REGULAR COUNCIL MEETING

MUNICIPAL COUNCIL CHAMBERS

November 09, 2026 at 7:30 PM

Roll Call

Pledge of Allegiance

Chair Announcements

Reports of Officials

Library Director

Police Chief

Fire Chief

Manager's Report

Mayor's Report

Residents' Comments – Non-Agenda Items

Residents' Comments – Consent Agenda

Consent Agenda

Motion: I move to approve the following items A-N under the Consent Agenda of November 9, 2026.

A. Approval of the 10-12-26 Regular Council Meeting Minutes

Approval of the 10-12-26 Regular Council Meeting Minutes.

B. Approval of the 10-12-26 Public Hearing Meeting Minutes - Vape Shops

Approval of the 10-12-26 Public Hearing Meeting Minutes.

C. Bethel Trails Residential Development Bond Reduction Request #13

Approval of Bond Reduction #13 for the Bethel Trails residential development in the amount of $214,302.00.

D. Cool Springs Retail Development Letter of Credit Reduction - Final

Approval of Bond Reduction (Final) and release of the Irrevocable Letter of Credit for the Cool Springs retail development in the amount of $36,025.00.

E. Floor & Décor Development Bond Release - Final

Approval of the full release of the performance bond that was issued for the Floor & Décor Store development at 3000 Oxford Drive.

F. St. Thomas More Housing Parking Lot Expansion Bond Reduction Request #2 - Final

Approval of Bond Reduction #2 (Final) for the St. Thomas More Housing parking lot expansion project in the amount of $145,926.00.

G. Zoning Hearing Board (ZHB) - Legal Fees

1. Approval of Invoice #1581867 from Babst Calland Attorneys at Law for legal fees in the amount of $88.50 from the General Budget line item 405-424.

2. Approval of Invoice #1276890 from Steptoe & Johnson Attorneys at Law for legal fees in the amount of $450.00 from the General Budget line item 405-424.

H. 2026 Storm Sewer Repair Contract

1. Approval of Change Order #5 for an increase to the contract price in the amount of $29,500.00 from Roto Rooter Service Co. for storm sewer repairs.

2. Approval of Pay Application #5 from Roto Rooter Service Co. in the amount of $49,281.25 from the Storm Repair Capital Budget line item 06-430-753-2601 for storm sewer repairs.

I. 2026 Storm Sewer CCTV & Cleaning Contract

Approval of Pay Application #3 from Roto Rooter Service Co. in the amount of $11,868.75 from the Storm MS4 Budget line item 06-430-753.

J. Wade Trim Payments – Engineering Services

Approval of the payment for Invoice #5009776 from Wade Trim in the amount of $14,937.50, payable from the Sewer Fund line item 429-845, for engineering services completed on the Rt. 88 Hydraulic Restriction Project.

K. MuniCity 5 Software Invoice - Phases 4 & 5

Approval of payment to ICC CDS, LLC in the amount of $14,335.50, from the Capital Budget line item 06-416-542-2025 for work related to Phases 4 & 5 of the Municity 5 software upgrade.

L. 2026 Sanitary Sewer Projects

1. Approval of Change Order #1 to the 2026 Sanitary Sewer Repair Project from Roto Rooter Services Co. for an increase to the contract price in the amount of $30,875.00.

2. Approval of Pay Application #3 from Roto Rooter Services Co. in the amount of $98,780.50 from the Sewer Fund, line items 429-373 and 429-845, for work on the 2026 Sanitary Sewer Lining Project.

M. Community Center Partitions - Pay Application #1

Approval of Pay Application #1 from Compu-Site Technologies, Inc. in the amount of $45,234.00 from the Capital Budget line item 402-357-2026 for work on the installation of new partitions at the Community Center.

N. Purchase of Spring Commodities

Approval to purchase spring commodities from Walker Supply in the amount of $12,138.00 for field seed mix, fertilizer, and weed killer from the General Budget line item 01-451-552.

Bills and Payrolls

A. Bills and Payrolls

Motion: I move to approve Bill List 20261109 in the amount of $5,059,791.29.

Residents' Comments – General Policy and Finance Items

General Policy and Finance Items

A. Summer Spectacular Fireworks Bid Acceptance

Motion: I move to approve the proposal from Zambelli Fireworks for a three-year contract for the Summer Spectacular Fireworks in the amount of $106,500.00 over the term of the contract, to be held on the last Saturday in June from 2027 through 2029.

B. FirstEnergy Pennsylvania Electric Company Street Light Agreement

Motion: I move to approve the Street Light Agreement with FirstEnergy Pennsylvania Electric Company for a ten-year agreement regarding LED streetlight replacements.

C. AvidXchange Service Agreement for Electronic Invoicing

Motion: I move to approve a Service Agreement with AvidXchange in the amount of $8,370 for a twelve (12) month service subscription to purchase financial software that will complement our present software to provide electronic invoicing, payment processing, and invoice approvals.

D. Agenda Software Contract Agreement

Motion: I move to approve a contract agreement with CivicPlus for agenda software in the amount of $22,067.50 over the three-year contract.

E. Property Database Sharing Agreement and Resolution 11-9-26A

Motion: I move to approve **Resolution 11-9-26A**, adopting the Property Database Sharing Agreement with the County of Allegheny to integrate County data with the new MuniCity5 software.

F. Ordinance 11-30-26A Wage and Salary Ordinance 2027

Motion: I move to approve the advertisement and display of **Ordinance 11-30-26A** Wage and Salary Ordinance to provide wages for management, supervisory, and other confidential employees.

G. Ordinance 11-30-26B Approval of 2027 Fiscal Year Budget

Motion: I move to approve the advertisement and display of **Ordinance 11-30-26B** the 2027 Fiscal Year Budget for all funds and special purposes.

H. Ordinance 11-30-26C Earned Income Tax Collection

Motion: I move to approve the advertisement and display of **Ordinance 11-30-26C** for the collection of Earned Income Taxes established by the Ordinance in order to obtain revenue in the amount of $16,315,000.00 by levying a tax of one and one quarter (1.25) percent.

I. Ordinance 11-30-26D Real Estate Rate

Motion: I move to approve the advertisement and display of **Ordinance 11-30-26D** fixing the tax rate for the Municipality of Bethel Park for fiscal year 2027 in the sum of _____ Mills on each dollar of assessed valuation for general municipal purposes, and .34 Mills of each dollar of assessed valuation to fund the Bethel Park Volunteer Fire Company.

Residents' Comments – Health, Safety and Welfare Items

Health, Safety and Welfare Items

Residents' Comments – Planning and Zoning Items

Planning and Zoning Items

A. Adaptive Reuse Ordinance 11-9-26A

Motion: I move to approve **Ordinance 11-9-26A,** "an Ordinance of the Municipality Of Bethel Park, Allegheny County, Pennsylvania, Amending Chapter 69 ("Zoning"), Article II ("Rules And Definitions"), Section 69.8 ("Definitions") to add a definition for "Adaptive Reuse," and amending Article XXIII ("Requirements For Conditional Uses") to add a new Section 69.92 ("Adaptive Reuse Of Qualifying Buildings") to establish a Conditional Use Framework for the Adaptive Reuse of Certain Existing Buildings, including qualifying hotel, office, motel, and/or lodging facilities in the C-3 Professional-Service District and certain former public, semipublic, institutional, religious, educational, and civic buildings in all zoning districts."

B. Bethel Trails Amendment to Easement Agreement

Motion: I move to approve the First Amendment to the Easement Agreement between Bethel Trails Developers LLC and the Municipality of Bethel Park for the sewer lines within the rights-of-way of Bethel Trails Drive, Limestone Drive, and Boulder Drive.

Residents' Comments – Public Works and Maintenance Items

Public Works and Maintenance Items

A. Rare Earth Chloride Bid Acceptance - WWTP

Motion: I move to accept the low bid from Univar in the amount of $0.617 per pound for a total annual price of $190,649.05 to supply rare earth chloride to the Wastewater Treatment Plant.

Adjournment