



# Scott Township Commissioners Agenda

**Regular Meeting: Tuesday, January 23, 2024, at 7:30 p.m.**

---

Next Ordinance No.1691-24, Next Resolution No. 1063-24

Proclamation for Bower Hill Volunteer Fire Department – 100 years of service.

## Call to Order, Moment of Prayer, and Pledge of Allegiance

**Roll Call: Commissioner Gazda, Commissioner Edwards, Commissioner Sedlak, Commissioner Seibel, Commissioner Castello, Commissioner Dalfonso, Commissioner Meyers, Commissioner Wateska, Commissioner Altman**

### 1. Approval of Agenda

- **Motion** to approve the agenda, as submitted.

### 2. 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.*

### 3. Bill List

- **Motion** to approve the Bill List and authorize payment of disbursements from the General Fund in the amount of \$2,590,433.82.

### 4. Approval of Minutes

- **Motion** to approve minutes for the following meetings:  
Agenda Meeting            November 14, 2023  
Regular Meeting            November 28, 2023

### 5. Planning, Zoning, and Code Enforcement

- **Motion** to approve 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, provided the following conditions as recommended by the Planning Commission at the December 6, 2023, meeting are imposed: (1) the property owner shall demonstrate compliance with the 180-day minimum residency requirement of the Township of Scott Zoning Ordinance ("Ordinance") by providing a log of the dates that the property owner resided at the property and a sworn affidavit that the log is a true and accurate record of the days that the property owner resided at the property; (2) the use shall comply with the short term rental criteria as specified in the Ordinance; (3) the use shall limit the maximum number of vehicles to two (2) and vehicle parking is only permitted to be located within the driveway, and no on-street parking is permitted; (4) quiet hours for the use shall be enforced between the hours of 9:00 pm and 7:00 am; (5) no outdoor entertaining is permitted during the quiet hours; (5) the parking limitations and quiet hours must be posted inside the residence and on the rear patio and the posting shall note that any violation of the quiet hours is subject to civil enforcement and a \$600.00 fine; (6) all advertisements for the short term rental shall include the

parking limitations, quiet hours, a maximum occupancy of four (4) people and note that any violation of these requirements is subject to civil action and a \$600.00 fine; (7) If possible, the short term rental must only be advertised through a rental platform that permits online reviews by non-rental individuals such as neighbors; (8) any Conditional Use approval will terminate upon the transfer of ownership of the property or if the property/property owner fails to maintain compliance with these conditions of approval or the regulations specified in the Ordinance; (9) before commencement of a short-term rental, the property owner shall provide and supply to the Township Code Enforcement Officer or his/her designee, the names(s), address(s), phone number(s), and other requested information of a contact person to ensure that a representative of the short-term rental can be contacted at all times in case of an emergency or violation of these conditions and the conditions specified in the Ordinance. The contact person shall be readily available and able to respond immediately at all times that the short-term rental is rented; (10) this conditional use approval will terminate upon this property/property owner receiving three (3) credible complaints for violating the conditions of approval or any other violations of the Township of Scott Ordinances. The property owner will be required to re-apply for Conditional Use Approval, to operate as a short-term rental, should this approval be terminated. *(The solicitor is directed to issue a letter to the applicant consistent with any Board motion on this matter).*

#### **6. Solicitor's Report**

- **Motion** to approve advertisement of an **Ordinance**; to allow installment payments of Real Estate Taxes.

#### **7. Engineer's Report**

- **Motion** to ratify the approval for the Street Opening Permit Application submitted by Columbia Gas Company for the crossing of Swallow Hill Road for the Sharista Development.
- **Motion** to approve the adoption of the Nixon School Residential Redevelopment Planning Module.
- **Motion** to approve Partial Payment No. 1 submitted by Mele & Mele & Sons, Inc. in the amount of \$400,758.58 on the 2023 Roadway Improvement Program, for work completed between September 1, 2023, and September 30, 2023.
- **Motion** to approve Partial Payment No. 1 submitted by Stefanik's Next Generation Contracting Co., Inc. in the amount of \$94,770.00 for work completed on the Splash Pad General Contract between October 1, 2023, and November 30, 2023.
- **Motion** to approve Partial Payment No. 2 (Final) submitted by Dragun's Contracting and Landscape Design, LLC in the amount of \$98,900.00 for work completed on the Swale Improvements Project between July 1, 2023, and November 30, 2023, but payment is to be directed to FCCI Insurance Company, as surety on the project, pursuant to a signed indemnity agreement between FCCI and the Township. In the absence of such a signed agreement, the Solicitor is directed to file an interpleader action in court to dispose of the funds.
- **Motion** to approve Partial Payment No. 2 (Final) submitted by Dragun's Contracting and Landscape Design, LLC in the amount of \$98,900.00 for work completed on the Swale Improvements Project between July 1, 2023, and November 30, 2023.
- **Motion** to authorize the advertisement for bids for the 2024 Sanitary Sewer System Cleaning / CCTV Project in accordance with the ACHD Administrative Consent Order. *(Budget amount of \$100,000).*

### **Standard Reports**

#### **9. Standing Committee Report – Finance**

- **Motion** to approve or deny the payment request from Cowden Associates, Inc. for Actuarial Services from 10/01/2023 – 12/31/2023 for out-of-scope actuarial services performed on the Police Pension Fund in the amount

of \$2,600.00, and the Non-Uniform Pension Fund in the amount of \$1,700.00 (*to be paid from the respective Pension Trust Accounts*).

- **Motion** to approve or deny the payment request from Marquette Associates for Investment Consulting Services from July 1, 2023, through September 30, 2023, for the Police Pension Fund in the amount of \$13,018.68, and the Non-Uniform Employees' Pension Fund in the amount of \$6,723.98 (*to be paid from the respective Pension Trust Accounts*).

## **10. Standing Committee Report – Public Safety**

### **11. Standing Committee Report – Public Works**

- **Motion** to ratify the approval for the purchase of a 2023 F-550 Salt Truck.
- **Motion** to approve installing 'Dead End, No Truck/Trailer Turnaround on this Street' signs in the Jaycee Drive Cul-de-Sac.

## **12. Environmental Committee (Sewer Committee and MS4 Updates)**

### **13. Parks and Recreation**

- **Motion** to approve the request from Ave Maria Academy for the use of the Community Room and Scott Park free of charge on Sunday, March 17, 2024, to host the Ave Maria Academy's Shamrock Shuffle from 8:00 am – 2:00 pm.

## **14. Public Relations Report**

## **15. Diversity, Equity, & Inclusivity Liaison**

## **16. Library Liaison Report**

## **17. SHACOG**

- **Motion** to ratify the approval to award the Scott Township Blighted Properties Program to G&R Excavating & Demolition, Inc. for a Base Bid amount of \$12,688.50, for Carothers Avenue, and Add Alternate 1 in the amount of \$19,934.00, for Thompson Street. (*Township Grant Funding received in the amount of \$24,000 – Township to pay \$8,622.50*).

## **18. Standing Committee Report – Administration**

- **Motion** to approve the requirement for processing the translation of minutes to one (1) month after the meeting had occurred. (Seibel).
- **Motion** to approve Scott Township creating a comprehensive plan committee. (Dalfonso).
- **Motion** to adopt **Resolution #1062-24**; authorizing Denise Fitzgerald; Township Manager to apply for a grant application for the Scott Township Strategic Plan.

## **19. Conferences and Workshops**

## **20. 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 questions about items not listed on the agenda, please email the manager or your commissioner.*

## **21. Commissioner's Request**

**Adjournment** \_\_\_\_\_

**Executive Session:** Potential Mitigation.