 Dewey Avenue, addressed Council of her concerns with sinking areas of the brick roadway on Dewey Avenue. She made a complaint about asphalt patches on Dewey Avenue that haven't been restored with bricks by the Public Works Department. Ms. Manzo also requested that this section of Dewey Avenue be posted no trucks permitted. She stated that tractor trailers are often getting stuck on Dewey Avenue which she believes is causing damage to the roadway. Mr. Henderson stated that many of the brick roads in the Borough are in poor condition and that he will see what can be done with the truck signage.

Mr. Pat DeBlasio, 447 Washington Avenue, stated that uneven and noisy roads detract from the quality of life, and that he is pleased with the recent paving of Bank Street by PENNDOT.

BUSINESS

1. A motion to approve the February 12, 2024, Regular Meeting Minutes as submitted was made by Mr. Ghelarducci, seconded by Ms. Cimarolli; motion carried unanimously.
2. A motion to approve the March 2024 Bill List was made by Mr. Ghelarducci, seconded by Mr. Sarasnick; motion carried unanimously.
3. A motion to approve the March 15, 22, 29, and April 5, 2024, payrolls was made by Mr. Ghelarducci, seconded by Mr. Franchick; motion carried unanimously.

4. A motion to adopt Resolution No. 2024-3, a Resolution of the Borough of Bridgeville, Allegheny County, Pennsylvania, authorizing the Borough Manager to submit a grant request to the Pennsylvania Department of Conservation and Natural Resources seeking half of the funding necessary to replace Shelter No. 1 at Chartiers Park was made by Mr. Ferri, seconded by Mr. Sarasnick; Ms. Cimarolli questioned if the proposed new shelter would be the same size as the existing shelter. Manager Kauer replied that that is the plan; motion carried unanimously.
5. A motion to approve and grant a Borough Earned Income Tax Credit for year 2023 in accordance with Chapter 24 of the Bridgeville Code of Ordinances, Part 1, Section 111 (Tax Credits for Volunteer Firefighters of the Bridgeville VFD), for the eligible and active members as recommend by the Fire Chief was made by Mr. Henderson, seconded by Mr. Ghelarducci; Mr. Ferri stated that Allegheny County is considering implementing a similar program for volunteer firefighters and EMS personnel for County Real Estate tax. Motion carried unanimously.
6. A motion to approve, with conditions, the Application for Approval of the Kalkreuth Roofing and Sheet Metal Land Development Plan, providing for the development and use of its property located at 372 Commercial Street (Tax Parcel 255-C-250) as a warehouse / office building subject to and contingent upon the conditions as set forth in the attached Motion to Approve / Decision, as recommended by the Bridgeville Planning Commission. The motion was made by Mr. Ghelarducci, seconded by Mr. Sarasnick; Ms. Cimarolli asked the conditions to be reviewed. Solicitor McDermott stated that the considerations are those of the Planning Commission, the Engineer’s plan review comments be addressed, execution of a developer’s agreement, storm water agreement and post a bond for the improvements.

Mr. Ferri asked when construction will began. The Manager stated that after the building permit application has been approved. Mr. Verduci questioned how the utilities that run through this property been addressed? Mr. Nick Sheely, the applicant’s engineer, stated that the proposed building has been situated so that it does not affect the underground utility easements. Ms. Cimarolli asked how the stormwater maintenance agreement will be handled into the future should the property be sold. Solicitor McDermott stated that this agreement will be recorded with the deed and will be transferable to all future owners. Mr. Sheely stated that they are waiting on the NPDES permit from the County Conservation District and ran traffic simulators on the property. He stated that the utility easements on the property have been challenging to address while addressing stormwater on the property. Motion carried unanimously and the full decision is attached to these minutes as “Exhibit A”.

7. A motion to authorize the advertisement of a public hearing to hear and consider public comments before the consideration to adopt the 2024 Bridgeville Comprehensive Plan as recommended by the Bridgeville Planning Commission, on Monday, April 8, 2024, 6:30PM was made by Mr. Henderson, seconded by Ms. Cimarolli; motion carried unanimously.
8. A motion to authorize the execution of a Memorandum of Understanding made by and between the Borough of Bridgeville, Bethel Park Municipal Authority and Upper St. Clair

Township regarding the GROW-grant Multi-Municipal McLaughlin Run Sewershed Sanitary Sewer Improvement Project was made by Mr. Ghelarducci, seconded by Mr. Ferri; Mr. Franchick asked the Manager to explain the four projects that are identified in the Memorandum. The Manager stated that No. 1 is the regional project on Baldwin Street that redirects Bridgeville's flow to C-53-10 to ALCOSAN C-54 point of connection, Project 2: is improvements on the McLaughlin trunkline that is within Bridgeville, Project 3 is the New York Street project and 4) is the pipelining within Bridgeville only. Motion carried unanimously.

9. A motion to ratify the Bridgeville Civil Service Commission to complete the necessary testing and to prepare a hiring eligibility list for the position of probationary full-time Patrolman was made by Mr. Henderson, seconded by Mr. Franchick; motion carried unanimously.
10. A motion to ratify the execution of a Memorandum of Understanding made by and between the Borough of Bridgeville and the Allegheny County District Attorney for the purposes of consultation on the decision of whether to release a video recording, as well as for the purpose of taking responsibility for the decision to grant or deny a request for release of records in accordance with Act 22 of 2017 was made by Mr. Ghelarducci, seconded by Mr. Sarasnick, Solicitor McDermott explained that Act 22 overrides the state Right to Know law relative to police video recordings and allows the District Attorney to handle requests for these records. Chief King also explained that the District Attorney has the equipment to redact and blur faces on such videos to protect private information. Motion carried unanimously.
11. A motion to authorize the disbursement of \$301,731.05 from the Capital Project Fund to A. Merante Contracting, Inc. for Partial Payment No. 7 of the Werner Avenue Slope Stabilization and Retaining Wall Improvements Project was made by Mr. Sarasnick, seconded by Mr. Ghelarducci; Ms. Cimarolli questioned if this project is done? The Engineer stated that only the wall is now complete, and that work is now beginning on the storm sewers. Mr. Ghelarducci questioned how the project is being funded. Manager Kauer stated that the Borough was awarded a \$500,000 County GEDF grant for this project and is using its Federal ARPA funds in the amount of \$514,000, covering the full costs of the Werner Project with the borough contributing to the Union Street portions of this contract.
12. A motion to authorize the execution of a second Sculpture Loan Agreement by and between the Borough of Bridgeville and the Seward Johnson Atelier, Inc. for the lease of an outdoor sculpture to be part of the 2024-25 Public Art Bridgeville exhibition was made by Ms. Cimarolli, seconded by Mr. Sarasnick; motion carried unanimously.
13. A motion to authorize Ackenheil Engineers, Inc. to complete geotechnical engineering and retaining wall design for Phase 1 of the McLaughlin Run Flood Improvements Project at a cost of \$38,200 was made by Mr. Ghelarducci, seconded by Mr. Franchick; Ms. Cimarolli

questioned where this work will take place. Engineer Heyl stated that this is for the design of the proposed levee wall.

14. A motion to authorize disbursement of Real Estate Tax Refunds due to a change in assessment to the following:

- a. Brenden Vislosky, Parcel: 322-C-37, Years 2023, total: \$375.58
- b. Klaus Hoenscheid, Parcel: 322-M-118, Years 2023 & 2022, total: \$626.80
- c. Michael Kinslow, Parcel: 322-G-105, Years: 2023, total: \$95.55

Motion was made by Mr. Ferri, seconded by Ms. Sarasnick; motion carried unanimously.

15. A motion to accept and pay any commission due – February 2024 Real Estate Tax Collector Report was made by Mr. Ghelarducci, seconded by Ms. Cimarolli; motion carried unanimously.

16. A motion to acknowledge receipt of the February 2024 Treasurer’s Report was made by Mr. Ghelarducci, seconded by Mr. Sarasnick; motion carried unanimously.

17. A motion to accept all submitted February 2024 official reports was made by Mr. Henderson, seconded by Mr. Ghelarducci; motion carried unanimously.

COMMITTEE REPORTS

ADMINISTRATION, BRUCE GHELARDUCCI – Mr. Ghelarducci had no report.

FINANCE, JOE VERDUCI – Mr. Verduci reported that the Manager is currently working on a grant application to the State DCNR for the reconstruction of Chartiers Park Shelter No. 1 and last month assisted the Fire Department by writing a FEMA grant for them to purchase new air packs. Mr. Verduci also reported that the Borough’s annual allocation of state liquid fuels funded has been received in the amount of \$137,000.

PARKS & RECREATION, SHANE FRANCHICK – Mr. Franchick reported that he has been reviewing the parks and that construction is still ongoing on the new playground at McLaughlin Run Park. He also stated that he reviewed the McLaughlin Run Park meadow project site and that he is asking his fellow committee members to review the parks too.

PUBLIC WORKS/BUILDINGS, JASON SARASNICK – Mr. Sarasnick reported the Public Works crew recently finished up improvements to the garage, put the decals on the new dump truck and is now getting ready for spring projects.

PUBLIC SAFETY, WILLIAM HENDERSON – Mr. Henderson reported that last month he discussed a complaint received about crosswalks downtown. He stated that the Planning Commission at its last meeting discussed a similar concern and has asked the Borough Manager to reach out to PENNDOT for suggestions on how to improve pedestrian crossings throughout the Borough. Mr. Henderson also stated that a complaint was received about jake brake noise on

McLaughlin Run Road. He made a motion, seconded by Mr. Ghelarducci to direct the Borough Manager to make an application to PENNDOT to restrict jake brake usage on McLaughlin Run Road in the Borough; motion carried unanimously.

CHAR-WEST COUNCIL OF GOVERNMENTS, JASON FERRI – Mr. Ferri stated that the COG Fire Chief’s Committee is looking for ways to improve cooperation and coordination between member fire departments. He also stated that western Pennsylvania will be getting its own Urban Search and Rescue Team soon.

MAYOR, BETTY COPELAND – Mayor Copeland reported that on February 26th, she spoke about black history and Bridgeville happenings to the staff of Top Golf. Mr. Ferri complimented Mayor Copeland on her daily Facebook posts and stated that this month she is doing a great job promoting women’s history month.

POLICE CHIEF, CHAD KING – Chief King reported that he submitted his written monthly report and could answer any questions. Mr. Ferri questioned if the call numbers reported are average or increasing. Chief King stated that they have increased due to proactive business checks and vehicle crashes are on the increase in the Borough.

SOLICITOR, THOMAS MCDERMOTT – Solicitor McDermott reported that he submitted his written monthly report and could answer any questions.

BOROUGH ENGINEER, JOHN HEYL – Engineer Heyl reported that the bid opening for the 2024 Road Program is scheduled for the first week of April and that before this meeting tonight we met with all the property owners along the limits of the McLaughlin Run Flood Control Project. He stated that the retaining wall on Werner Avenue is complete and that the new storm sewers are under construction. Lastly, he stated that the sewer lining project is out to bid, with an opening next Tuesday.

FIRE CHIEF, RAY COSTAIN – Assistant Chief Siegwarth reported that the Department responded to 36 calls for service this past month. He also stated that the Fire Department has a raffle now to win a new Harley Davidson motorcycle, and that the annual Easter Egg Hunt is scheduled for Saturday, March 23, 11AM at Chartiers Park.

SOUTHBRIDGE EMS, DAN MILLER – Chief Miller reported that SouthBridge EMS’s annual membership drive is underway and that on March 22nd, they will be showing a film here at the Borough Building highlighting the EMS crisis. He asked the officials to attend and invited members of the community.

BRIDGEVILLE HISTORICAL SOCIETY, MARY WEISE – Mayor Copeland reported that the Historical Society received a grant to purchase an information LED Sign for their building. She thanked the Public Works Department for giving them the cornerstone of the old Bridgeville High School and installing it within their flower garden. Lastly, she reported that the monthly speaker’s program will be held on March 26th and the topic is on the Whiskey Rebellion.

BRIDGEVILLE LIBRARY REPRESENTATIVE – Director Weaver provided her written report and thanked everyone who participated in the fundraiser last month at Chipotle Restaurant. She

stated that they will be doing another similar event on April 2nd at Blaze Pizza.

BRIDGEVILLE PARKING AUTHORITY REPRESENTATIVE – Chairwoman Colosimo reported that their next meeting is next Monday and will be discussing upcoming maintenance in the lots. She also reported that lighting has been improved in Lot 1 and a new camera pole has been installed on Railroad Street to monitor their lot. She also thanked the Public Works Department for making a second banner bracket for each troop banner to keep them from tearing on the wooden telephone poles.

BRIDGEVILLE PLANNING COMMISSION REPRESENTATIVE – Mr. Tolmer stated that at its last meeting they approved the Kalkeruth Land Development Plan and discussed implementation of the Active Transportation Plan. He stated that the Commission is discussing the need to create a Bridgeville Shade Tree Commission, similar to the formal structure of the Parking Authority Board and Planning Commission. Ms. Cimarolli stated that this Commission should only be concerned with borough owned properties.

BOROUGH MANAGER, JOSEPH KAUER – Manager Kauer reported that PENNDOT has approved the Borough's requested plan to improve the intersection of Prestley / Perrett / Charlet Streets. PENNDOT will paint the white line on Prestley, the Borough would be obligated to paint the hashes and what's proposed on Charlet Street. PENNDOT is asking that delineator posts not be installed until we see if the painting improves the intersection alone.

The Borough has been awarded 17 mature trees for Cook School Park from Tree Pittsburgh that will be planted on Saturday, March 30th. Volunteers are needed and a link to register is posted on the Borough website. The planting will be held rain or shine.

He also reported that the 2024 Borough Guide has been completed and is currently at the printer. It should be in everyone's mailboxes by next week. The Manager reported that Backyard Composting and Rain Barrel workshops are planned to be held at the Bridgeville Library on April 3rd. Lastly, the Manager stated that Occupancy Permits have been issued for two new businesses in the Borough, Reflections Day Spa at 407 Station Street and Palisade Cigar Lounge and Shop at 443 Washington Avenue.

NEW BUSINESS:

Mr. Verduci stated that last year he brought up the concept of a Route 50 partnership between the neighboring municipalities. He stated that officials from Carnegie, Scott, Heidelberg, Collier and Bridgeville have been meeting every other month discussing joint project ideas and ways to share resources. He stated that the group will be meeting again later this week. Mr. Verduci also reported that the Bridgeville – South Fayette Rotary Club annual trivia night is April 6th and that only two tables remain available if you are interested in participating.

Mrs. Deb Colosimo wished Mayor Copeland a Happy Birthday and the entire room sang Happy Birthday to the Mayor.

ADJOURNMENT

A motion to adjourn was made by Mr. Ghelarducci, seconded by Mr. Ferri, the motion carried

unanimously. The meeting was adjourned at 7:55PM.

Executive Session: Mr. Verduci stated that the Council will meet in Executive Session after the meeting to discuss a legal matter; no action will be taken.

Respectfully submitted,

Joseph Kauer
Borough Manager / Secretary

Exhibit A

In Re: APPLICATION FOR APPROVAL OF KALKREUTH ROOFING AND SHEET METAL LAND DEVELOPMENT PLAN 2023.

Motion to Approve, with Conditions, the Application for Approval of the proposed Kalkreuth Roofing and Sheet Metal Land Development Plan, providing for the development and use of its property located at 372 Commercial Street (Tax. Parcel No. 255-C-250) as a warehouse/office facility, subject to and contingent upon the following Conditions:

1. This Approval grants Approval, with conditions, of the Application, dated October 16, 2023, as revised through this date, seeking approval of its proposed “Kalkreuth Roofing and Sheet Metal Land Development Plan,” providing for the development and use of its property as a warehouse/office, under and pursuant to the Borough’s Zoning Ordinance and Subdivision and Land Development Ordinance.
2. Final Approval, and issuance and maintenance in good standing of all associated permits for commencement of any work on the Approved Plan, is expressly subject to and contingent upon Applicant’s satisfaction of all the following terms and conditions of approval as set forth hereinafter.
3. Final Approval, and issuance and maintenance in good standing of all associated permits for commencement of any work on the Approved Plan, is conditioned upon submission to the Borough Engineer of such revised plans and/or other documentation as necessary to address to the satisfaction the Borough Engineer’s comment letters dated November 17, 2023, January 26, 2024, February 12, 2024, February 20, 2024, and February 26, 2024, all of which are incorporated herein by reference and made part hereof.
4. Final Approval is conditioned upon execution of a Developer’s Agreement, with associated Posted Security as provided under the Municipalities Planning Code (“MPC”), both to the satisfaction of the Borough Solicitor and Engineer, guaranteeing completion of all Required Improvements contained in the finally Approved Plans (including but not limited to any required roadway, paving, parking, sidewalks, sanitary sewer, storm sewer, stormwater management, and other drainage facilities, E&S controls, lighting, landscaping improvements, etc., as reflected on the Approved Plans).
5. All drainage and stormwater management facilities (including but not limited to any stormwater ponds, outfall structures, detention facilities, private sewer lines, rain gardens, or any open drainage swales) will remain under the ownership and responsibility of the Developer/Owner. Final Approval is conditioned upon execution and recordation of a Stormwater Maintenance Agreement by Owner(s) and

Developer, in a form satisfactory to the Borough Solicitor, to assure the future maintenance of all private stormwater management facilities.

6. The Erosion and Sedimentation Control Plan (“E&S Plan”) must have been approved by the Allegheny County Conservation District (“ACCD”) prior to commencement of any work or other land disturbances or construction activities on the Property, with proof thereof provided to the Borough Engineer.
7. A copy of the Pennsylvania Department of Environmental Protection approval letter for the General Permit (PAG2) NPDES Permit must have been received by the Borough Engineer.
8. All necessary state, county, or Borough local Highway Occupancy Permits (HOP’s) and any private rights of ingress/egress, as may be required shall be obtained, with proof thereof provided to the Borough Engineer, and Owner/Developer shall comply at all times with any stipulations of PennDOT, Allegheny County, Borough, or others, pertaining thereto.
9. Developer shall cause all construction equipment and other excess weight vehicles to enter and leave the Property and the Borough using only such route(s) as approved by the Borough Engineer and using only Allegheny County, PennDOT, or federal roads and highways; and at no time shall Developer permit any such vehicles or equipment to tread upon any Borough roads except pursuant to an executed road maintenance agreement with associated security to the satisfaction of the Borough.
10. The applicant shall be required to reimburse the Borough for its Professional Consultants’ review and inspection fees relating to this Land Development, as provided under the MPC, Borough Ordinances, and the Developer’s Agreement.
11. Applicant may, within thirty (30) days of receiving the written decision of the Borough, notify the Borough of its refusal to accept any or all of the conditions set forth above, in which case, the Borough shall be deemed to have denied this conditional Approval of the Application for Approval of the proposed Land Development Plan. In the event the Applicant does not, within said period, notify the Borough in writing of its refusal to accept any condition contained herein, all conditions of this conditional Approval of the Site Plan, with said conditions, shall stand as granted.

- So Moved -