



PUBLIC HEARING

REZONING REQUEST BY GRAHAM/ROSI/BRISSELLI FOR PROPERTIES AT 3122 THRU 3132 WASHINGTON PIKE FROM R-2 SUBURBAN RESIDENTIAL TO C1 LIMITED COMMERCIAL.

Commissioner Horowitz – I have dealt with many zoning issues since I took this position and I will restate the fact that I think that a comprehensive rezoning is called instead of changing bits at a time. All the residents could come in and speak in a more orderly fashion. I will be talking with the township staff to see if that is possible. I also brought up recently the idea of trying to form an economic development committee, maybe with the school district. It is in a very preliminary stage and I don't know if it is going to happen or not. Resident concerns of how things are being developed can be handled in a more productive way and the residents and the community can be taken into account.

REGULAR BOARD OF COMMISSIONERS MEETING

The meeting was called to order by Commissioner Horowitz at the South Fayette Township Building, Morgan, PA 15064.

PRESENT: CARDILLO, PITETTI, HOROWITZ, RODI, MALOSH (7:39)

ALSO PRESENT: Township Solicitor: Jonathan Kamin; Township Manager: Ryan Eggleston; Township Administrative Assistant: Peggy Patterson

PLEDGE OF ALLEGIANCE

CITATION PRESENTED BY STATE REPRESENTATIVE JASON ORTITAY

Representative Jason Ortitay presented a citation on the behalf of the House of Representatives. On April 13, South Fayette was honored by the Governor's Center for Local Government Services and Department of Community and Economic Development. South Fayette received the award for Excellence in the category "Information Technology". I just wanted to say congratulations and wish you guys much continued success in the future.

ELECTED OFFICIAL TRAINING FOR STORMWATER MANAGEMENT (MS4) BY LSSE

Ryan Eggleston – It is my pleasure to welcome Kevin Brett from LSSE. We continue our never ending process of MS4 compliance. He will be giving a little bit of training to board and residents.

Kevin Brett put on a presentation explaining about MS4 and how to be compliant.

PUBLIC COMMENT

Bob Fryer said if they say they want to build an Alpine Road exit on I79 over to Rt. 19 as a solution, whatever you do, don't let that occur. If you do that you will be redirecting 75% of the people out of the South Fayette business district.

CORRESPONDENCE

A. TASK FORCE LETTER

Mr. Eggleston – We have been meeting with PennDOT and the other members of the traffic task force. PennDOT asked for a letter to show the funding for the Rt. 50 road improvements along with the bridge widening and this is a copy of the letter that shows our commitment, which was budgeted and approved by the board. The \$587,500.00 includes the money that was budgeted from the Green Light Go application. We are still waiting to hear word from PennDOT, along with \$200,000.00 that the township budgeted. Bridgeville Borough has committed \$200,000.00 as well and we are in discussions with Upper St. Clair, Collier and Scott to try to share funding.

B. LETTER FROM HUNTING RIDGE CSA

Mr. Eggleston – This is related to some of the ongoing traffic issues they have. They have asked for assistance from the township and our police department related to some of the issues in Hunting Ridge. We do patrol this area but they do have a large amount of private roads.

C. AGENDA FOR EAC, PLANNING COMMISSION AND ZONING HEARING BOARD

CONSENT CALENDAR ITEMS

A. APPROVAL OF MINUTES

It was moved by RODI and seconded by PITETTI with all members present voting AYE to approve the minutes from the April 13, 2016 meeting.

B. PAYMENT OF THE BILLS

It was moved by PITETTI and seconded by RODI to pay the April 2016 bills. All members present voted AYE to the motion.

C. MARCH FINANCIALS

D. MONTHLY POLICE REPORT

E. TAX COLLECTOR MONTHLY REPORT

It was moved by RODI and seconded by PITETTI to accept the March Financials, the monthly police report and the tax collector monthly report. All members present voted AYE to the motion.

OLD/UNFINISHED BUSINESS

NEW BUSINESS

A. DISCUSS AND CONSIDER THE APRIL TAX REFUND LIST

Mr. Eggleston – These are from the tax collector and staff would recommend approving the refunds from the April tax refund list.

It was moved by CARDILLO and seconded by PITETTI to approve the April tax refund list. All members present voted AYE to the motion.

B. DISCUSS AND CONSIDER HIRING PATROLMAN COLLIN GRIFFITH FULL-TIME

Mr. Eggleston – Collin (Griffith) has reached his one-year probation anniversary and after talking with the Chief (John Phoennik), there is no doubt about recommending him to full-time status as a patrolman.

Commissioner Horowitz – I have some personal experience dealing with him (Collin) and Benney and I think they are both huge assets to the township.

It was moved by PITETTI and seconded by RODI to approve hiring patrolman Collin Griffith full-time. All members present voted AYE to the motion.

C. DISCUSS AND CONSIDER HIRING PATROLMAN MICHAEL BENNEY FULL-TIME

It was moved by MALOSH and seconded by PITETTI to approve hiring patrolman Michael Benney full-time. All members present voted AYE to the motion.

D. DISCUSS AND CONSIDER HIRING MARKUS BUCHANAN AS A PATROLMAN ON PROBATION

Mr. Eggleston – Included in this year's budget was the cost of hiring a new police officer. Chief Phoennik worked through the Civil Service process and Markus Buchanan passed

both the medical and psychological testing. The Chief and I would recommend hiring him on a one-year probation.

It was moved by PITETTI and seconded by MALOSH to approve hiring Markus Buchanan as a patrolman on probation. All members present voted AYE to the motion.

E. DISCUSS AND CONSIDER RESOLUTION 6 OF 2016 – RECORDS DISPOSITION

Mr. Eggleston – Resolution 6 of 2016 deals with a specific resolution related to establishing the PA Historical Museum Commission guidelines for record destruction as is standard protocol for local government. LaVerne Diggs, a staff member was instrumental in guiding us in the destruction and discarding of paperwork no longer needed. Resolution 6 is just adopting the commission’s guideline for records retention and disposition.

It was moved by MALOSH and seconded by RODI to approve Resolution 6 of 2016 – Records Disposition. All members present voted AYE to the motion.

F. DISCUSS AND CONSIDER RESOLUTION 7 OF 2016 – DISPOSITION OF SPECIFIC RECORDS

Mr. Eggleston – Resolution 7 deals with destruction of specific records in accordance with those guidelines, we are required to list the records to be destroyed.

It was moved by MALOSH and seconded by RODI to table Resolution 7 of 2016 - the disposition of specific records as stated in the resolution until next month. All members present voted AYE to the motion.

G. DISCUSS AND CONSIDER RESOLUTION 8 OF 2016 – BERI CONDEMNATION

Mr. Eggleston – This is related to property that Mr. Beri owns on Morgan Hill Road adjacent to Treveskyn Park. This authorizes the township to proceed in moving forward to acquire that property. We hope to come to an amicable resolution with Mr. Beri.

It was moved by PITETTI and seconded by RODI to approve Resolution 8 of 2016 – Beri Condemnation. All members present voted AYE to the motion.

H. DISCUSS AND CONSIDER RESOLUTION 9 OF 2016 – VALENTINO CONDEMNATION

Mr. Eggleston – This is a similar resolution for a separate property. This property is located on Cherry Street, adjacent to Morgan Park. This would allow us to move forward with the acquisition of this property with the hopes of coming to an amicable agreement.

It was moved by PITETTI and seconded by MALOSH to approve Resolution 9 of 2016 – Valentino Condemnation. All members present voted AYE to the motion.

I. DISCUSS AND CONSIDER THE SOUTHERN BELTWAY CUL-DE-SAC WAIVER REQUEST

Mr. Eggleston – We received this request Michael Baker on behalf of the Turnpike Commission. They have requested a waiver based on the length of the cul-de-sac that will be created when the beltway comes in. This was always part of the plan on Cecil-Sturgeon Road.

Mike Benton – If it is approved, I would recommend it be conditioned on them submitting a signage plan so we can make sure it is properly marked.

Jonathan Kamin asked if they will need to come in with signage and construction plans, and was told by Mike Benton that they would have to submit those plans.

It was moved by RODI and seconded by MALOSH to approve the Southern Beltway cul-de-sac waiver request. All members present voted AYE to the motion.

Mike Benton – Construction within South Fayette should start next March with the bridge over Rt. 50.

J. DISCUSS AND CONSIDER REZONING REQUEST BY GRAHAM/ROSI/BRISSELLI FOR PROPERTIES AT 3122 THRU 3132 WASHINGTON PIKE FROM R-2 SUBURBAN RESIDENTIAL TO C1 LIMITED COMMERCIAL

It was moved by RODI and seconded by PITETTI to table the rezoning request by Graham/Rosi/Briselli for properties at 3122 thru 3132 Washington Pike from R-2 suburban residential to C1 limited commercial to the June meeting. All members present voted AYE to the motion.

K. DISCUSS AND CONSIDER F-06-16 PINNACLE POINTE PLAN NO. 2, FINAL MAJOR SUBDIVISION PLAN, OLD OAKDALE ROAD, ZONED R-2

Mr. Eggleston – This is the old Sray property.

Terry Bove – On behalf of the Old Oakdale Associates, as Ryan indicated, we are here tonight for final approval for phase 2 and phase 3. We have been through the Planning

Commission and we got approval, subject to the engineer's letter. We are requesting one modification for phase 2 and one modification for phase 3 and it pertains to the placement of concrete monuments. Phase 2 will be starting in June or July and phase 3 will begin depending on sales.

It was moved by PITETTI and seconded by RODI to approve F-06-16 Pinnacle Pointe Plan No. 2, final major subdivision plan, Old Oakdale Road, Zoned R-2. All members present voted AYE to the motion.

L. DISCUSS AND CONSIDER F-07-16 PINNACLE POINTE PLAN NO. 3, FINAL MAJOR SUBDIVISION PLAN, OLD OAKDALE ROAD, ZONED R-2

It was moved by PITETTI and seconded by RODI to approve F-07-16 Pinnacle Pointe Plan No. 3, final major subdivision plan, Old Oakdale Road, Zoned R-2. All members present voted AYE to the motion.

M. DISCUSS AND CONSIDER SP-01-16 MULTIPURPOSE FIELDS – BOY'S HOME PARK, SEMINARY ROAD, ZONED CD-1

Mr. Eggleston – These are related to the development of the Boys Home Property for multipurpose fields.

Mike Benton – It has been through the Planning Commission and they are comfortable with the design features. It is for three fields and the associated parking that goes with it. It allows for future expansion also.

It was moved by PITETTI and seconded by MALOSH to approve SP-01-16 Multipurpose Fields – Boy's Home Park, Seminary Road, Zoned CD-1. All members present voted AYE to the motion.

N. DISCUSS AND CONSIDER ADVERTISING BIDS FOR BOY'S HOME MULTIPURPOSE FIELDS

Mr. Eggleston – We are still working with JT Sauers and tweaking, particularly on the budgetary issues related to the fields. I am not certain we will have the bids for the June meeting because we are still trying to comb over the budget numbers, if we have to break it into phases, we will.

It was moved by PITETTI and seconded by RODI to approve advertising bids for Boy's Home Multipurpose Fields. All members present voted AYE to the motion.

O. DISCUSS AND CONSIDER ADVERTISING DRAFT ORDINANCE AND AGREEMENT FOR TOWNSHIP 401A PLAN

Mr. Eggleston – These next two items are related to some housekeeping items on my list to try and move our 401A plan and our 457 plan. The 401A plan is our pension plan for administrative employees. It is a defined contribution plan and we are looking to move it to a different company called ICMARC, which is specifically designed for municipality governments. This just gets the ball rolling to prepare the draft ordinance.

It was moved by MALOSH and seconded by RODI to approve advertising the Draft Ordinance and Agreement for Township 401A Plan. All members present voted AYE to the motion.

P. DISCUSS AND CONSIDER ADVERTISING DRAFT ORDINANCE AND AGREEMENT FOR TOWNSHIP 457 PLAN

It was moved by MALOSH and seconded by RODI to approve advertising the draft ordinance and agreement for the township 457 plan. All members present voted AYE to the motion.

Q. DISCUSS AND CONSIDER ADVERTISING BIDS FOR SYGAN ROAD STORM SEWER PROJECT

Mr. Eggleston – Thanks to our Public Works Department, we have been working on a grant application with the conservation district and the state road and gravel program. We just received notification that we were selected as one of the grant recipients for the program and we will be receiving over \$200,000.00 for a bridge and some road replacement for the top of Sygan Road. We are hopeful to have the bids back for the June meeting.

Mr. Benton – That is two separate contracts. One is to replace the culvert and the other one would be to reconstruct that section of Sygan Road to meet the new elevations.

It was moved by PITETTI and seconded by MALOSH to approve advertising bids for Sygan Road storm sewer project. All members present voted AYE to the motion.

R. DISCUSS AND CONSIDER ADVERTISING BIDS FOR STAR CITY DEMOLITION

Mr. Eggleston – We are still working on this so I would like to recommend to the board to table this until June.

It was moved by RODI and seconded by MALOSH to table advertising bids for Star City demolition until June. All members present voted AYE to the motion.

S. DISCUSS AND CONSIDER RESOLUTION 10 – FEE SCHEDULE RESOLUTION

Mr. Eggleston – Resolution 3 of 2016 had the majority of our updates and this is just cleaning up two items. One is a couple of minor grammatically items that we found and the second is related to the sports tournaments held by the associations. We have modified it to having a refundable deposit instead of a fee. The version on the agenda is not converted correctly.

It was moved by MALOSH and seconded by RODI to table Resolution 10- Fee Schedule Resolution. All members present voted AYE to the motion.

Commissioner Horowitz – At this point, we usually do liaison reports. I have a suggestion since we are no longer doing workshop meetings. Some of the board members may have issues that are not on the agenda and we haven't had time to raise prior to the meeting. So prior to the liaison reports, could we maybe put time for board discussion about issues that are important to the board? In that regard, we have been meeting with the school district and we are going to try to work closer to the school board as far as economic development. I think it is important to maybe consider some sort of economic development committee that would look at the issues a little differently than the Planning Commission just looking to see if it meets the township criteria. I also think the rezoning issues should be done on some kind of a schedule.

LIAISON REPORTS

CARDILLO – I attended the SF Fire Department Gun Bash on Saturday which was sold out and a very nice turnout. The Sturgeon HOA is up to about 50 members.

HOROWITZ – I did go to the 7 Springs Conference with Commissioner Rodi and I would recommend it to any commissioner. I am excited we have a new police officer coming on the force.

MANAGER'S REPORT

A. BOND REFINANCE UPDATE

Mr. Eggleston – I am continuing to work on the bond refinancing. We talked about record retention which is a step in the right direction. I would like to thank La Verne for working on the recent state law relating to contact with children and the new laws relating to that. She coordinated a meeting with the four fire chiefs, and is working on the staff, including the summer help, going through this process. Kevin Brett was here earlier, we do continue to work on the public works building moving to Treveskyn Park and hope to have more information in the near future. One last item is the issues we are having with our office copier. We would like to ask the board to consider approving a new copier not to exceed \$13,000.00. The last one we purchased cost over \$20,000.00 and was bought in 2008. I would ask the board to approve using funds from the capital fund to purchase a copier not to exceed \$13,000.00. I also have a couple personnel, one legal, and one property item to discuss in Executive Session.

It was moved by PITETTI and seconded by RODI to approve purchasing a copier not to exceed \$13,000.00 to be paid out of the capital fund. All members present voted AYE to the motion.

SOLICITOR'S REPORT

Mr. Kamin – We received from Judge James last week determining the changes we made to the ordinance where we reduced the setbacks at the hearing on the zoning ordinances were substantial changes and should have been advertised for a new public hearing. My recommendation would be that we advertise the oil and gas ordinance that we passed in 2015 for a public hearing for our June meeting.

It was moved by MALOSH and seconded by PITETTI to advertise for a public hearing for the Oil & Gas Ordinance.

ROLL CALL:

CARDILLO – NO

PITETTI, HOROWITZ, RODI, MALOSH – YES

Motion Passes 4:1

Mr. Kamin – I also have two items for Executive Session. One is the Aloe condemnation and the second is the potential settlement of the Kosky litigation.

PUBLIC COMMENT*

EXECUTIVE SESSION

It was moved by PITETTI and seconded by RODI to adjourn to Executive Session, possibly to return. All members present voted AYE to the motion.

ADJOURNMENT

It was moved by PITETTI and seconded by RODI to adjourn. All members present voted AYE to the motion.

Ryan Eggleston, Township Manager

Joseph Horowitz, President

Date

Date