



SOUTH FAYETTE T O W N S H I P

A Community Growing Together

FEBRUARY 10, 2021 – 7:00 PM BOARD OF COMMISSIONERS VIRTUAL MEETING AGENDA

[Join Zoom Meeting](#)

<https://us02web.zoom.us/j/87030560794>

Meeting ID: 870 3056 0794

One tap mobile:

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+13017158592,,87030560794# US (Washington DC)

Dial by your location:

+1 646 876 9923 US (New York)

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+1 312 626 6799 US (Chicago)

1. PUBLIC HEARING

A. AMENDING CHAPTER 240 OF THE TOWNSHIP ZONING ORDINANCE ARTICLE XIV RELATING TO OPEN SPACE DESIGN

Documents:

[Ordinance 2021-01, Amending Chapter 240 Zoning Article XIV Open Space Design.pdf](#)

2. CALL TO ORDER

3. ROLL CALL

4. PLEDGE OF ALLEGIANCE

5. PUBLIC COMMENT *

6. CORRESPONDENCE

A. OAKRIDGE VOLUNTEER FIRE DEPARTMENT REPORT

Documents:

[2021-01 ORVFD Township Report.pdf](#)

B. LETTER TO GOLDEN OIL COMPANY

Documents:

[Golden Oil Company.pdf](#)

C. LSSE SERVICE ORDER

Documents:

[LSSE Service Order.pdf](#)

D. CLAIM ACKNOWLEDGEMENT

Documents:

[Claim Acknowledgement.pdf](#)

7. CONSENT CALENDAR ITEMS

A. APPROVAL OF MINUTES

Documents:

[January 13, 2021 Voting Meeting.pdf](#)

B. PAYMENT OF THE BILLS

Documents:

[2021.01 Payments.pdf](#)

C. BANK ACCOUNT BALANCES

Documents:

[Online Banking - Northwest Savings Bank Balances 02092021.Pdf](#)

8. DEPARTMENT REPORTS

A. BUILDING PERMITS REPORT

Documents:

[Permit Details Report 1 31 2021.Pdf](#)

B. COMMUNICATIONS & COMMUNITY DEVELOPMENT REPORT

Documents:

[Communications And Community Development Monthly Report - February 2021.Pdf](#)

C. PARKS & RECREATION REPORT

Documents:

[Pr FINAL Jan Monthly Report 2021.Pdf](#)

D. POLICE REPORT

Documents:

[Police Report - January 2021.Pdf](#)

E. PUBLIC WORKS REPORT

Documents:

[Public Works Report.pdf](#)
[PW Anticipated Projects.pdf](#)

F. REQUEST TRACKER REPORT

Documents:

[RequestTracker Items Submitted January 11 2021 To February 7 2021.Pdf](#)

G. MANAGER'S REPORT

Documents:

[Mgr. February 2021 Report \(002\).Pdf](#)

9. OLD/UNFINISHED BUSINESS - NONE

10. NEW BUSINESS

A. DISCUSS AND CONSIDER TAX REFUNDS

Documents:

[2021 February Township Refunds.pdf](#)
[2021 February OCOs Township.pdf](#)

B. DISCUSS AND CONSIDER SP-11-2020, LAND DEVELOPMENT APPLICATION FOR MODWASH BRIDGEVILLE, 3101 WASHINGTON PIKE, ZONED C2.

Documents:

[Application.pdf](#)
[Agent Auth.pdf](#)
[2020-11-23 - Bridgeville, South Fayette, PA ModWash - LD Plans.pdf](#)
[200327 Hutton ModWash Prototype Images.pdf](#)
[2020-12-01 - South Fayette - Wetland Waiver.pdf](#)
[2020-12-02 - From Wooster - Traffic Memo.pdf](#)
[2020-12-02 - South Fayette - Lighting Plan.pdf](#)
[City - LDP Application 11-20-20.Pdf](#)
[Mitall ModWash - SP-05-2020 -1-12-2021.Pdf](#)
[P C Recmd Ltr - Modwash Bridgeville - Pre And Final Land Dev - January 2021.Pdf](#)

- C. DISCUSS AND CONSIDER ENTERING INTO THE FOURTH AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR NEWBURY MARKET WITH TF SOUTH FAYETTE LLC, SUCCESSOR DEVELOPER TO NEWBURY DEVELOPMENT ASSOCIATES LP

Documents:

[TF South Fayette LLC - Fourth Amendment To Development Agreement Version 3 Clean.pdf](#)
[Penn DOT Approval 02.04.2021 L.pdf](#)

- D. DISCUSS AND CONSIDER A MOTION TO AWARD A CONTRACT FOR SOUTH FAYETTE MUNICIPAL COMPLEX PHASE I –MASS EARTHWORK TO ALEX E. PARIS CONTRACTING COMPANY, INC. FOR AN AMOUNT NOT TO EXCEED \$494,015.00 PER THE RECOMMENDATION OF THE CONSULTING ENGINEER

Documents:

[300-880-L-BidSummary-2.3.21.Pdf](#)
[300-880 Bid Summary.pdf](#)

- E. DISCUSS AND CONSIDER ORDINANCE 2021-01, AMENDING CHAPTER 240 OF THE TOWNSHIP ZONING ORDINANCE ARTICLE XIV RELATING TO OPEN SPACE DESIGN

Documents:

[Ordinance 2021-01, Amending Chapter 240 Zoning Article XIV Open Space Design.pdf](#)

- F. DISCUSS AND CONSIDER ADVERTISING ORDINANCE 2021-02, ACCEPTING THE ROADS IN BERKLEY RIDGE

Documents:

[Ordinance 2021-02, Accepting Roads In Berkley Ridge.pdf](#)
[Ordinance 2021-02, Exhibits.pdf](#)

- G. DISCUSS AND CONSIDER ADVERTISING ORDINANCE 2021-03, ACCEPTING TWIN PONDS LANE

Documents:

[Ordinance 2021-03, Accepting Twin Ponds Lane.pdf](#)
[Ordinance 2021-03, Exhibits.pdf](#)

H. DISCUSS AND CONSIDER ADVERTISING ORDINANCE 2021-04, ACCEPTING THE STREETS IN THE LEGENDS PLAN

Documents:

[Ordinance 2021-04, Accepting Roads In The Legends Plan.pdf](#)
[Ordinance 2021-04, Exhibits.pdf](#)
[Wolfe, Kennet 02.02.2021.Pdf](#)

I. DISCUSS AND CONSIDER ADVERTISING ORDINANCE 2021-05, ACCEPTING LONGVIEW CIRCLE

Documents:

[Ordinance 2021-05, Accepting Longview Circle.pdf](#)
[Ordinance 2021-05, Exhibits.pdf](#)
[Deed Of Dedication Longview Circle.pdf](#)

J. DISCUSS AND CONSIDER RESOLUTION 2021-02, CONCURRING GRANT FOR RAAC

Documents:

[Resolution 2021-02, Concurring Grant RAAC.pdf](#)

K. DISCUSS AND CONSIDER A BOND REDUCTION REQUEST SUBMITTED BY OLD OAKDALE SF PARTNERS LP FOR THE PINNACLE POINT PLAN, PHASES 1, 2 AND 3 AS FOLLOWS;

1. The Phase 1 Bond will be reduced from \$62,590.00 to a retained amount of \$49,400.00;
2. The Phase 2 Bond will be reduced from \$154,190.30 to a retained amount of \$27,360.00; and
3. The Phase 3 Bond will be reduced from \$139,325.50 to a retained amount of \$62,565.50

This approval is contingent upon the existence of/or providing Financial Security for all the retained amounts

Documents:

[BOC Bond Reduction Approval Ltr - Pinnacle Point - PH 1 2 And 3 - 2021-02-10.Pdf](#)

L. DISCUSS AND CONSIDER PHASE 1 AND PHASE 2 LETTER OF CREDIT RELEASE FOR WALNUT RIDGE

Phase 1 LOC #277 in the amount of \$9572.00 down to zero
Phase 2 LOC #330 in the amount of \$40,428.00 down to zero

Documents:

M. DISCUSSION OF ENGINEERING SERVICES RFP

N. DISCUSSION OF COMPREHENSIVE PLANNING SERVICES RFP

11. PUBLIC COMMENT*

12. BOARD DISCUSSION

13. SOLICITOR'S REPORT

14. ADJOURNMENT & EXECUTIVE SESSION

* The Board will hear comments from residents and/or taxpayers. The time limit of comments will not exceed three (3) minutes. The Board will not respond to questions during this session, but will only hear public comment.

If you are viewing a printed version of this agenda, you may access the backup documentation at www.southfayettepa.com/agendacenter.