



Scott Township Regular Meeting Minutes

Scott Township

Tuesday, March 24, 2026 at 7:30 PM EST to Tuesday, March 24, 2026 at 8:02 PM EST
301 Lindsay Road, Carnegie, PA 15106 and Zoom

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

Ms. Altman called the meeting to order with a prayer and Pledge of Allegiance.

Roll Call: Donald Guidici - Present	Samuel Dalfonso, Esq. - Present
Eileen Meyers - Present	Michelle Sedlak - Present
Thomas Castello, Esq. - Present	Kathleen Gazda - Present
Nick Seibel - Present	Stacey Altman, President - Present
Jane Sorcan - Present	

Also Present: Karla McGill, Assistant Township Manager (Finance)
John Bojarski, Assistant Township Manager (Operations)
Marie Hartman, Engineer
John Vogel, Esq., Solicitor
Mark Mox, Planning, Zoning, and Enforcement Officer
Kevin Brett, Managing Principal, LSSE
Michael Rudolph, Administrative Assistant

Motion to approve

Ms. Altman stated that she needed a motion to approve the agenda as submitted. Motioned by Mr. Castello, seconded by Ms. Sorcan.

All in favor

Motion carries (9-0)

Public comments on agenda

No public comments were received.

Motion to approve

Ms. Altman stated that she needed a motion to approve the following meeting minutes:

February 24, 2026

March 10, 2026

Motioned by Mr. Castello, seconded by Ms. Meyers.

All in favor

Motion carries (9-0)

Ms. Altman stated, "thanks to Mike again for keeping these so up to date." Mr. Rudolph stated thank you.

Motion to approve

Ms. Altman stated she needed a motion to approve the Bill List and authorize payment of disbursements from the General Fund in the amount of \$2,053,155.02. Motioned by Ms. Meyers, seconded by Mr. Seibel.

All in favor

Motion carries (9-0)

Planning, Zoning, and Code Enforcement

Ms. Altman stated she needed a motion to approve the Conditional Use application for Chabad Lubavitch of the South Hills at 1700 Bower Hill Road to operate a preschool on the premises as recommended by the Planning Commission. Motioned by Ms. Sedlak, seconded by Mr. Seibel.

All in favor

Motion carries (9-0)

Ms. Altman stated she needed a motion to ratify advertising a Conditional Use Hearing to be conducted on March 24, 2026 at 7 PM for Chabad Lubavitch of the South Hills at 1700 Bower Hill Road to operate a preschool on the premises as recommended by the Planning Commission. Motioned by Mr. Seibel, seconded by Mr. Castello.

All in favor

Motion carries (9-0)

Ms. Altman stated that she needed a motion to approve Ordinance 1707-26 (advertised February 12, 2026) for vacating the unopened alley bordering parcels 101-P-65, 101-P-52 and 101-P-60, with the intent that after the alley is vacated it would be part of the Russman Plat Adjustment Subdivision Plan as recommended by the Planning Commission. Motioned by Mr. Castello, seconded by Ms. Meyers.

All in favor

Motion carries (9-0)

Ms. Altman stated she needed a motion to approve the second amendment to developers agreement between Flash Point Partners, D.R. Horton, and Scott Township. Motioned by Ms. Sorcan, seconded by Mr. Seibel.

All in favor

Motion carries (9-0)

Solicitor's Report

Mr. Vogel stated that he did not have any updates.

Engineer's Report

Ms. Hartman stated she needed a motion to approve Partial Payment No. 5 submitted by LM&R Excavating, LLC in the amount of \$156,027.22 for work completed between February 1, 2026 and February 27, 2026 for the PRP Phase I Project (Contract No. 24-ST01) to be paid from the Bond Fund. LSSE recommended for payment March 4, 2026; 45-day payment date is April 17, 2026. Motioned by Mr. Giudici, seconded by Mr. Dalfonso.

All in favor

Motion carries (9-0)

Ms. Hartman stated she needed a motion to reject bids received for the North Wren Storm Sewer and Sanitary Sewer Improvements Project (Contract No. 26-SW1) and approve rebid, following design revisions, as Phase 1 / Phase 2. Motioned by Mr. Seibel, seconded by Mr. Castello.

All in favor

Motion carries (9-0)

Ms. Hartman stated she needed a motion to approve Change Order No. 1 (Revised-Final) submitted by A. Liberoni, Inc. in the deduct amount of \$26,143.48 for the Lindsay Road Improvements Project - Phase 1 (Contract No. 24-R02). Motioned by Mr. Dalfonso, seconded by Mr. Castello.

All in favor

Motion carries (9-0)

Motion to approve the price proposal submitted by Duke's Root Control in the amount of \$21,788.32 for annual Sanitary Sewer Root Control efforts (to be paid from the Sewer Fund); budgeted amount is \$23,000; Duke's Root Control is a COSTARS service provider. Motioned by Mr. Seibel, seconded by Ms. Gazda.

All in favor

Motion carries (9-0)

Ms. Hartman stated she needed a motion to approve Partial Payment No. 5 submitted by Grahamboys, LLC dba Graham Construction in the amount of \$12,357.60 for work completed between December 2, 2025 through January 1, 2026 for the Public Works Garage Roof Replacement project (Contract No. 24-R1) (to be paid from the Bond Fund). LSSE recommended for payment March 9, 2026; 45-day payment date is April 23, 2026. Motioned by Mr. Giudici, seconded by Mr. Seibel.

All in favor

Motion carries (9-0)

Ms. Hartman stated she needed a motion to approve Partial Payment No. 6 submitted by Grahamboys, LLC dba Graham Construction in the amount of \$7,958.25 for work completed between January 2, 2026 through February 1, 2026 for the Public Works Garage Roof Replacement project (Contract No. 24-R1) (to be paid from the Bond Fund). LSSE recommended for payment March 9, 2026; 45-day payment date is April 23, 2026. Motioned by Mr. Castello, seconded by Mr. Dalfonso.

All in favor

Motion carries (9-0)

Ms. Hartman stated she needed a motion to approve Partial Payment No. 1 submitted by Cronin Enterprises, LLC in the amount of \$283,779.00 for work completed between January 1, 2026 through March 2, 2026 for the 2025 Stormwater Improvements Project (Phase 2) (Contract No. 25-ST01) (to be paid from the Bond Fund). LSSE recommended payment March 13, 2026; 45-day payment date is April 27, 2026. Motioned by Ms. Sorcan, seconded by Ms. Sedlak

All in favor

Motion carries (9-0)

Mr. Dalfonso stated, "I'd like to thank Mike and whoever helped on putting the info graphics together on the website. Marie, I'm sure you had a hand in that, so thank you guys it looked great. It was a nice surprise that kind of came out of nowhere."

Ms. Hartman stated she needed a motion to approve advertisement of the Bower Hill Road Sidewalk Improvement Project (Phase 2) (Contract 25-SW02). Motioned by Mr. Dalfonso, seconded by Ms. Sedlak.

All in favor

Motion carries (9-0)

Ms. Hartman stated she needed a motion to approve advertisement of the Municipal Building Library and Office Roof Replacement Project (Contract 25-R1). Motioned by Mr. Seibel, seconded by Mr. Giudici.

All in favor

Motion carries (9-0)

Mr. Giudici stated, "how long will it take to redo the roof?" Ms. Hartman stated, "once we open the bids, award the bids, it probably 2-3 weeks to exchange the paperwork, and then the contractor can get started." Mr. Giudici stated, "they've had that problem with that roof since I was here 7 years ago, we were talking about that. It's getting worse and worse and worse and worse and worse."

Ms. Hartman stated, "So this center part is what... what is historically called the library roof, so it's part over here, the part over there, and then there's the administration roof. So we're going to bid at Contract A, contract B, so you can see the price of each, and decide, you know, can you afford to do both, or just this library portion." Mr. Giudici stated this has been occurring for over 7 years.

Mr. Giudici stated, "there's black mold in there, and it's getting in where they have their DVDs. If the mold gets into the paper books it'll wreak havoc. Plus, you've got public in there, and people are allergic to mold. Plus, if it gets in the electrical system, you just might burn the building down and you won't have to worry about a bid. Can they put tar up there or something to help with that a little bit? I don't know."

Mr. Seibel stated, "Is it a ballasted roof?" Ms. Hartman stated, "The one on the end has the rocks on it." Mr. Seibel stated, "so this might be able to be patched." Ms. Altman stated, "Karla already sent a text to Bert."

Ms. Hartman stated she needed a motion to approve advertisement of an Ordinance accepting the dedication to public use of the sanitary sewer line installed within the Nixon School / Cherry Meadows Development. Motioned by Mr. Castello, seconded by Ms. Sorcan.

All in favor

Motion carries (9-0)

Ms. Hartman stated she needed a motion to approve the Site Improvement Bond amount of \$490,008.86 to be provided by D.R. Horton for required development improvements upon individual lots in lieu of bonding by Flash Point Partners, LLC for the Nixon School Residential

Development Project; approval is contingent upon Flash Point Partners, LLC and D.R. Horton execution of the Second Amendment to the Developer's Agreement. Motioned by Mr. Castello, seconded by Ms. Meyers.

All in favor

Motion carries (9-0)

Mr. Castello stated, "Why wouldn't we make the bond just \$490,000 flat? Why'd we throw in an extra \$8 and eight-six cents?" Ms. Hartman stated, "because the way the bond calculation table works, there are percentages involved, and it's based on the completion of the work." Mr. Castello stated, "But I'm saying, why couldn't we still just do 490,000, because we're never going to pay them \$8.86." Ms. Hartman stated, "because we are being precise. Not practical."

All in favor

Motion carries (9-0)

Ms. Hartman stated she needed a motion to approve Bond Reduction No. 10 (Revised) submitted by Flash Point Partners, LLC reducing the Site Improvement Bond from \$829,791.45 to \$339,782.59 for the Nixon School Residential Development Project; approval is contingent upon Flash Point Partners, LLC and D.R. Horton execution of the Second Amendment to the Developer's Agreement and provision of the required bonding by D.R. Horton in the amount of \$490,008.86. Motioned by Ms. Sorcan, seconded by Mr. Castello.

All in favor

Motion carries (9-0)

Standing Committee Report – Finance

Mr. Castello motioned to approve the payment request from Acrisure Mid-Atlantic Partners Insurance Services, LLC for Actuarial Services from 01/01/2026 – 03/31/2026 for the Police Pension Fund in the amount of \$4,825.00 and the Non-Uniform Pension Fund in the amount of \$4,045.00 (to be paid from the respective Pension Trust Accounts). Seconded by Ms. Sedlak.

All in favor

Motion carries (9-0)

Mr. Castello stated, "The only other thing I have is just a reminder, we're doing a Finance Committee meeting April 6th at 7 p.m."

Standing Committee Report – Public Safety

Ms. Gazda stated she did not have any updates.

Mr. Dalfonso stated, "We had our police testing this weekend on Saturday. I just want to commend the Chief and the rest of the guys for coming in and putting that together. One of the only departments that I know of that puts their candidates through live scenarios. We had seven candidates go through some really good guys coming through, so we're gonna have some good choices."

Standing Committee Report – Public Works

Mr. Seibel stated, "wanted to thank them again for cleanup after the high winds and everything. They were out and about picking up branches and sweeping streets."

Environmental Committee (Sewer Committee and MS4 Updates)

Ms. Sorcan motioned to approve appointing Angela Wateska to Scott Township Environmental Advisory Council effective March 25, 2026 and expiring March 25, 2029. Seconded by Mr. Giudici.

All in favor

Motion carries (9-0)

Mr. Castello stated, "is she going to introduce herself? I do have a serious question to ask." Mr. Dalfonso stated, "did we do a background check on this candidate?" Ms. Wateska stated, "Hello. I am Angela Wateska, and I am here asking to be a member of the Environmental Advisory Council. When I was a commissioner, I revised the ordinance and brought back the council from when it was kind of dormant, so we brought it back."

Mr. Castello stated, "what do you have in mind?" Ms. Wateska stated, "at our next meeting we are going to have Penn State meeting with us. They are working with students to collect data in municipalities and develop local climate action plans for each municipality. Now, they're just going to meet with the council, and then Jane will then come to you and kind of explain, because it'll have to go through with your blessing and public comment to do this local climate action plan. So there's that, and another thing. I am wanting to do an ordinance for data centers. Because there's a good chance that a data center may never come in the township, but meaning to have an ordinance ahead of time, because if they come and we don't have anything, then it's too late. So we kind of have to be proactive about it."

Ms. Altman stated, "we actually just found out at our last meeting that Lennon Smith is already working on an ordinance for that. It's been on the radar of a lot of communities. The state association that's on our legislative protocol this year, and there's been a lot of thoughts about them, for sure." Mr. Castello stated, "in all seriousness, thank you for volunteering. I know you volunteered here for 4 years with us. Thank you. Appreciate it."

Parks, Recreation and Public Relations

Ms. Meyers motioned to accept the proposal from Acme Fireworks Company in the amount of \$12,800 for the July 4th fireworks display. Seconded by Mr. Castello.

All in favor

Motion carries (9-0)

Ms. Meyers stated, "the bunny breakfast is Saturday the 28th, 10:00 AM and 11:30 AM. If you are interested, reach out to Terrie Cavey."

Library Liaison Report

Mr. Giudici motioned to approve a proclamation recognizing National Library Week 2026. Seconded by Ms. Sorcan.

All in favor

Motion carries (9-0)

SHACOG

Mr. Seibel stated, "nothing for tonight."

Standing Committee Report – Administration

Ms. Altman stated she needed a motion to approve Resolution 1118-26 declaring Scott Township to be included in Allegheny County's Community Development Block Grant and HOME Investment Partnerships programs for 2027, 2028 and 2029. Motioned by Mr. Seibel, seconded by Ms. Gazda.

All in favor

Motion carries (9-0)

Conferences and Workshops

Ms. Altman stated, "we have nothing for tonight."

Public Comments on Items Not Listed on the Agenda

There were no public comments on the agenda.

Commissioner's Request

Ms. Gazda stated she did not have anything to add.

Ms. Sedlak stated, "just to wish everybody Happy Easter whatever that we'll be celebrating in the next two weeks, and our neighbors who have celebrated Ramadan. And just to remind residents that if they feel that they are in crisis and need help, that they should reach out to

their local congresspeople and get the assistance that they need, they've got case managers on that."

Mr. Dalfonso stated he did not have anything to add.

Ms. Sorcan stated, "I had a conference call today with PRT, with the representative of PRT, and Emily, who I guess does the service department for the new bus line plan, and I've made the case for the Lindsay Road bus. It doesn't look good, but they are going to review it again. I made a few points that made them stop and think, I don't know if that matters. But anyways just so people know, there are going to be events from March through May, that people could go and make comments, which I would urge the public that are interested in keeping this bus. And there's going to be a final draft that'll be completed by the end of the summer."

Ms. Sedlak stated, "So, I just want to make sure I understand you clearly. They are getting rid of the bus that goes down Lindsay Road." Ms. Sorcan stated, "the new bus will be D38 and it will go down Greentree Road, it will not go up Lindsay. It will continue going through West End, though." Mr. Seibel stated, "it'll serve about three quarters of a mile of Scott Township."

Ms. Sorcan stated, "I drove it today, so I said to the lady, I told her that, you know, the difference is a mile, which all you had to do was to take out one bus. I did the math on how many miles the bus drives. 56 miles is all you'd be saving, and you just take that one bus at one time, something not being used, you could go up there."

Mr. Seibel stated, "Yeah, the last time we talked to them, they were talking about putting it back on Swallow Hill to better serve Scott. It's clearly not in the plan either." Mr. Giudici stated, "they're going to do what they want to do."

Ms. Altman stated, "do you have the information on when they'll have meetings, or times where residents could get in touch with them?" Ms. Sorcan stated, "she wasn't specific, she just said there will be events from March through May." Ms. Altman stated, "I wonder if we could get the dates and put them on the Facebook page or something, and get the information out there on social media so that the residents are more aware of what's going on." Ms. Sorcan stated, "that way they won't, they're unaware and they won't be aware until the bus is gone."

Mr. Seibel stated he did not have anything to add.

Mr. Castello stated, "nothing and Eileen doesn't either."

Ms. Meyers stated she did not have anything to add.

Mr. Giudici stated he did not have anything to add.

Ms. Altman stated she did not have anything to add.

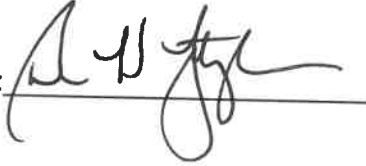
Adjournment

Ms. Altman stated that she needed a motion to adjourn the meeting. Motioned by Ms. Sedlak, seconded by Mr. Castello.

All in favor

Meeting adjourned at 8:02 PM. (9-0)

Attest:

A handwritten signature in black ink, appearing to be 'A. H. [unclear]', written over a horizontal line.