

**BOROUGH OF BRIDGEVILLE
COUNCIL MEETING MINUTES
Monday, September 8, 2025
7:00 PM**

PUBLIC HEARING: 6:30PM

Purpose of the hearing was to hear and consider public comments related to proposed Ordinance No. 1034 that would create the Downtown Zoning District. Meeting transcript attached to these minutes for the record.

The Council meeting was held within the 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 7:13 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

Also present included: Mayor Betty Copeland, Solicitor Tom McDermott, Borough Engineer John Heyl, Borough Manager Joseph Kauer, Chief of Police Gary James, Fire Chief Ray Costain and EMS Chief Dan Miller

Absent: None.

COMMENTS FROM THE FLOOR:

Mr. Dale Livingston, 1252 Cook School Road, expressed dissatisfaction with the Borough's contracted trash hauler asking the Council to consider hiring another hauler. He stated that County Hauling has left cans in the street after pickup, left broken glass and litter on the street after pickup.

Mr. Pat DeBlasio, 447 Washington Avenue, stated that he recently walked from Mayview to Chartiers Park, and that he believes a formal trail from the Upper St. Clair Recreation Center to Bridgeville, including our downtown and library would be an excellent opportunity to bring people to our community.

Ms. Laura Underhill, President of the Bridgeville Area Lions Club, invited the community to their upcoming pasta dinner fundraiser that will be held on October 9th at the Chartiers Room. She stated that they are raising funds to help combat childhood cancers and diabetes programs. Mr. Verduci thanked the Lions Club for their help with the McLaughlin Run Park Meadow Project.

Superintendent Dan Cassagna, Chartiers Valley School District, thanked the Borough officials for their service and introduced himself as the new superintendent of schools. He stated that he is looking

to build relationships with the community and is grateful to be in this position.

Mr. Bob Kohlmyer, 1405 Missouri Avenue, spoke about Agenda Item No. 11 and that he has no objection to the plan but recommended that PENNDOT consider an improved route from a crossing at Winfield to the Park's entrance, versus building the sidewalk all the way up to Bank Street. The Manager stated he can present the concept to PENNDOT and report back to Council.

BUSINESS:

1. A motion to approve the August 11, 2025 Regular Meeting Minutes as submitted was made by Mr. Ghelarducci, seconded by Ms. Cimarolli; motion carried unanimously.
2. A motion to approve the September 2025 Bill List was made by Mr. Franchick, seconded by Mr. Ghelarducci; motion carried unanimously.
3. A motion to approve the September 12, 19, 26, October 3 and 10, 2025, payrolls was made by Ms. Cimarolli, seconded by Mr. Sarasnick; motion carried unanimously.
4. A motion to ratify the adoption of Resolution No. 2025-9, authorizing the submission of a GEDTF grant for the McLaughlin Run Flood Control Commercial Street Culvert Replacement Project was made by Mr. Ghelarducci, seconded by Mr. Ferri; motion carried unanimously.
5. A motion to authorize the execution of an agreement by and between the Borough of Bridgeville and Compass Minerals America, Inc. for the purchase of winter Rock Salt at SHACOG Purchasing Alliance bid price of \$88.32 per ton was made by Mr. Sarasnick, seconded by Mr. Ghelarducci. Mr. Verduci questioned what last year's price was? Manager Kauer stated \$92 per ton. Mr. Sarasnick questioned if the new price includes delivery; Manager Kauer stated that it does. Mr. Franchick questioned if there is a minimum quantity to be ordered. Manager Kauer stated that we are obligated to purchase a minimum quantity of 60% of 700-ton estimate provided. Motion carried unanimously.
6. A motion to accept the 2026 Minimum Municipal Obligation (MMO) to the Police Pension Plan in the amount of \$58,106 as prepared by the Borough Manager was made by Mr. Ghelarducci, seconded by Mr. Ferri; motion carried unanimously.
7. A motion to accept the 2026 Minimum Municipal Obligation (MMO) to the Non-Uniform Pension Plan in the amount of \$111,939 as prepared by the Borough Manager was made by Mr. Ghelarducci, seconded by Ms. Cimarolli; motion carried unanimously.
8. A motion to authorize the advertisement and public display of Ordinance No. 1034, an Ordinance of the Borough of Bridgeville, amending its Zoning Ordinance, Chapter 27 of its Code of Ordinances, and Zoning Map, to establish a new "Downtown District," with related definitions and rules regarding permissible principal and accessory uses, bulk & area regulations, parking & loading requirements, and design standards governing all uses within the Downtown District, and also establishing updated regulations governing permissible principal uses in the existing Mixed Use Zoning District. Mr. Verduci questioned if changes to the proposed Ordinance are needed based on feedback received at the public hearing

tonight. Mr. Ghelarducci stated that we should review the comments and consider tabling this vote tonight. Solicitor McDermott stated that any substantial change to the Ordinance will require another review of the Ordinance by the County. Mr. Verduci stated that after this if someone else expresses concerns, will we delay then too? Mr. Ferri stated that we should take the maximum time as possible to get this right as possible. Ms. Cimarolli questioned, outside of the comments from Behling’s attorney, was there any other concerns? The Council agreed that this is the only comment to be considered. Mr. Ghelarducci asked if future changes could be made to this new zoning district? Solicitor McDermott stated that it could, but it would require the same formal process we are in right now including a public hearing. Mr. Sarasnick stated that he doesn’t want to go through another public hearing but wants this ordinance to be as business friendly as possible.

Motion to table this Agenda item so that the Solicitor can address the concerns raised by the Behling’s legal counsel was made by Mr. Ghelarducci, seconded by Mr. Ferri; motion carried unanimously. Mr. Verduci questioned who will declare what changes are declared substantive? Solicitor McDermott stated that he will.

9. A motion to authorize the scheduling and advertisement of a Public Hearing to be held on Monday, October 13, 2025, 6:45PM, regarding the Cable Franchise Renewal with Comcast was made by Mr. Ghelarducci, seconded by Mr. Franchick; motion carried unanimously.
10. A motion to authorize the disbursement of \$15,176.00 from the Sewer Fund to Jet Jack, Inc., for Partial Payment No. 2 / Final of the Center Street Sanitary Sewer Improvements Project was made by Mr. Ghelarducci, seconded by Mr. Franchick; motion carried unanimously.
11. A motion to authorize PENNDOT to construct 450’ of new sidewalk on the south side of Chartiers Street from Bank Street to Chartiers Park as recommended by the Bridgeville Planning Commission. A motion to table this item was made by Mr. Ghelarducci, seconded by Mr. Ferri; motion carried unanimously.
12. A motion to offer conditional employment to _____ as a probationary full-time Patrolman, upon the recommendation of the Chief of Police and Mayor, pending the candidate successfully passing physical, drug, psychological and weapons qualification exams. A motion to table this item was made by Ms. Cimarolli, seconded by Mr. Ghelarducci; motion carried unanimously.
13. A motion to authorize the transfer of 2024 General Fund surplus funds of \$150,000 to the Capital Project Fund was made by Mr. Franchick, seconded by Mr. Sarasnick; motion carried unanimously.
14. A motion to approve Change Order No. 3 for the Gregg Avenue Stairs Project, decreasing the contract amount by \$1,800 a result of final in-place quantities and work completed was made by Mr. Ghelarducci, seconded by Ms. Cimarolli; motion carried unanimously.
15. A motion to authorize the disbursement of \$35,691.00 from the Capital Project Fund to Avelli Construction Corporation for Partial Payment No. 4 / Final for the Gregg Avenue Stairs Project was made by Mr. Ghelarducci, seconded by Mr. Franchick; motion carried

unanimously.

16. A motion to accept and pay any commission due – August 2025 Real Estate Tax Collector Report was made by Mr. Ghelarducci, seconded by Mr. Ferri; motion carried unanimously.
17. A motion to acknowledge receipt of the August 2025 Treasurer’s Report was made by Ms. Cimarolli, seconded by Mr. Sarasnick; motion carried unanimously.
18. A motion to accept all submitted August 2025 official reports was made by Mr. Ghelarducci, seconded by Mr. Franchick; motion carried unanimously.

COMMITTEE REPORTS

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

FINANCE, JOE VERDUCI – Mr. Verduci reported that the Manager submitted a grant application to the County seeking GEDTF funds for the Flood Control Project. Ms. Cimarolli questioned if there is any update on the loss of the FEMA funds for the project? Manager Kauer stated that he and the mayor last month met with Congresswoman Summer Lee to show her the need for the project. He stated that they report to him that we’ll know in the fall if the project’s funding is restored or not.

Mr. Verduci reported that the Manager is working on the 2026 budget and that the state recently completed an audit for year 2024 of the Liquid Fuels Fund. He reported there were no findings or observations.

PARKS & RECREATION, SHANE FRANCHICK – Mr. Franchick reported that the Bridgeville Parks are looking great.

PUBLIC WORKS/BUILDINGS, JASON SARASNICK – Mr. Sarasnick reported that the Department recently completed flood mitigation work to clear sediment buildup in McLaughlin Run at the bridges, culverts and Chartiers Creek confluence. The Council thanked the DPW staff for doing a great job.

PUBLIC SAFETY, WILLIAM HENDERSON – Mr. Henderson reported that work is ongoing to advance the police hiring process.

CHAR-WEST COUNCIL OF GOVERNMENTS, JASON FERRI – Mr. Ferri reported that there were no meetings over the summer, but the next meeting is September 18th here in Bridgeville.

MAYOR, BETTY COPELAND – Mayor Copeland reported that the Knights of Columbus will have their annual 9/11 ceremony on September 11th, 7PM, at Holy Child Church.

POLICE CHIEF, GARY JAMES – Chief James reported that the hiring process is ongoing. He stated that the current labor pool is small, we had seven applicants for the patrolman’s position and only four passed the testing. He stated of the four, two have since got hired elsewhere, and there is a possibility that we may need to retest.

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

BOROUGH ENGINEER, JOHN HEYL – Engineer Heyl reported that paving work has started, crews are currently reconstructing the concrete curb on Cook School Road. He also stated that work continues to study the concept to remove Bridgeville from the C-54 ALCOSAN interceptor.

FIRE CHIEF, RAY COSTAIN – Chief Costain reported that the Department responded to 28 calls last month with an average response time of 5.5 minutes from dispatch to arriving on scene. He also stated that last week there was a structure fire on Baldwin Street where the BVFD had 20 members on hand and on scene within 3 minutes. He praised his crew for their efforts.

SOUTHBRIDGE EMS, DAN MILLER – Chief Miller reported that he submitted his written monthly report and could answer any questions.

BRIDGEVILLE HISTORICAL SOCIETY, LEESA SHADY – Linda Tome stated that the monthly speaker’s program resumes this month, September 30th, 7:30PM at the BVFD Chartiers Room. She reported that Laura Gibbons has been appointed to their board of directors and that they have new shirts for sale as a fundraiser.

BRIDGEVILLE LIBRARY REPRESENTATIVE – Director Weaver reported that this month is Love Your Library Month and that the Bridgeville Library was highlighted on KDKA TV’s Pittsburgh Today Live Show about Love Your Library month. She stated that a basket raffle is currently underway, and a Trivia Night Fundraiser will be held on September 26th. Director Weaver added that last outdoor movie for the year will be shown on Friday evening. Mr. Ferri stated that during Love Your Library month donations up to \$500 are matched by the Jack Buncher Foundation.

BRIDGEVILLE PARKING AUTHORITY REPRESENTATIVE – Chairwoman Colosimo reported that their next meeting will be September 15th. She stated that Lot 2 LED lighting improvements are underway, maintenance continues, and new fine signs have been ordered. She added that their new meter enforcement official, Joseph Butler, is doing a great job.

BRIDGEVILLE PLANNING COMMISSION REPRESENTATIVE – Mr. Livingston reported that the dedication of the McLaughlin Run Park Meadow is scheduled for next week and at their last meeting, the Commission presented a recommendation to Borough Council to accept PENNDOT’s plan to construct a new sidewalk on Chartiers Street from Bank Street to the Park’s entrance. He remarked that the Commission is discussing 2026 projects and that they submitted a budget request for Council to consider funding traffic engineering for the north end of Washington Avenue improvements.

Ms. Cimarolli questioned Council on the letter received on Dark Sky regulations. She stated that she understands that it is not included in the Downtown regulations but stated that it going to be discussed additionally at the upcoming Commission meeting. Mr. Ferri stated that it is a good idea. Mr. Franchick questioned how they can be integrated in? Ms. Cimarolli provided examples such as updates to the Borough’s Street lights on Washington Avenue or adding timers to existing lights that would dim or soften throughout the night.

BOROUGH MANAGER, JOSEPH KAUER – Manager Kauer reported:

- The Shade Tree Commission will hold their inaugural meeting on Monday, October 6th, coordinated with Commission members and advertised.
- Northend of Washington Avenue widening plan – Collier Township intends to match our budget request for 2026 to complete additional traffic engineering. A plan review request has also been made with the SPC to help enhance the traffic engineering scope of work.
- LCB Noise Exemption Hearing for the Crafty Jackalope to follow the Borough’s noise regulations was granted by the LCB. Provided LCB order to our Police Department and the restaurant. The exemption is only for one year and we’ll need to reapply again next year for a three-year exemption.
- McLaughlin Run Park Meadow Project –dedication ceremony is planned with the Rotary and Lions Club on Thursday, September 18th, 5:30PM.

NEW BUSINESS:

Mr. Verduci reported that the Rotary Club’s Chili Cookoff will be held on October 19th at Fairview Park. He stated that the South Fayette Commissioners are entering a chili into the competition and added that it would be nice to see Bridgeville officials have a team.

ADJOURNMENT

A motion to adjourn was made by Mr. Ghelarducci, seconded by Mr. Sarasnick, the motion carried unanimously. The meeting was adjourned at 8:32PM.

Respectfully submitted,

Joseph Kauer
Borough Manager / Secretary