MINUTES
SCOTT TOWNSHIP
BOARD OF COMMISSIONERS
301 LINDSAY ROAD, MAIN MEETING ROOM
SCOTT TOWNSHIP, PA 15106
AGENDA MEETING
December 12, 2023

7:00 pm – Conditional Use Application
Application to allow the operation of a short-term rental for the property located at 2307 Old Greentree Road, Carnegie, Pa. 15106

The meeting was called to order by President Altman at 7:30 p.m. She then led all present in prayer and pledged to the flag.

Roll Call:

Thomas M. Castello, Esq.	Present
Samuel Dalfonso	Present
Brandon Edwards	Present
Kathy Gazda	Present
Eileen L. Meyers	Present
Michelle Sedlak	Present
Nicholas Seibel, Vice President	Present
Angela Wateska	Present
Stacey Altman, President	Present

PRESENT - 9 ABSENT - 0

ALSO PRESENT: Denise Fitzgerald, Township Manager
John Vogel, Esq.; Solicitor, Tucker Arensburg
Marie Hartman, P.E.; Engineer, Lennon, Smith, Souleret Engineering, Inc.
Thomas Kelley, Director of Public Services - Zoom
Mark Mox, Planning/Zoning/Code Enforcement Officer
Matt Podsiadly, Chief of Police
Karla McGill, Finance Director - Zoom
James Stoker, Information Technology Technician Manager

Township Manager Denise Fitzgerald made a brief statement to those in attendance advising why there needed to be a tax increase in the Township.

Public Comments on all Agenda Items Listed Below

The purpose of public comment is to hear the public's comments and express their views.
If you have any questions concerning agenda items, please email the manager or your commissioner.

Lynn Galluze
558 Robin Drive

Galluze stated that the minutes of the Township meeting had not been updated since July 2023. Galluze also showed displeasure with the garbage contract and how it was handled, she is submitting a Right to Know form to request information about how the decision was made. Also mentioned is that although the taxes haven't been raised in ten (10) years, this is a big increase. Galluze advised the Commissioners to spend wisely and watch the budget closely.

Luke Dragun
Swales Project Contractor

Dragun advised the Commissioners that he needs to be paid not the surety.

Steve Swartzmiller
22 Lea Street

Swartzmiller addressed his displeasure with the garbage fees going into the millage instead of direct millage for each home separately. Swartzmiller feels that millage is unfair, some will be paying double what others are paying.

Bill Wells
635 Lindsay Road

Wells stated that it is Mularkey saying the reason the tax increase is because of the waste contract. The real reason is the budget spending is out of control and not meeting fiduciary obligations. Wells also said that the overspending in the Township is a huge problem for the budget. Wells mentioned that the Township has no strategic plan and asked how many residents use the park. Wells also addressed that there are additional employees that are not needed.

Jackie Phillips
132 Cherrytree Road

Phillips was in attendance to mention that the current millage rate from 5.711 is lower than many Communities around us. Phillips said that the increase provided this year is not unusual. Phillips mentioned that the garbage contract could be handled better by charging per household instead, otherwise, no other complaints.

David Jason
3 Cypress Drive

Jason mentioned the service reduction for the garbage contract and how it is unacceptable. Jason compared it to Mt. Lebanon where they plan on reducing the millage but bill the garbage fees separately to each household depending on their individual use. Jason also stated that Mt. Lebanon did not get any additional restrictions with their service.

Sam Donaldson
Contractor for 411 Swallow Hill Road

Donaldson pleaded for help with the gas line. Donaldson said the reason for the delay is because the Township doesn't want the road torn up. Columbia Gas had approved the work, but now doesn't due to a change of plan.

Commissioner Castello corrected Donaldson over the delays in the change of plan.

Planning, Zoning, and Code Enforcement

Discuss the denial of the Conditional Use Application to allow the operation of a short-term rental for the property located at 2307 Old Greentree Road, Carnegie, PA. 15106, as recommended by the Planning Commission at the December 6, 2023, meeting.

Vogel stated that the conditional use hearing was held tonight before the Township meeting.

Discuss the approval of the Simple Subdivision of Lot No. 70 in the Greenbriar Plan No. 2 at 127-129 Greenbrier Drive, Pittsburgh, PA. 15220, as recommended by the Planning Commission at the December 6, 2023, meeting subject to satisfying the comments of the Engineer's December 4, 2023, review letter and the variance request approval at the Zoning Hearing Board meeting on December 21, 2023.

Mox explained that the application is for a variance for an existing parcel and then to subdivide that parcel that has a single building with a common wall and separate utilities. The applicant would like to divide the property so that the two parcels can be sold separately.

Discuss the modification of the sewer easement for the property located at 334 Cherrydell Drive.

Hartman stated that there was a deck built over the easement located at the above property. The property owner is removing the deck and a small portion of the house that goes over the easement. The property owner is responsible for all costs involved in this work.

Solicitor's Report

Nothing to report.

Engineers Report

Discuss the Street Opening Permit Application submitted by Columbia Gas Company for the crossing of Swallow Hill Road.

Hartman explained that this is a request for one street opening across Swallow Hill Road for the construction of one shared gas line to serve both residences being constructed. Hartman also stated that the plan was prepared and approved then the applicant changed the plan and now there are concerns and issues with crossing the roadway. Hartman recommended a Performance Bond and restoration requirements with conditions including traffic flow, so the road remains open during project time.

Commissioner Sedlak commented that she believes the five (5) year warranty is not good enough, special concrete is used per the Ordinance, and the concrete must be replaced with the same specs that are currently there.

Hartman stated that the Board can do pretty much whatever they want to do.

Commissioner Castello mentioned that five (5) years should be enough time to protect the road.

Commissioner Dalfonso said that it is over the usual length normally, however, it is important the same spec concrete is used when repairing the concrete.

Hartman stated that the contractor has specs to follow for the concrete that is used.

Commissioner Edwards asked if the specs were negotiated previously with Columbia Gas.

Hartman said that she prepared the specs and Columbia Gas attached them to the application therefore, Hartman would assume they are in acceptance of the work and specs.

Commissioner Altman asked the Commissioners if they agreed to approve the work tonight and ratify the approval at the next voting meeting so this work can move forward.

Commissioner Edwards asked if the nearby residents could be notified of this work.

Scott
A representative from Columbia Gas

Scott confirmed that the nearby residents will be notified of the work happening overnight.

Discuss the reduction of the Site Improvement Performance Bond for the Sharista Development, Inc. development on Swallow Hill Road, from $76,000 to $44,409.09 based on work completed.

Hartman suggested approval of a reduction in the Performance Bond for the Sharista Development, from $76,000 to $44,409.09 as recommended by Lennon, Smith, and Souleret Engineering correspondence dated December 7, 2023, and based upon work completed.

Discuss approval of Invoice No. TPD39526 in the amount of $2,495.00 submitted by Traffic Planning and Design, Inc. for the Bower Hill Road Green Light Go Project.

Hartman mentioned that Traffic Control and Engineering provided a revised signal permit plan reflecting as-built conditions. This permit is to be executed by the Township Manager and submitted to PennDOT. Hartman is recommending approval of the above invoice for the amount of $2,495.00 submitted by Traffic Planning and Design, Inc.

Discuss approval of Partial Payment No. 5 and Partial Payment No. 6 in the combined amount of $70,598.15 submitted by Traffic Control and Engineering and as recommended by Traffic Planning and Design, Inc. for the Bower Hill Road Green Light Go Project.

Hartman advised that she recommends approval of partial payment no. 5 and partial payment no. 6 in the combined amount of $70,598.15, submitted by Traffic Control and Engineering and as recommended by Traffic Planning and Design, Inc. Hartman advised that this project is complete.

Discuss approval of Final Change Order No. 1 submitted by Dragun's Contracting and Landscaping Design, LLC in the deducted amount of $9,000 based on final quantities and work completed for the 2022 Swale Improvements.

Hartman recommended approval of Final Change Order No. 1 in the deducted amount of $9,000.00, based on final quantities and work completed.

Discuss ratifying the hiring of Valbridge Property Advisors for the appraisal of four (4) properties listed below in the amount of $1200.00 per appraisal.

Lot & Block # 194-N-108
Lot & Block # 253-A-104
Lot & Block # 144-P-225
Lot & Block # 143-C-200

Hartman explained that these are the easements that we need for the PRP Project. The Township Manager, Public Works Director, and Hartman have been trying to contact these homeowners to get the easements executed for well over a year now.

Discuss bids received for the Community Room, Public Works, and Administration Roof Replacement and CoStars pricing.

Hartman stated that the bids were received for the roof replacement project. The Township is researching possibly getting solar panels however, there is no pricing back yet, and therefore she is recommending the Board table this item for now.

Manager's Update

Township Manager: Fitzgerald opened tonight's meeting with the manager update.

Standing Committee Report - Finance

Commissioner Castello mentioned that barely any constituents came or stayed for the budget meetings and the garbage contract meetings. Castello said that it happens every year, the residents of the community don't attend the meetings where these items are being discussed, and then when it's too late the residents start to attend the Township meetings and complain about how the decisions were made.

Discuss the adoption of an **Ordinance** establishing the 2024 Budget.

Commissioner Castello recommends approval for the adoption of an **Ordinance** establishing the 2024 budget.

Discuss the adoption of an **Ordinance** establishing the 2024 Tax Levy.

Commissioner Castello recommends the minimum amount necessary to meet the budget needs and approval for the adoption of an **Ordinance** establishing the 2024 Tax Levy.

Standing Committee Report – Public Safety

Discuss hiring candidate William Gardner as a probationary patrolman for the Police Department. *(This position is included in the 2024 budget as proposed).*

Commissioner Gazda mentioned that this was discussed during the budget meetings. This position needs to be filled due to a Sergeant recently retiring.

Standing Committee Report – Public Works

Commissioner Seibel mentioned that the January 2, 2024, Public Works Committee Meeting is canceled. The committee will resume on February 6, 2024.

Environmental Committee (Sewer Committee and MS4 Updates)

Nothing to report.

Parks and Recreation

Discuss the request from Vintage Tin of Western PA for the use of the Lodge, Community Room, and Parking area free of charge on Sunday, May 19, 2024, for the annual Vintage Tin Event.

Commissioner Meyers mentioned that the Vintage Tin is an event that has been held at the park for years and she has recommended approval for the use of Scott Park.

Discuss advertising for a Pool Manager for the 2024 Pool Season.

Commissioner Myers mentioned that John Nemeth is not returning as the Pool Manager for the 2024 season, therefore, the Township requires a replacement.

Fitzgerald stated that the position needs to be set before May.

Commissioner Castello mentioned that Nemeth provided a recommendation.

Fitzgerald confirmed that Nemeth did have a recommendation for the position. However, the manager would also agree to advertise for the position in case that individual doesn't work out. Fitzgerald also mentioned that there is a lot of stuff that needs to be done before the opening of the pool and therefore would move this forward.

Public Relations Report

Nothing to report.

Diversity, Equity, & Inclusivity Liaison

Commissioner Wateska advised that the next committee meeting is scheduled for January 17, 2024, at 7:00 pm.

Library Liaison Report

Commissioner Sedlak mentioned that the library is looking for donations. 'Love Your Library' Month is coming up and the winter programs are starting up. Please visit www.scottlibrary.org.

SHACOG

Nothing to report.

Standing Committee Report – Administration

Nothing to report.

Conferences and Workshops

Nothing to report.

Public Comments on Items Not Listed on the Agenda

The purpose of public comment is to hear the public's comments and express their views.
If you have any questions concerning agenda items, please email the manager or your commissioner.

David Jason
3 Cypress Drive

Jason said Merry Christmas and good luck to the Commissioners. He stated that he just wants the garbage picked up, he doesn't care what he must pay.

Tom Engel
1239 Cardinal Drive

Engel mentioned that he never knew about budget meetings. Engel spoke to George Dougherty at GHSPIA at Pitt and he was highly complementary of Mrs. Fitzgerald.

Commissioner Dalfonso mentioned that there are escalating costs everywhere and he stated that the Board is doing what they must for the time being.

Commissioner Castello stated that the Township is out of options, ten (10) years without raising taxes, and there is only so much they can do.

Kimberly Scumaci
1779 Sillview Drive (Zoom)

Scumaci understands the rising costs, but she stated the Commissioners should not have waited ten (10) years to discuss the shortage of funds and hit the residents at once. Scumaci suggested that every Commissioner reach out to their constituents instead of chastising the residents for not being around. Scumaci referred to her commissioner for help understanding the budget. She ended with the comment, 'We're in shock not complaining'.

Commissioners Request

Commissioner Edwards said Merry Christmas and asked for an update on Nixon School.

Commissioner Gazda said Merry Christmas to everyone.

Commissioner Sedlak said Merry Christmas to everyone. She also stated that hard times are here, and we have a great Community. Sedlak told everyone to look out for each other this holiday season.

Commissioner Seibel said he was happy to see so many people in attendance and he wishes every meeting was like this. Seibel stated that the minutes online will be updated, and the process is being discussed.

Commissioner Castello said Merry Christmas thanked the Board of Commissioners and stated that it has been a great year.

Commissioner Dalfonso thanked everyone for being in attendance. Dalfonso also mentioned that the Township is transparent, but they will work harder at it in the future. He apologized for the monthly update stopping, a lot was going on.

Commissioner Meyers said it was best to put the trash bill into taxes because people won't pay the bills and then the Township will have another problem. Meyers also mentioned that if the separate bill was the option for the Commissioners decided to take there still would have had to be an increase in taxes and it would add up to costing the residents more. Meyers commented that it's inevitable that no one is happy with having to pay higher taxes. Merry Christmas and hope everyone has a Happy Healthy New Year.

Commissioner Wateska thanked Dalfonso for the updates. Merry Christmas.

Bob Shalamon – 416 Orchard Spring Road, asked why the 3-minute comment section was decreased to 2 minutes for everyone.

Commissioner Altman complemented Shalamon for being in attendance.

Shalamon stated that he wanted to know why and argued the fact that it shouldn't be changed, and the comment section should remain for 3 minutes.

Commissioner Sedlak asked if the meeting could be adjourned as this is not a questions and answer session.

Adjournment

Motion by Sedlak, second by Meyers, to adjourn the meeting.

The meeting was adjourned at 9:40 p.m.

Attest: _____

Executive Session: Personnel Issue