



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 (on phone), PITETTI, HOROWITZ, RODI, MALOSH

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

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

CORRESPONDENCE

A. S&P RATINGS LETTER AND REPORT

Mr. Eggleston – This is related to the recent upgrading to AA of our S & P rating in relationship to the bond refinancing we just went through.

CONSENT CALENDAR ITEMS

A. APPROVAL OF MINUTES

It was moved by PITETTI and seconded by RODI with all members present voting AYE to approve the minutes from the August 10, 2016 meeting.

B. PAYMENT OF THE BILLS

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

C. JULY AND AUGUST FINANCIALS

It was moved by PITETTI and seconded by RODI to accept the July and August Financials. All members present voted AYE to the motion.

D. MONTHLY POLICE REPORT

OLD/UNFINISHED BUSINESS

A. DISCUSS AND CONSIDER TRAFFIC ENGINEER CONSULTANT

Mr. Eggleston – Staff would recommend that we appoint Mike Haberman and Gateway Engineers, traffic division, as our traffic engineering consultant. When there is a conflict of interest, we would recommend Trans Associates as the alternate traffic engineer.

It was moved by PITETTI and seconded by MALOSH to name Michael Haberman from Gateway Engineers as the traffic engineer consultant and Trans Associates as the alternate. All members present voted AYE to the motion.

NEW BUSINESS

A. DISCUSS AND CONSIDER EXONERATION OF ADDITIONAL BILLS FOR 325-B-1

Mr. Eggleston – This was presented to us from Anne Beck relating the resident being eligible for the senior citizen discount.

It was moved by PITETTI and seconded by RODI to approve the exoneration of additional bills for 325-B-1. All members present voted AYE to the motion.

B. DISCUSS AND CONSIDER SEPTEMBER TAX REFUNDS

It was moved by PITETTI and seconded by RODI to approve the September tax refunds. All members present voted AYE to the motion.

C. DISCUSS AND CONSIDER RESOLUTION 15-2016 – THE KEYSTONE LIBRARY GRANT

Mr. Eggleston – This is an item required for the grant submittal. This just states that we will be willing to give the library a 50-year lease. It has been reviewed by the solicitor, and staff would recommend approval.

It was moved by PITETTI and seconded by RODI to approve Resolution 15-2016 regarding the Keystone Library Grant. All members present voted AYE to the motion.

D. DISCUSS AND CONSIDER ORDINANCE 09-2016, ICMA-RC 401 PENSION PLAN

It was moved by PITETTI and seconded by MALOSH to approve Ordinance 09-2016 regarding the ICMA-RC 401 Pension Plan. All members present voted AYE to the motion.

E. DISCUSS AND CONSIDER ORDINANCE 10-2016, ICMA-RC 401 PLAN – TOWNSHIP MANAGER

It was moved by PITETTI and seconded by RODI to approve Ordinance 10-2016 regarding the ICMA-RC 401 Plan – Township Manager. All members present voted AYE to the motion.

F. DISCUSS AND CONSIDER ORDINANCE 11-2016, ICMA-RC 457 DEFERRED COMPENSATION PLAN

It was moved by PITETTI and seconded by RODI to approve Ordinance 11-2016 regarding the ICMA-RC 457 Deferred Compensation Plan. All members present voted AYE to the motion.

At this point the commissioners went out of order on the agenda.

J. DISCUSS AND CONSIDER ORDINANCE 15-2016 – AMENDING PARKING FEE FINES

It was moved by RODI and seconded by PITETTI to approve Ordinance 15-2016 amending parking fee fines. All members present voted AYE to the motion.

N. DISCUSS AND CONSIDER STROPE SUBDIVISION/CONSTRUCTION F-09-16

Mr. Eggleston – We would just approve this based upon the Planning Commission vote.

It was moved by MALOSH and seconded by RODI to approve the Strope Subdivision/Construction F-09-16. All members present voted AYE to the motion.

O. DISCUSS AND CONSIDER FAIRFIELD INN SP-04-16

Mr. Eggleston – This would be approved based upon the recommendation of the Planning Commission.

It was moved by PITETTI and seconded by RODI to approve Fairfield Inn SP-04-16. All members present voted AYE to the motion.

P. DISCUSS AND CONSIDER APPROVING WM. PRESCOTT’S QUOTE FOR EMERGENCY REPAIRS TO THE ROOF OF THE MUNICIPAL BUILDING IN THE AMOUNT OF \$28,250.00

Mr. Eggleston – With the last rain storms that we had, we have been getting some water through the roof and into the building. We met with these folks up on the roof and this is

a newer, high-density sealant that has a ten-year warranty. We want to get it done before winter.

Mr. Kamin – Just to be clear, this has to be taken care of before more damage can be done to the structure, which is why you do not have the time to get bids. You are satisfied that the quote is fair based on your and Gary Hartz’s opinions.

Mr. Eggleston – Normally I would bid this out, but it is close to the server room where we have all our computer stuff. Yes, we are satisfied it is a fair quote.

It was moved by PITETTI and seconded by RODI to approve Wm. Prescott’s quote for the emergency repairs to the roof of the municipal building in the amount of \$28,250.00. All members present voted AYE to the motion.

Mr. Kamin - We still do not have a court reporter and we could do one of two things. First, if the applicant will waive the need to have a court reporter present, we would be happy to proceed on the public hearing for the conditional use and we promise to take notes. The other option is for the applicant to come back another night.

The applicant waived the requirement of a court reporter.

PUBLIC HEARING

SF COMMONS CONDITIONAL USE CU-04-16

Mr. Kamin - I invite the applicant to come forward and present whatever it is you would like us to hear.

Chris Dombroskie, from Lennon, Smith Souleret Engineer. I am the site engineer for the project. Our conditional use request is to allow a planned shopping center in the C-2 zoning district. This is the project on State Route 50 at the intersection of Hickory Grade Road, right as you get off the interstate. We are asking for conditional use for a planned shopping center in the C-2 district.

Commissioner Horowitz – There was a pretty extensive presentation at the planning meeting. Anybody on the board have any questions at this time?

Board – No

Anybody in the public have any comment on this proposed conditional use? (There were none.) I would ask for a motion to close the public hearing on the conditional use.

It was moved by PITETTI and seconded by RODI to close the public hearing on the conditional use. All members voted AYE to the motion.

PUBLIC HEARING ON THE THREE STREET ACCEPTANCES FOR BERKSHIRES, FIELDCREST AND GRANITE RIDGE.

Gene Budner, 1319 Sandstone Drive – We are in the Granite Ridge subdivision and my main concern right now is not enough signage in the neighborhood, especially for the new portions of the road. There used to be a stop sign connecting Granite into Sandstone and we feel there needs to be additional speed limits signs going through there as speed is a very big issue right now. We are also concerned what the speed limit is going to be on the new portion. We just want to get everything posted.

Mr. Kamin – The hearing tonight is whether or not the township should accept the street, as in bring it into our road system.

Mr. Budner – Doesn't that include the signage that is there?

Mr. Kamin – There are two components to that. The first final inspection is to make sure the street meets the appropriate township standards. Making sure the drainage is in the right place, the catch basins are functional, or the curbs haven't been damaged. Those are the types of items that our engineer and staff would go out to look at before they put this up to be accepted. Whether there are soft spots or spots of failure, they would have had those corrected. The signage issue is really an enforcement and police issue. We happen to have our chief here tonight and the acceptance of the streets doesn't preclude us from putting up additional signs if necessary. In order to put up the stop signs or appropriate speed limit signs, that would be deferred to our police department and public works.

Mr. Budner – Just looking at the attached inspection, it does look like there is verbage for signage and we just wanted to express concern.

Mr. Eggleston – Where did you want the potential additional stop sign?

Mr. Budner – Where Granite and Sandstone intersect.

Mr. Eggleston – I will pass those comments on to Mike Benton, the township engineer, and we will look at the approved plans and if there is need for modifications. The stop sign will need to be warranted from a traffic study. These are township roads, so we will have to do an internal traffic review.

Mr. Kamin – Chief, Ryan will need to ask you and Michael to follow up on that.

Commissioner Malosh asked if this would take a long time and was told it would be in the near future.

It was moved by PITETTI and seconded by RODI to close the public hearing on the street acceptances. All members voted AYE to the motion.

At this point they went back to the order of the agenda.

G. DISCUSS AND CONSIDER ORDINANCE 12-2016, ACCEPTING STREETS IN THE BERKSHIRES

Mr. Eggleston – For the board’s sake, if I could recommend now that we had the public hearing to table this item to our October meeting, specifically related to some items related to accessibility and ADA requirements for the Berkshires and Granite Ridge.

It was moved by PITETTI and seconded by MALOSH to table Ordinance 12-2016, accepting streets in the Berkshires, until the October meeting. All members present voted AYE to the motion.

H. DISCUSS AND CONSIDER ORDINANCE 13-2016 ACCEPTING STREETS IN FIELDCREST

Mr. Eggleston – Staff would recommend to approve this item pending final acceptance of the maintenance bond.

It was moved by PITETTI and seconded by MALOSH to approve Ordinance 13-2016 accepting streets in Fieldcrest pending final acceptance of the maintenance bond. All members present voted AYE to the motion.

I. DISCUSS AND CONSIDER ORDINANCE 14-2016 ACCEPTING STREETS IN GRANITE RIDGE

It was moved by RODI seconded by PITETTI to table Ordinance 14-2016, accepting streets in Granite Ridge, to the October meeting. All members present voted AYE to the motion.

K. DISCUSS AND CONSIDER SF COMMONS SITE PLAN SP-03-16

Mr. Eggleston – Staff recommends approval based on the conditions of the Planning Commission’s letter and the applicant receiving the ZHB variance for the lot size, which the applicant is aware of.

It was moved by RODI and seconded by PITETTI to approve SF Commons Site Plan SP-03-16 on the conditions of the Planning Commission letter and the applicant receiving the ZHB variance for the lot size. All members present voted AYE to the motion.

L. DISCUSS AND CONSIDER SF COMMONS CONDITIONAL USE CU-04-16

Mr. Eggleston – We would approve this subject to the Planning Commission’s letter, and there is no ZHB hearing needed for this.

It was moved by PITETTI and seconded by RODI to approve SF Commons Conditional Use CU-04-16 subject to the Planning Commission's letter and the developer's agreement. All members present voted AYE to the motion.

M. DISCUSS AND CONSIDER SF COMMONS SUBDIVISION F-08-16
Mr. Eggleston – This would also be based on the approval of the Planning Commission comments and does not require ZHB approval.

It was moved by PITETTI and seconded by MALOSH to approve SF Commons Subdivision F-08-16 subject to the Planning Commission's comments and the developer's agreement. All members present voted AYE to the motion.

PUBLIC COMMENT*

BOARD DISCUSSION

Commissioner Malosh – Reflecting from last week when we had that presentation related to our refi and looking over the financials today from when we started quite some time ago, I just wanted to take a minute to publicly express appreciation to, God rest his soul, Todd Miller. It was him who really helped us identify some things and helped us set a vision financially, and so I have spent a lot of time thinking about him lately. While he is not with us anymore, he put a lot of time in and helped us get to where we are today.

Commissioner Horowitz – Just to add to that, Todd was instrumental when we came into our jobs as commissioners and realized what dire financial shape the township was in, much to our surprise. He organized a finance committee and took it upon himself to get our bond rating up almost immediately, and I am sure he would be thrilled to see that we saved all that money by continuing his work to get the bond rating to where it is today. Eventually, we will get it up to triple A. It was his big issue.

MANAGER'S REPORT – No report.

Commissioner Horowitz – There was a ground breaking on Tuesday of the new athletic fields. Unfortunately I was not able to attend, but Commissioner Pitetti was there, and we are excited to be moving forward with that project.

SOLICITOR'S REPORT – No report.

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