

**BOROUGH OF FRANKLIN PARK
BOROUGH COUNCIL REGULAR MEETING MINUTES
WEDNESDAY, JULY 20, 2022**

The regular meeting of the Borough Council of the Borough of Franklin Park was held on Wednesday, July 20, 2022 at 8:00 p.m. at the Municipal Building, 2344 West Ingomar Road, Pittsburgh, Pennsylvania 15237. The meeting was also held virtually via remote audio and video conferencing.

Council President John Parks called the meeting to order.

Pledge of Allegiance

Cathy Krummert called the roll:

COUNCIL MEMBERS:

Jiang Lipresent
Brian S. Malkinpresent via Zoom
Lucas R. Myslinski, Vice Presidentpresent
Uday Palledpresent
John P. Parks, Presidentpresent
Thomas C. Schwartzmier, Second Vice Presidentpresent
Junior Councilperson Jackie DiGiacomopresent
Mayor Dennis E. O’Keefepresent

BOROUGH ENGINEER:

Kevin Brett, Lennon, Smith, Souleret Engineering, Inc.present

SOLICITOR:

Robert Max Junker, Babst Callandpresent

STAFF:

Zach Brower, Recreation Program Directorpresent
Gary Bucuren, Superintendent of Public Works.....present
Cindy Crain, Finance Director/Borough Treasurer.....present
Rege Ebner, Borough Managerpresent
Walt Healy, Police Chief.....present
Cathy Krummert, Borough Secretarypresent
Tim Phillips, Building Inspector/Zoning Officer.....present

PRELIMINARY MATTERS

SPECIAL RECOGNITION FOR JACKIE DIGIACOMO, OUTGOING JUNIOR COUNCIL PERSON –

Mayor O’Keefe presented Miss DiGiacomo with a Certificate of Recognition for her service as the Junior Council Person from August 18, 2021 to July 20, 2022 and for encouraging the creation of a community garden. Mr. Chris Cap, Executive Director of the Pennsylvania State Association of Boroughs also presented Miss DiGiacomo with a Distinguished Junior Council Person Award.

APPOINTMENT OF SCOTT KLOES AS A FIRE POLICE OFFICER –

Mr. Junker summarized Resolution No. 1302-2022. Mr. Myslinski moved to adopt Resolution No. 1302-2022, appointing Scott Kloes as a Fire Police Officer for the year 2022 and providing for duties and control by the Chief of Police, seconded by Dr. Li and carried. Mayor O’Keefe administered the Oath of Office.

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PUBLIC COMMENTS

The following attended the meeting in person and commented:

Donna Skundrich, 3512 Washington Lane and Beth Wivell, 3510 Washington Lane – Voiced several health and safety concerns regarding steep slopes created by the Bliss Development and asked for the Borough's assistance to help resolve these issues.

Janet Sidor, 2348 Haven Drive – Discussed Lyme Disease and urged the Borough to look into options to help control ticks.

APPROVAL OF THE MINUTES – Dr. Li moved the minutes of the June 15, 2022 pre/post meeting, the June 15, 2022 regular meeting, and the July 6, 2022 work session, be approved, seconded by Mr. Palled and carried.

TREASURER'S FINANCIAL REPORT – Mrs. Crain summarized the June Treasurer's Financial Report. The General Fund revenues for the month of June totaled \$2,475,464.00. Year-to-date total revenues are \$6,100,450.00, which represents 58% of the 2022 total budget. The General Fund expenditures for the month of June totaled \$1,083,167.00. Year-to-date total expenditures are \$4,487,168.00, which represents 37% of the 2022 total budget. Mr. Schwartzmier moved the June Treasurer's Financial Report be accepted as read, seconded by Mr. Myslinski and carried.

POLICE REPORT – Mayor O'Keefe read the Police Report and activity report for the month of June 2022. The police responded to 645 calls for service. Mr. Schwartzmier recommended the Police Report be filed with the Police Secretary.

FIRE COMPANY REPORT - Mr. Myslinski read the Fire Company Report for June 2022. Mr. Myslinski indicated that the fire company responded to 31 calls for the month and the manpower for the month totaled 889 volunteer hours.

BUILDING INSPECTION REPORT - Mr. Phillips read the Building Inspection Report for June 2022. Mr. Phillips issued 25 permits and collected \$3,872.00 in fees. Total value of construction was \$516,832.00.

ANNOUNCEMENT OF EXECUTIVE SESSION – Mr. Parks announced that Borough Council held an executive session on July 6, 2022 to discuss the Bliss Development potential litigation, the Willow Ridge Development potential litigation, the Davies litigation, the Yochus litigation and a personnel matter, and an executive session was held on July 20, 2022 to discuss the Bliss Development potential litigation, the Summer Fields potential litigation and the Davies litigation.

OLD BUSINESS

None

NEW BUSINESS

APPROVAL OF THE BILLS – Mr. Schwartzmier moved Council authorize the payment of the bills, which have been reviewed and approved since the last meeting, seconded by Mr. Myslinski and carried.

PUBLIC HEARING, WETGO PRO CAR WASH, 2620 NICHOLSON ROAD, CONDITIONAL USE APPLICATION – Mr. Parks turned the meeting over to Mr. Junker to conduct a public hearing. Tracey Duncan, court reporter, was present to take a verbatim transcript of the hearing. Mr. Junker entered exhibits into the record and briefly reviewed the application. Mr. Chuck Stewart of GetGo reviewed the proposed plans for the car wash to be located at the corner of Route 910 and Nicholson Road and answered questions.

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The entrance to the car wash will be off Nicholson Road with multiple cars cuing through the car wash. All car washing will take place within the building. Vehicles may then choose to exit via the one-way exit on to Route 910 or drive around to use the self-serve free vacuums, air machines and mat cleaner. Vehicles may also choose to exit on to Nicholson Road in either direction. There will be parking outside the vacuum area for employees and others who may need to park. The applicant is working through the HOP permitting process with PennDOT. As part of the discussions with the Planning Commission, the applicant has reduced the number of vacuums, and they will install a sound barrier wall at the exit of the car wash to help mitigate sound coming from the automatic dryers inside the building. The applicant has also agreed to do a post construction sound study and provide additional mitigation if necessary. Mr. Josh Haydo, a traffic engineer with Wooster was also present to discuss the traffic flow and answer questions. The applicant will be installing a left hand turning lane for traffic traveling south on Nicholson Road to enter the car wash. Construction is expected to take 6-8 months depending on weather. There will be approximately a 50% reduction of the impervious surface once the facility is finished.

Mr. Schwartzmier moved to close the public hearing, seconded by Mr. Myslinski and carried.

Mr. Myslinski moved to approve Conditional Use Application CU-22-03-01 submitted by Giant Eagle Inc., for a proposed WetGo Pro Car Wash to be located at 2620 Nicholson Road in the M-2 zoning district, seconded by Mr. Palled. Mr. Myslinski moved to amend the motion to include the Building Inspector/Zoning Officer's Staff Report dated June 16, 2022, seconded by Mr. Palled. Dr. Li voted "No." The motion carried.

WETGO PRO CAR WASH, 2620 NICHOLSON ROAD, LAND DEVELOPMENT APPLICATION –

Mr. Junker summarized Resolution No. 1303-2022. Mr. Myslinski moved to adopt Resolution No. 1303-2022, granting preliminary and final Land Development approval for Land Development Application No. LPF-22-03-01, submitted by Giant Eagle Inc., for a proposed WetGo Pro Car Wash to be located at 2620 Nicholson Road in the M-2 zoning district, seconded by Mr. Schwartzmier. Dr. Li voted "No." The motion carried.

NICHOLSON HEIGHTS, 2425-1/2 NICHOLSON ROAD, SUBDIVISION APPLICATION –

Mr. Junker summarized Resolution No. 1304-2022. The applicant, Mr. Jonathan Teacoach was present. Mr. Schwartzmier moved to adopt Resolution No. 1304-2022, granting preliminary and final subdivision approval for Subdivision Application No. SPF-22-04-01, submitted by Jonathan Teacoach of JJT Holdings, LLC for Nicholson Heights, a 3-lot townhouse subdivision located at 2425-1/2 Nicholson Road in the M-1 zoning district, seconded by Mr. Myslinski. The motion carried.

AUTHORIZE SALE OF POLICE VEHICLE THROUGH MUNICIBID ONLINE AUCTION –

Mr. Junker summarized Resolution No. 1305-2022. Mr. Schwartzmier moved to adopt Resolution No. 1305-2022 declaring a 2017 Ford Interceptor SUV (last four digits of VIN # are 6682) as surplus personal property; declaring the estimated fair market value over \$2,000; authorizing the sale and disposition at public auction on Monday, August 22, 2022 at 12:00 p.m. prevailing local time on the Municibid Online Auction, (<https://municibid.com>), and directing the Secretary to advertise the sale, seconded by Mr. Myslinski and carried.

AUTHORIZE ADVERTISING FOR BIDS TO REPLACE THE FIRE ALARM SYSTEM –

Mr. Myslinski moved to authorize advertising for bids for the replacement of the Fire Alarm System in the Municipal Building and the Public Works Garage, seconded by Mr. Schwartzmier and carried.

ALLEGHENY COUNTY SNOW AND ICE AGREEMENT 2022-2025 –

Mr. Palled moved to authorize the execution of the Snow and Ice Agreement between the Borough and Allegheny County for the winter seasons of 2022/2023, 2023/2024 and 2024/2025, seconded by Dr. Li and carried.

HIRE ZACHARY BOWDEN AS A FULL-TIME PARKS LABORER –

Mr. Myslinski moved to ratify the hiring of Zachary Bowden as a full-time Parks Laborer at a rate of \$25.95/hour, effective June 20, 2022, seconded by Dr. Li and carried.

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RESIGNATION OF CHRISTINE HUWEART FROM THE RECREATION BOARD – Mr. Palled moved to accept the resignation of Christine Huweart from the Recreation Board effective June 26, 2022, seconded by Dr. Li and carried.

NORTHLAND LIBRARY THIRD QUARTER PAYMENT – Dr. Li moved the Treasurer's office be authorized to prepare a check in the amount of \$86,215.25 payable to Northland Library for the third quarter payment of 2022, seconded by Mr. Palled and carried.

OAK GROVE DEVELOPMENT, ENGINEER'S LETTER RECOMMENDING ACCEPTANCE OF PUBLIC IMPROVEMENTS – Mr. Schwartzmier moved to acknowledge receipt of the Borough Engineer's letter dated June 29, 2022 recommending that the Borough accept the public improvements in the Oak Grove Development as complete, and to direct the Solicitor to prepare the required maintenance agreement and ordinance, seconded by Mr. Myslinski and carried.

AUTHORIZE PURCHASE OF NEW ACCOUNTING SOFTWARE – Mr. Myslinski moved to authorize the purchase of Springbrook cloud-based accounting software at the following costs: Annual Product Pricing of \$12,094.20 and Estimated Professional Services of \$38,745, for a total cost of \$50,839.20, from Springbrook Holding Company, LLC, under Section 1402(d)(3) of The Borough Code pertaining to an exception for patented or copyrighted computer software, seconded by Mr. Palled and carried.

WILLOW RIDGE PLAN, DENY DEVELOPER'S REQUEST TO ACCEPT PUBLIC IMPROVEMENTS – Dr. Li moved to acknowledge receipt of the Borough Engineer's letter dated July 12, 2022, and to deny the request made by the FP Rochester, LLC for the Borough to accept the dedicated public improvements in the Willow Ridge Plan, seconded by Mr. Palled and carried.

WILLOW RIDGE PLAN, SUBDIVISION PERFORMANCE BOND REDUCTION – Mr. Palled moved Subdivision Performance Bond No. 800036016 in the amended amount of \$48,140.00 for the Willow Ridge Plan, be reduced by \$35,680.00 leaving a balance of \$12,460.00, in accordance with the letter from LSSE dated July 12, 2022, seconded by Mr. Schwartzmier and carried.

BOROUGH MANAGER – Thanked Jackie for her year of service and for persevering with the community garden. He wished her the best of luck in the future. He also announced the Scholarship Golf Outing and noted that space is still available.

SOLICITOR – Wished Jackie the best of luck.

MAYOR O'KEEFE – Wished Jackie the best of luck and noted that she worked hard on the community garden.

MR. PALLED – Thanked Jackie for her efforts and wished her the best of luck in her future endeavors.

MR. MALKIN – Thanked Jackie and noted that her work on the community garden was tremendous.

MR. MYSLINSKI – Thanked Jackie for her involvement and noted that it was a pleasure working with her.

DR. LI – Congratulated Jackie and asked her to come back and visit.

MR. SCHWARTZMIER – Thanked Jackie and noted that it would be great to hear from her in four years to see if she has accomplished or exceeded her plans.

BOROUGH ENGINEER – Wished Jackie good luck.

CHIEF OF POLICE

- Wished Jackie good luck with her future endeavors.

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SUPERINTENDENT OF PUBLIC WORKS

- Wished Jackie the best of luck for the future.

RECREATION PROGRAM DIRECTOR

- Wished Jackie good luck.
- The Night Out will be held on Tuesday, August 2nd.

FINANCE DIRECTOR/TREASURER

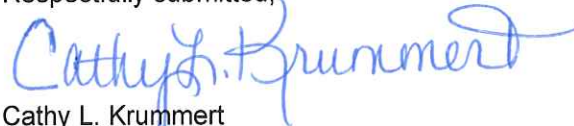
- Congratulated Jackie and wished her a great first year at school.

JACKIE DIGIACOMO, JUNIOR COUNCILPERSON - Miss DiGiacomo thanked everyone for making this a great year. She learned how local government functions and she was able to see how vital the Council is in making Franklin Park the place it is today. She met some great people and got to see all of the things that go into a great election day. She also fulfilled her dream of making a community garden.

COMMENTS FROM THE FLOOR - None

MOTION TO ADJOURN – Mr. Myslinski moved to adjourn the meeting, seconded by Mr. Palled and carried. The meeting adjourned at 9:07 p.m.

Respectfully submitted,



Cathy L. Krummert
Borough Secretary

Audience Present - 17 (17 in person/0 virtual)