



**REGULAR BOARD OF COMMISSIONERS MEETING**

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

**PRESENT: CARDILLO, PITETTI, RODI**

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

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENT**

**CORRESPONDENCE**

**A. LETTER FROM BOY SCOUTS OF AMERICA**

Mr. Eggleston – We received this note of thanks for John Kanaskie, an employee under Mike Benton, who spent his vacation volunteering for the Boy Scouts. His son is currently working to become an Eagle Scout.

**B. NOTICE OF DETERMINATION OF TAX STATUS**

Mr. Eggleston – We received these items from the county related to both the Turnpike and the Watson Institute and their tax statuses.

**C. REP. ORTITAY – SENIOR HEALTH EXPO**

Mr. Eggleston – This is a reminder that the Rep. Jason Ortitay will sponsor the 2<sup>nd</sup> Annual Health Expo to be held September 28<sup>th</sup> from 9:00 AM to 12:00 PM. It is free to all senior citizens.

**D. NOTICE OF 2016 DISTRESS DETERMINATION FROM THE PUBLIC EMPLOYEE RETIREMENT COMMISSION**

Mr. Eggleston – We received this notice relating to our distress determination. We have to fill out paperwork and send it back to them. We have received a distress score of 1 and this deals with the money in our pension plans.

**E. KNIGHTS OF COLUMBUS SEPT. 11 CEREMONY**

Mr. Eggleston – Every year we get this invitation from the Knights of Columbus pertaining to the September 11 ceremony. If any of the board members might be interested in attending, after checking your schedules, please let me know. It is going to be held in the Holy Child church this year. If no one is able to attend, either myself, Chief John Phoennik, or one of the Police officers will attend.

#### F. ALLEGHENY COUNTY – RABIES BAIT

Mr. Eggleston – This is just an informational item from the county pertaining to bait they are putting out to help rid the county of rabies.

Commissioner Pitetti – I think we need to get the word out since I heard on the news the other day about an attack from a rabid coyote. Most coyotes will move away from you but there is a danger.

#### G. ALCOSAN’S OPEN HOUSE

Mr. Eggleston – Alcosan’s open house is scheduled for September 17, 2016 from 9:00-4:00.

#### CONSENT CALENDAR ITEMS

##### A. APPROVAL OF MINUTES

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

##### B. PAYMENT OF THE BILLS

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

##### C. MONTHLY POLICE REPORT

#### OLD/UNFINISHED BUSINESS

##### A. DISCUSS AND CONSIDER AWARDDING BIDS RELATED TO THE MULTI-PURPOSE FIELDS AT SEMINARY AVENUE

Mr. Eggleston – We rebid this project from last month to separate out the fencing. We are pleased with the overall results. We have 5 different bidders for the overall project except for the fence work, which we received one bid for. Our low bidder, including alternate 3 & 4, which is the paving of pedestrian walkways, aggregate paving of the overflow parking lot, as well as the fencing down below, we came in at 1.7 million dollars. Mike Benton, Paula Simmons and myself would recommend awarding a contract with R & B Contracting in the amount of \$1,564,508.40, which would include alternate 3, bituminous

paving of a pedestrian walkway and alternate 4, for the aggregate paving of the overflow parking lot. Staff and I would recommend not accepting the bids additions of the bituminous paving of the parking lots 1 and 2 and the whole roadway. We would recommend we include those two paving areas for the parking lot and the roadway in our 2017 annual paving program. The fields are expected to be open in September of 2017. My recommendation would be that this project be funded with \$450,000.00 from our capital reserve, \$350,000.00 from our park improvement fund and 1 million from the Star City account. That is an allowable use of those funds.

It was moved by CARDILLO and seconded by RODI to award the bid for the multi-purpose fields at Seminary Avenue to R & B Contracting for the amount of \$1,564,508.40 subject to final approval with the staff and the solicitor, confirmation of insurance, bonds, etc. All members present voted AYE to the motion.

It was moved by RODI and seconded by CARDILLO to award the bid for the fence to Allegheny Fence Co. for \$136,280.00, subject to final approval with the staff and solicitor, confirmation of insurance, bonds, etc. All members present voted AYE to the motion.

**B. DISCUSS AND CONSIDER AUTHORIZING VIA RESOLUTION 14 OF 2016 APPOINTMENT OF PROFESSIONAL SERVICES FOR THE PURPOSE OF REFINANCING THE TOWNSHIP GENERAL OBLIGATION BONDS OF 2009.**

Mr. Eggleston introduced Alisha Reese from Janney Montgomery Scott who put on a presentation of the two different options of refinancing the township GO Bonds of 2009: One for the back end, shaving off over four years on the payments, and one for the front end, which would give us cash to be used on the Public Works garage project.

Mr. Eggleston – I would recommend the first option, which is to go with the back end savings and pay off the bonds earlier. I would recommend using the money in the Star City account to build the Public Works garage rather than taking it out of the refinance.

Wayne Gerhold discussed the bonds and what needed to be used for other capital projects in the township. Under the treasury regulations, you should use the money for other capital projects. He further discussed the process of refinancing the bonds.

It was moved by RODI and seconded by CARDILLO to approve Resolution 14 of 2016 and the appointment of professional services for the purpose of refinancing the township General Obligation bonds of 2009. All members present voted AYE to the motion.

**NEW BUSINESS**

**A. DISCUSS AND CONSIDER SETTING THE TRICK OR TREAT DATE AND TIME FOR MONDAY, OCTOBER 31<sup>ST</sup> FROM 6:00-8:00 PM**

Mr. Eggleston – Traditionally we have held trick-or-treating on Halloween, October 31<sup>st</sup> from 6:00 - 8:00 and, it has worked well in the past.

It was moved by RODI and seconded by CARDILLO to set the Trick or Treat date and time for Monday, October 31<sup>st</sup> from 6:00-8:00 PM. All members present voted AYE to the motion.

**B. DISCUSS AND CONSIDER APPROVING THE 2017 BUDGET SCHEDULE**

Mr. Eggleston – I just wanted to go over the proposed budget schedule and get it approved by the board. (He went over the schedule.)

It was moved by RODI and seconded by CARDILLO to approve the 2017 budget schedule. All members present voted AYE to the motion.

**C. DISCUSS AND CONSIDER APPOINTING A NEW TRAFFIC ENGINEER AS OFFICIAL CONSULTANT TO THE TOWNSHIP**

Mr. Eggleston – We have been trying to find a replacement for PV Sheffler for traffic engineering who we have worked with for at least the past five years. They are getting out of the traffic engineering end of the business. We received five interested firms that applied to serve as our traffic engineer. Mike Benton and I sat through interviews with four firms, all from the Pittsburgh region, and after that process, it is our pleasure to recommend approving Mike Haberman and Gateway Engineers as our traffic consultant. We also recommend appointing Trans Associates as an alternate traffic engineer where there might be a conflict that arises.

It was moved by CARDILLO and seconded by RODI to table appointing the new traffic engineer as official consultant to the township. All members present voted AYE to the motion.

**D. DISCUSS AND CONSIDER AUTHORIZING THE TOWNSHIP MANAGER TO SELECT EITHER HDH OR ARTHUR GALLAGHER FOR INSURANCE SERVICES THRU 10/2017**

Mr. Eggleston – We asked for quotes from several different insurance companies. Both of these companies have South Fayette residents who work for them. We are trying to be as competitive as possible.

Commissioner Pitetti asked if Mr. Eggleston wanted approval to pick the best option for the township and was told yes.

It was moved by RODI and seconded by CARDILLO to approve authorizing the township manager to select either HDH or Arthur Gallagher for insurance services thru 10/2017. All members present voted AYE to the motion.

E. DISCUSS AND CONSIDER HIRING A FULL-TIME COMMERCIAL CODE INSPECTOR

Mr. Eggleston – Could we possibly table this item until after executive session?

It was moved by CARDILLO and seconded by RODI to table the hiring of a full-time commercial code inspector until after Executive Session. All members present voted AYE to the motion.

F. DISCUSS AND CONSIDER PRELIMINARY PLAN PP-02-16 FROM CHARTER HOMES

Anthony Faranda-Diedrich, Charter Homes representative – We have put together two plans, the preliminary plan for the overall development and phase 1 for final approval that will go in front of the Planning Commission later this month. We have started reclamation work at the site, taking out foundations and crushing material and cleaning up the site.

He discussed the development, commercial and residential areas and pointed them out.

Mr. Faranda-Diedrich – We cut back the residential units from 620 to 572, which was driven out of sensitivity to the school district. One of the modifications we are asking for this evening is the 16 homes on the site that are only 16-feet in width. The minimum ordinance requirement is 20 feet in width. We are requesting the modification to allow the 16 units to be 16 feet wide which will help in reducing the overall units on the plan.

Mr. Benton – In the Planning Commission’s recommendation letter, they recommended general approval of the preliminary plan, but the 16 foot units, they did not recommend approving. This is definitely narrower than what people are used to seeing but it is just a different type of product. It is just another choice to the consumer.

Mr. Eggleston – Both Mike Benton and I were comfortable with approving the narrower units. This is just a preliminary plan submitted by the developer but does not authorize them to start construction. The second modification that they have requested was related to a teardrop island to be constructed on a public street, which was recommended by the Planning Commission as long as the homeowners association maintains the island.

Mr. Faranda-Diedrich gave an overview of the timeline for the Charter Homes development.

Pat Cooper, Gateway Engineers – On the issue with the 16-foot-wide units, it is not a density thing. We could easily squeeze in four more 20-foot-wide units on the plan. They weren’t just trying to cram something in; this is what they want to offer.

It was moved by RODI and seconded by PITETTI to approve preliminary plan PP-02-16 from Charter Homes, contingent on the Planning Commission recommendation letter and subject to all applicable comments. Commissioner Pitetti relinquished the chair to second the motion.

ROLL CALL:

CARDILLO – NO

RODI, PITETTI – YES

Motion Passes 2:1

**G. DISCUSS AND CONSIDER ADVERTISING FOR ORDINANCE 9 OF 2016 REGARDING IMPLEMENTATION OF ICMA-RC 401 NON-UNION PENSION PLAN**

Mr. Eggleston – There would not be much changing as far as the actual plan, but the provider for the past few years has been Morgan Stanley. The next three items on the agenda are all related to getting a new manager/broker of those accounts. ICMA-RC, the International City Management Association – Retirement Corporation, was established and is the industry leader in local government 401 and 457 plans. We will continue to have the police pension with Morgan Stanley which is a large amount of money and just one account. I would also like to send the termination letters to the current provider because it is about a 90- to 120-day transition process.

It was moved by RODI and seconded by CARDILLO to approve advertising Ordinance 9 of 2016 regarding implementation of ICMA-RC 401 non-union pension plan. All members present voted AYE to the motion.

**H. DISCUSS AND CONSIDER ADVERTISING FOR ORDINANCE 10 OF 2016 REGARDING 401 PENSION PLAN FOR THE TOWNSHIP MANAGER**

Mr. Eggleston – This is similar to the first one, but this is specifically for the township manager, which was recommended by ICMA-RC.

It was moved by RODI and seconded by CARDILLO to approve advertising for Ordinance 10 of 2016 regarding 401 pension plan for the township manager. All members present voted AYE to the motion.

**I. DISCUSS AND CONSIDER ADVERTISING FOR ORDINANCE 11 OF 2016 REGARDING IMPLEMENTATION OF ICMA-RC 457 DEFERRED COMPENSATION PLAN**

It was moved by RODI seconded by CARDILLO to approve advertising for Ordinance 11 of 2016 regarding implementation of ICMA-RC 457 deferred compensation plan. All members present voted AYE to the motion.

## BOARD DISCUSSION - None

### MANAGER'S REPORT

Mr. Eggleston – Based on feedback, the Touch-A-Truck event was very popular. Paula Simmons said we had roughly 1000 people that attended. I want to thank the Public Works team; Mark Mitchell and Dan Dernosek were there for the day, and a special shoutout to Jamie Campbell, who donated his time and brought a bunch of farm equipment down. It was a great event.

We are just a few short weeks from reintroducing Community Day, Saturday, August 27 from 11:00 AM to 5:00 PM. Andrea Iglar and Paula Simmons tell me we have plenty of vendors, both food-wise and nonfood-wise. (Paula said over 70 vendors). We have three professional bands that will be playing on the main stage. We also have a community stage that folks who live in the township may be sharing their musical talents. It should be a great time. There will be shuttles available at Star City, Morgan Park, Zion Lutheran Church, and Kiddie Academy.

We continue to move forward with a host of roadwork. PennDOT is up on Oak Ridge and should be done by the end of next week. Public Works has been out in full force in Sturgeon and it looks great over there. They have been working on Bowman Road and Ridge Road, up by Boys Home Park, also. Our contractor, Victor Paving have been working on catch basins all over town. They have repaired 127 catch basins so far. Then they will do the seal coating on Alpine Road and Hickory Grade, and some base repair in the bad sections. Those will probably happen within the next 30 days. Old Oakdale Road will be sealed before school starts.

Mr. Benton – The stormwater work ties right in with our requirements under the MS4 stormwater program, and we are documenting all of that.

Mr. Eggleston – From last month's meeting regarding the Gateway Shops, there were two items: financial security for taking down the sign if it is not down by the Oct. 1 deadline, and we needed a confirmation from 84 Lumber that we would be allowed to take down that pole if necessary. Eric Newhouse already dropped off a check for the financial security to take down the sign, and he also provided some paperwork on the second item.

Eric Newhouse, Newbury/Gateway Shops project manager - The agreement that I provided accounts for the relocation of their sign, which means removal of the existing one that is coinciding with the construction of our new sign. We are aggressively moving forward with that. We provided 84 Lumber with the draft of these agreements and they are reviewing the exhibits.

Mr. Kamin – We will take a look at what they dropped off and will provide the board with an update in order to keep this moving.

Mr. Eggleston – There are a couple of tenants that are ready to go, as far as occupancy: Noodles & Co., Five Guys, if you could provide us with an update.

Mr. Newhouse – I think all the tenants are on track to open by the later part of September or early October. This is another reason we are highly motivated to accomplish the time frame for moving the existing sign. AT & T will be the next to open and will then be followed by Noodles and Five Guys.

Mr. Eggleston – I have two personnel items and an update on collective bargaining for Executive Session which might require us to come back.

SOLICITOR’S REPORT – No report

PUBLIC COMMENT\*

Nick Rodi, 3038 Willowbrook Drive – In reference to the Gateway Shops, what would be next? What direction are we going after the Gateway Shops? I think it is about time we know what is going on.

Mr. Newhouse – Within the past two weeks we closed on the first parcel within Newbury Market to be sold to a third party. We did sell the office building parcel that is closer to the double tunnel off of Millers Run Road, which was a significant milestone. We continue discussions with multiple anchor retail tenants and two in particular that the conversations are very active. I am not permitted to say specifically who those tenants are, but both of them are large anchor tenants. One of those tenants has confirmed a strong desire to proceed with a new store at Newbury and they will be taking the proposed store to their real estate committee. After that, we would hope we would have a letter of intent from them. Any announcement we make is subject to the approval of that tenant. The other anchor tenant and Newbury are in negotiations concerning their letter of intent and is in the advanced stage. Both of those will be significant breakthroughs.

Mr. Rodi – We have some very nice land down there right along Rt. 79. If you get anchor stores, they each will bring their followings.

Mr. Newhouse – Nobody is more anxious than we are to get moving on this development.

There was more discussion on this topic.

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

EXECUTIVE SESSION

It was moved by CARDILLO and seconded by RODI to return from Executive Session. All members present voted AYE to the motion.

Mr. Kamin – The first motion is to adopt the police chief’s recommendation regarding the suspension of Officer Handerhan.

It was moved by CARDILLO and seconded by RODI to adopt the police chief’s recommendation regarding the suspension of Officer Handerhan. All members present voted AYE to the motion.

Mr. Eggleston – The second motion would be to authorize the township manager and staff to move forward with hiring a full-time commercial code inspector, who will be a township employee. This would be effective within the next thirty days.

It was moved by CARDILLO and seconded by RODI to authorize the township manager and staff to move forward with hiring a full-time commercial code inspector. All members present voted AYE to the motion.

ADJOURNMENT

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

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Ryan Eggleston, Township Manager

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Joseph Horowitz, President

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Date

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Date