

**MINUTES
SCOTT TOWNSHIP
BOARD OF COMMISSIONERS
301 LINDSAY ROAD, MAIN MEETING ROOM
SCOTT TOWNSHIP, PA 15106
AGENDA MEETING
April 9, 2024**

7:00 pm – CoStars proposal for the Community Room.

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.
Ned Mitrovich, P.E.; Engineer, Lennon, Smith, Souleret Engineering, Inc.
Thomas Kelley, Director of Public Services - Zoom
Mark Mox, Planning/Zoning/Code Enforcement Officer
Karla McGill, Finance Director - Zoom
Matt Podsiadly, Chief of Police - Zoom
James Stoker, Information Technology Technician Manager
Lisha Mihalko, Assistant Township Secretary/Administration Supervisor

7:30 PM – Public Comments and questions addressing the proposed Chicken Ordinance.
Proclamations: Chartiers Valley Hockey Team wins Class A Penguins Cup.

Eric Graham
160 Lindsay Road

Graham feels that the proposed Ordinance is being put into place to make it seem like the Township has an Ordinance allowing chickens, however, the restrictions are so extensive he feels that residents would have to jump through hoops to qualify.

Tianna Opoku
11 Dale Street

Opoku stated that there are residents who would be interested in having chickens. People are interested in producing their own eggs and as mentioned previously, they eat ticks. She feels that it is good to have some rules and regulations in order to maintain the situation.

Commissioner Sedlak mentioned that the topic was being discussed because she was approached by some of her constituents and she personally saw the 'Rent the Chicken' Program at the Home and Garden Show this year. Sedlak believes that this needs to be regulated. However, she feels that the Ordinance may be too restrictive.

Commissioner Dalfonso agreed and stated that he would be open to lessening the requirements on the square footage. He also stated that no permit shall be granted if any unabated property maintenance code violation is issued to the property owner or renter of the property in which the chickens are to be kept, raised, or housed.

Commissioner Castello asked what happens in the case where they already have their permit to raise chickens and then they are a constant violator of the code.

Vogel commented that the Ordinance can reflect a permit's loss if they are a continuous violator.

Commissioner Edwards commented that Mt. Lebanon has four (4) or five (5) Code Enforcement Officers, whereas Scott Township only has one (1).

Commissioner Altman asked the Board what they wanted to do at this point. If the Board is interested in advertising it to see how it goes, or if the Ordinance should be amended any further before advertisement.

Commissioner Dalfonso suggested three (3) Notices of Violations received and your permit to house chickens will be revoked.

Mox addressed the concern with the Zoning Ordinance. The Township recently went through the process of updating it's Zoning Ordinance and it will need to be amended if this Ordinance is passed, due to the Zoning Ordinance prohibiting them.

Vogel confirmed that the Zoning Ordinance would have to be amended if this Ordinance is adopted.

Commissioner Altman stated that at this time the discussion is only to approve advertising what is currently being presented at this time. Altman thanked everyone who attended the meeting to discuss this topic and advised that the Zoning Ordinance will be looked at to ensure there is no conflict or an issue with one repealing itself. She confirmed that at the next meeting, the motion will be to approve advertising only.

Commissioner Gazda asked if the agenda could be amended to include a discussion in reference to the East Carnegie Volunteer Fire Department's request for their allotted funds.

Commissioner Meyers suggested adding the request in reference to the Memorial Day Parade and the donation of \$400.00 to defray the cost of the parade.

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.

Vito Cedro
35 Crosswinds Drive

Cedro stated that he reached out to his Commissioner Mr. Edwards in reference to getting lights for the Dek Hockey rink. The basketball courts have lights on at night, however the hockey rink does not.

Commissioner Seibel asked what would be a reasonable time for them to be on.

Cedro stated that they could follow the schedule of the lights for the basketball courts.

Commissioner Meyers stated that the conduit for the electrical was installed, however, the concern would be how much it would cost the Township to put the lighting in.

Commissioner Gazda mentioned that there were residents in that area who were not in agreement with adding lighting.

Commissioner Castello stated that the individual is no longer there.

Commissioner Gazda stated that there were several residents in that area.

Commissioner Seibel stated that the dek hockey rink was installed five (5) six (6) years ago, and the lighting technology has come to a point that there's almost no pollution.

Commissioner Dalfonso agreed.

Commissioner Edwards stated that he had another gentleman reach out to him earlier saying the same thing Nick just mentioned about the advancements in lighting technology, it's not going to lead off as much as it would have back when it was originally installed.

Bob Shalamon
416 Orchard Spring Road

Shalamon asked if there were already lighting hook-ups installed.

Commissioner Altman said yes and advised that the Board has a lot of research to do on this topic, therefore, it can be discussed during the budget meetings this year.

Shalomon also commented on the 539 Center Street request. He reminded the Board of the issue with a cemented driveway being installed by the property owners.

Lisa Cedro
35 Crosswinds Drive – Zoom

She stated that she is Cedro's wife and they are big supporters of the CBHC Hockey Club. She suggested an easy solution for the light and the concern of the residents and suggested installing lighting on one side of the rink. She also agreed with the topic of the lighting technology coming so far since the installation of the rink. She thanked the Board for looking into this and possibly considering this for the future.

Donna Leonard
27 Roseleaf Drive

Leonard was wondering if the solar panel companies have identified how much money they profit from the Township within the first five (5) years. Donna also asked if this work had been bid out previously. She also addressed her concern about this project even being considered due to the solar panels being donated.

Fitzgerald said it would be more beneficial for the Township to consider accepting the donation as it would be no cost to the Township up front.

Commissioner Dalfonso stated to Donna that these questions were presented to the company today and the Board asked them to explicitly state who is getting what kind of benefits, and what kind of power rating.

Commissioner Edwards stated to answer one of the questions addressed earlier, the Community Room solar panels are estimated to pull around 28 megawatts an hour for the whole year, which is quite a lot.

Planning, Zoning, and Code Enforcement

Discuss approving the advertisement of the proposed chicken Ordinance. (Commissioner Sedlak).

Discussed above.

Discuss the request from Joe Dryburgh who resides at the property 539 Center Street, requesting permission from Scott Township to construct an asphalt driveway on the Township property (Parcel 102-L-385) at the rear of his grandmother's property; Robert L & Frances M (W) Kolesky, (Parcel 102-L-355).

Mox stated that Joe had come to the Township to request permission to install a driveway on the Township property. Mox also confirmed that this situation is different from the previous concerns from the property in Glendale as that required the removal of parking on the road which is essential for Glendale.

Vogel also mentioned that this area of Township land was once offered to the residents of Center Street. At that time, all residents had to accept taking on that portion of the land and most did not agree due to the increase it would put on their property.

Commissioner Dalfonso stated that as long as Joe Dryurgh understands that this can get written up at any point if decides to do something with it, in order for the Township to sell the property.

Vogel confirmed that once Joe leaves the property, that portion of the land can be reowned by the Township again.

Commissioner Meyers stated that parking is very limited in this area of the Township. She stated that she agrees with getting cars off the road in Glendale, no matter where the property is located in that area.

Solicitor's Report

Discuss approving advertisement to amend and restate Ordinance No.1507-02, providing clarification regarding the number of members, manner of appointment, terms of office, powers and duties, and manner of making appropriations for expenses of an Environmental Advisory Council.

Vogel stated that there was only one change from what was sent out this past week, which was basically, the phrase dealing with environmental resources. There was clarification of language in subparagraph number eight (8). Vogel stated that this Ordinance is pretty much verbatim from the last Environmental Advisory Council (EAC) Ordinance that the Township had in place. The Ordinance includes resetting the terms of office again because for a number of years the EAC was dormant.

Engineers Report

Discuss the CoStars proposal for the Community Room.

Hartman stated that this subject was discussed earlier, however, to confirm the Township is going to be asking Burns and Scalo to provide a revised proposal to include the roof replacement detail and costs, structural improvements if needed, electrical improvements if needed, solar installation information, financial matrix to include removal and disposal of solar installation at the end of its useful life and all agreements and documents to be executed between Scott Township and Burns and Scalo.

Discuss the Preliminary 2024 Roadway selections and Opinion of Probable, construction costs previously distributed to the Commissioners for review and consideration. (The Scott Township budget provides the amount of \$620,350.00 for the 2024 Roadway Improvements Project).

Discuss the Lindsay Road Roadway Repair options and Opinion of Probable construction costs as submitted.

Both topics were discussed together.

Hartman mentioned that the 2024 road improvements program and the Opinion of Probable construction costs were previously distributed to the commissioners for review and consideration. Currently, the road program information that was submitted, was broken down by the condition of the road. Lindsay Road was being looked at for reconstruction of Lindsay Road in three (3) phases.

Hartman stated that phase one (1) would be from Greentree Road to the parking lot entrance of the Municipal Building. The second (2nd) phase will be across the Municipal building entrance, and the third (3rd) phase will take those improvements up to Ursula Drive. Hartman advised that the first (1st) phase of Lindsay Road is Greentree Road to the Municipal Building, the Township is looking at a cost of around \$222,000 for that section.

Commissioner Castello mentioned that this was discussed amongst the Board members earlier and they have all come to an agreement.

Hartman asked if the Board was willing to move forward with that list then. There is a general fund list and a liquid fuels list, therefore, we will be bidding for contract A and contract B.

The board agreed to ratify approval to advertise.

Discuss approval of Change Order No. 1 submitted by Stefanik's Next Generation Contracting Co., Inc. in the amount of \$3,763.41 for additional work performed to install electrical conduit under Contract No. 22-PK3-Splash Pad Building Installation. (General Construction Contract).

Hartman stated that this is the additional conduit that wasn't specifically in the original scope of work.

Commissioner Seibel asked why it wasn't in the scope to begin with.

Hartman said that it was coordination between three (3) contracts. She stated that the work was identified on the plans, but not specially listed in any of the three (3) scopes.

Commissioner Seibel asked if the change order was due to a miss from the Contractor or the Engineer.

Hartman stated that the conduit has to be installed. This detail was listed in the plan, however, was missed during the review by both the Contractor and the Engineer.

Discuss approval of Change Order No. 1 submitted by McRandal Plumbing, Co. in the amount of \$27,194.59 for additional work performed including procurement and installation of PAWC meter pits and work to accommodate ACHD Plumbing requirements under Contract No. 22-PK4 – Splash Pad Building Installation (Plumbing Contract).

No questions or comments. Commissioner Altman stated to include for a vote.

Discuss approval of Partial Payment No. 3 submitted by McRandal Plumbing, Co. in the amount of \$84,100.13 for work completed under Contract No. 22-PK4 – Splash Pad Building Installation (Plumbing Contract) between 2/26/2023 to 3/31/2024.

Commissioner Dalfonso asked how the work was coming along.

Hartman stated that they are doing well. They're on schedule, equipment start-up is scheduled for April 30, 2024. The Engineers have been in contact with Pennsylvania American Water for the meters and the applications have been submitted. Hartman stated that she feels there are no reasons to believe that the splash pad will be ready for opening day.

Discuss approval of Change Order No. 1 submitted by Yates Electric, LLC in the amount of \$20,037.00 for additional work performed including replacement of breaker (special order), safety switch and fuses in Community Center; conduit relocation; provide service to two (2) heaters in Restroom Building and Mechanical Building under Contract No. 22-PK5 – Splash Pad Building Installation (Electrical Contract).

No questions or comments at this time. Commissioner Altman requested to add this topic for a vote.

Discuss submission of FY25 Appropriations requests for Duncan Way Roadway Stabilization, Phase II PRP Project, and Scrubgrass Road Sanitary Sewer Replacement. (FY25 Appropriations requests were submitted to Senator Casey and Senator Fetterman on March 29, 2024).

Hartman explained the main project is Duncan Way, and the Township asked for \$750,000 in funding. The Township commitment was \$390,420. The second (2nd) priority project was phase two the Township is requesting \$1,000,000 and the Townships commitment would be \$457,480. The third (3rd) priority project is Scrubgrass Sanitary Sewer Replacement. The Township requested \$500,000 and the commitment would be \$37,460. Hartman confirmed that these will be identified in the fall if we've been shortlisted by the Senators.

Discuss approval of the revised Geotechnical Engineering Proposal submitted by Artuso Construction Engineering Consultants in the amount of \$84,550.00 to provide for two (2) mobilizations.

Hartman stated that the lowest bidder was Artuso Construction and the Township awarded this project to them at this time. Hartman explained that the bid was awarded with the understanding they were going to drill all the ponds at the same time. Unfortunately, there are a couple that the Township does not have the right of access and therefore, have caused a delay in the project.

Hartman also wanted to mention to the Board that Alcosan made a presentation at one of the sewer committee meetings and the way they work is with the transfer agreements, the four (4) drainage basins, and the remaining work will have to be completed. The board has to decide whether to complete the work ourselves or whether the Township pays Alcosan which would make it Alcosans responsibility to complete the work.

Hartman continued, stating that if the Township pays for it the payment due would be for construction costs only. The Township needs to prepare an Opinion of Probable construction cost (OPC) for each drainage area and submit it to Alcosan. Alcosan will then give their blessing and make sure everything is in line with the other OPC's they're receiving for similar work. The total remaining work is \$204,000. She would recommend that the Township assign this work to Alcosan and let them complete the work on your behalf. The other decision the Board is going to be faced with is when you pay this money to Alcosan. Is there a desire to finance this through Alcosna at their bond rate of approximately 4.68 percent? Or do, you want to pay it over the first (1st) year with no interest? Hartman mentioned that she believes this money is in the bond issue.

Commissioner Seibel would agree to give this work to Alcosan as they can negotiate private rates where the Township is restricted by public bids.

Hartman stated that Alcosan will also be performing this work for other municipalities, and they may receive better pricing due to the amount of work they will be requesting versus just the Township's request. If Alcosan runs into the issue with accessibility they will be responsible for getting the access needed to continue the work.

Commissioner Seibel asked if this is related to a timing issue and that's why it didn't make the agenda.

Hartman commented that she and Denise spoke about it and at this point it is informational. If the Board would be interested in adding it to the next agenda that would be great. However, it is the board's decision how to move forward at this time.

Commissioner Seibel that he felt this should have been included on this agenda since the Board is expected to vote on it at the end of the month.

Commissioner Castello stated that you can add topics for a vote that haven't been on the agenda.

Commissioner Seibel stated that he felt it was a big discussion that should have been discussed further.

Commissioner Castello said it's something that the nine (9) Commissioners technically know more about than the general public. The General Public isn't going to have any questions dealing with this because they don't know what we are talking about.

Commissioner Dalfonso stated that the public should have a general understanding of what is discussed and if they don't that is a problem.

Commissioner Castello mentioned they weren't interested in this issue.

Managers Update

Fitzgerald stated that the Township received their Banner Community Certification again for the 2024 year.

Standing Committee Report - Finance

Discuss approval of the request from the Bower Hill Volunteer Fire Department for their partial allotment in the amount of \$50,000.00.

Discuss approval of the request from the East Carnegie Volunteer Fire Department for their partial allotment in the amount of \$67,360.

Commissioner Castello addressed both items under the Finance Report. He stated that both of these requests are standard and suggested both be added for a vote at the end of the month.

Standing Committee Report – Public Safety

Discuss installing a food pantry in front of the Police Department.

Commissioner Altman stated that she had a request from a resident, so she wanted to suggest it. However, since, she explained that she spoke to Chief and he doesn't agree with the location, therefore, it is being reevaluated at this time.

Standing Committee Report – Public Works

No comments were made.

Environmental Committee (Sewer Committee and MS4 Updates)

No comments were made.

Parks and Recreation

Discuss the township's donation policy.

Commissioner Meyers asked if there were any suggestions or additions. She is suggesting the reference to the pool lottery be limited to a daily admission fee. Meyers asked the Board what they suggest as to including the restriction of only 10 per year.

Fitzgerald stated that this is the decision of the Board. She also referenced that in the past the library was not included in the limited amount. Fitzgerald asked what number of pool passes would the Board be willing to give out.

Discuss concession stand (no proposals were received).

Commissioner Meyers stated that there have been no proposals received at this time. She wanted the Board's suggestions.

Fitzgerald also mentioned that if the Township is interested in installing vending machines. She reached out to a vending company out of West Virginia that would possibly install machines as a last resort. Fitzgerald wanted to also mention that someone suggested food trucks, however, they require a minimum sales each day and their minimum sales is approximately \$800.00.

Discuss installing lights at the Dek Hockey Rink. (Commissioner Edwards).

Commissioner Meyers stated that this was discussed previously. Direction has been provided.

Commissioner Meyers also stated that the Township just received the letter from the American Legion about their Memorial Day Parade, on May 27, 2024, and the request for a \$400.00 donation.

Public Relations Report

No comments were made.

Diversity, Equity, & Inclusivity Liaison

No comments were made.

Library Liaison Report

Commissioner Sedlak mentioned that National Library Week is from April 7, 2024, to April 13, 2024, the theme is Ready, Set, Library. The library board will also be hosting an adult trivia night on Friday, April 12, 2024, tickets are available at the library for \$20 per person. The Friends of the Library are also hosting their spring book sale starting with members only night on Thursday, April 18, 2024. For the most recent information please visit the website at www.scottlibrary.org.

SHACOG

No comments were made.

Administration

Commissioner Altman mentioned that the Board recently attended an ALOM Conference. The commissioners will have documents to present information obtained during that conference.

Conferences and Workshops

No comments were made.

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 items not listed on the agenda, please email the manager or your commissioner.

Bob Shalamon
416 Orchard Spring Road

Shalamon asked how long the owner had lived at the property on Center Street.

Commissioner Meyers said she didn't know how long the current owner has been there. However, the grandparents owned it, so the property has always been in the family.

Shalamon commented that he doesn't believe it was six (6) years ago that Lindsay Road was milled. Bob also suggested the Township consider this work when discussing a strategic plan for the Township.

Commissioner Castello commented that the road should have been repaired ten (10) years ago.

Commissioner Seibel stated that part of the presentation from ALOM will include a portion of the strategic road planning the Township is looking at for the future.

Susan Uffelman
6012 Alden Drive

Uffelman wanted to refer to the comment that Commissioner Castello made during the discussion of Alcosan, assuming that the residents aren't interested in hearing about the Alcoson issue. The point of these meetings is to inform the residents of what is going on.

Commissioners Request

Commissioner Dalfonso wanted to echo Glendale's shout-out for the rescue that they had done. Somebody had showed up unexpectedly needing medical attention and that individual ended up having a heart issue and was transported to the hospital.

Commissioner Wateska suggested pushing for more female firefighters. The Township recently got a female firefighter who explained that she had a horrible experience where she came from and she didn't get any respect.

Commissioner Dalfonso suggested this female firefighter be in attendance for our Public Safety Day that way she will be available to answer any questions and concerns from the public.

Commissioner Wateska also addressed a concern from a resident that has been seeing an increase in the amount of rats she has seen. This individual spoke to an exterminator, who advised her it may have been from the disturbance coming from the work on Scrubgrass.

Adjournment

Motion by Edwards, second by Dalfonso to adjourn the meeting.

The meeting was adjourned at 9:25 p.m.

Attest: _____

Executive Session