



SOUTH FAYETTE T O W N S H I P

A Community Growing Together

JULY 14, 2021 – 7:00 PM

BOARD OF COMMISSIONERS MEETING AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. PUBLIC COMMENT *
5. RECOGNIZE DYLAN RICHARD CHAPPEL FOR ATTAINING THE RANK OF EAGLE SCOUT
6. CORRESPONDENCE
 - A. OAKRIDGE VOLUNTEER FIRE DEPARTMENT REPORT

Documents:
[2021-06 ORVFD Township Report.pdf](#)
7. CONSENT CALENDAR ITEMS
 - A. APPROVAL OF MINUTES

Documents:
[June 9, 2021 Voting Meeting.pdf](#)
 - B. PAYMENT OF BILLS

Documents:
[June Bills.pdf](#)
 - C. FINANCIAL REPORTS

Documents:

[Budget Vs Actuals 2021 Budget By Fund FY21 PL Classes Detail Report.pdf](#)
[Budget Vs Actuals 2021 Budget By Fund FY21 PL Classes Snapshot Report.pdf](#)
[Governmental Funds Statement Of Activity Detail Report.pdf](#)
[Governmental Funds Statement Of Activity Snapshot Report.pdf](#)

D. BANK ACCOUNT BALANCES

Documents:

[4282-CAPITAL RESERVE-20210630.Pdf](#)
[5113-DEVELOPER ESCROW-20210630.Pdf](#)
[4305-GENERAL-20210630.Pdf](#)
[5126-POLICE PENSION-20210630.Pdf](#)
[5100-STAR CITY-20210630.Pdf](#)
[4389-REC FEE IN LIEU-20210630.Pdf](#)
[4266-TRAFFIC IMPACT-20210630.Pdf](#)

8. DEPARTMENT REPORTS

A. BUILDING PERMITS REPORT

Documents:

[Building Permit Details Report June 2021.Pdf](#)
[Building Permit Report June 2021.Pdf](#)

B. COMMUNICATIONS & COMMUNITY DEVELOPMENT REPORT

Documents:

[Communications And Community Development Monthly Report - July 2021.Pdf](#)
[2021 Second Quarter Communications Report.pdf](#)

C. ENGINEER'S REPORT

Documents:

[Engineers Report.pdf](#)

D. PARKS & RECREATION REPORT

Documents:

[PR June Monthly Report.pdf](#)

E. POLICE REPORT

Documents:

[Police Report.pdf](#)

F. PUBLIC WORKS REPORT

Documents:

[Public Works Monthly Report.pdf](#)

G. REQUEST TRACKER REPORT

Documents:

[RequestTracker Items Submitted June 7 2021 To July 12 2021.Pdf](#)

H. ASSISTANT MANAGER'S REPORT

Documents:

[July Updates.pdf](#)

I. MANAGER'S REPORT

Documents:

[Mgr. July 2021 Report.pdf](#)

9. OLD/UNFINISHED BUSINESS - NONE

10. NEW BUSINESS

A. DISCUSS AND CONSIDER S-01-2021 NEWBURY PLAN OF LOTS 18TH REVISION, MINOR SUBDIVISION APPLICATION TO CONSTRUCT A PASSIVE TREATMENT SYSTEM, ZONED CD-1

Documents:

[Application S-01-2021 Newbury Plan Of Lots 18th Revision.pdf](#)
[Newbury Plan Of Lots - 18th Revision.pdf](#)
[15718 Stream Restoration - Review 2.Pdf](#)
[PC Recommendation Letter - Newbury Plan Of Lots - 18th Revision \(06-29-2021\)S-01-2021.Pdf](#)

B. DISCUSS AND CONSIDER S-02-2021 NEWBURY PLAN OF LOTS 19TH REVISION, MINOR SUBDIVISION APPLICATION FOR AN AUTOMOTIVE DEALERSHIP AT NEWBURY MARKET, ZONED PED

Documents:

[Revised Application S-02-2021.Pdf](#)
[Revised Subdivision.pdf](#)
[15727 Automotive \(S-02-2021\)- Subdivision Review 2 \(JFP\).Pdf](#)
[PC Recommendation Letter - Newbury Plan Of Lots - 19th Revision \(07-13-2021\)S-02-2021.Pdf](#)

C. DISCUSS AND CONSIDER SP-05-2021 LAND DEVELOPMENT APPLICATION FOR

AN AUTOMOTIVE DEALERSHIP AT NEWBURY MARKET, ZONED PED

Documents:

[Revised Application SP-05-2021.Pdf](#)
[Amended Final Site Plan Newbury Market Auto Dealership.pdf](#)
[15727 Automotive Dealership \(SP-05-2021\)- Review 2 \(JFP\).Pdf](#)
[PC Recommendation Letter - Automotive Dealership \(07-13-2021\)SP-05-2021.Pdf](#)

- D. DISCUSS AND CONSIDER CHANGE ORDER NUMBER 3 FOR ALEX E. PARIS CONSTRUCTION COMPANY, INC.

Documents:

[Change Order 3 Letter .Pdf](#)

- E. DISCUSS AND CONSIDER PAY APPLICATION FOR PAYMENT TO ALEX E. PARIS CONSTRUCTION COMPANY, INC. IN THE AMOUNT OF \$89,552.07

Documents:

[Pay Application 4_CECreviewed20210713.Pdf](#)

- F. DISCUSS AND CONSIDER A MOTION ADVERTISE A PUBLIC HEARING ON AUGUST 11, 2021 FOR THE INTERMUNICIPAL TRANSFER OF RESTAURANT LIQUOR LICENSE # R-13355 FROM WALNUT MEX LLC TO BJ'S WHOLESALE CLUB INC
- G. DISCUSS AND CONSIDER A MOTION TO APPROVE A COLLECTIVE BARGAINING AGREEMENT WITH THE SOUTH FAYETTE TOWNSHIP POLICE DEPARTMENT FOR THE YEARS 2021-2025

Documents:

[Police CBA 2021 - 2025 FINAL To Be Signed.pdf](#)

- H. DISCUSS AND CONSIDER A MOTION TO APPROVE THE POLICE ELIGIBILITY LIST AS CERTIFIED BY THE CIVIL SERVICE COMMISSION
- I. DISCUSS AND CONSIDER APPOINTING WILLIAM J. LYONS, MELISSA SCHIBI, MICHAEL DEASY, ANNAN MAZURKIEWICZ, URICH BOWERS, ELIZABETH DOBBS AND JOE PETRUSKA TO THE NEWLY FORMED FINANCE COMMITTEE WITH THEIR TERMS EXPIRING DECEMBER 31, 2022
- J. DISCUSS AND CONSIDER A MOTION TO APPROVE A WAIVER REQUEST FROM THE PARKES FARMS ESTATES HOMEOWNERS ASSOCIATION TO REMOVE FENCING FROM THE PERIMETER OF STORMWATER FACILITIES

Documents:

[Parks Farms.pdf](#)

- K. DISCUSS AND CONSIDER A MOTION TO ADVERTISE ORDINANCE NUMBER 2021-

08, AMENDING THE TOWNSHIP LED SIGNAGE REGULATIONS AND ESTABLISHING THE SOUTH FAYETTE SIGN OVERLAY DISTRICT

Documents:

[Draft Ordinance LED Signage Amendment.pdf](#)
[SF Sign Overlay Map Draft One.pdf](#)

- L. DISCUSS AND CONSIDER ENTERING INTO AN AMENDED AND RESTATED FINANCIAL SECURITY AGREEMENT WITH TF SOUTH FAYETTE LLC AND THISTLE FINANCIAL TO PROVIDE FOR FINANCIAL SECURITY ASSOCIATED WITH THE REMAINING NEWBURY OFF-SITE IMPROVEMENTS THAT ARE REQUIRED PURSUANT TO PENN DOT HIGHWAY OCCUPANCY PERMIT # 11042081

Documents:

[Updated Financial Security \(Set-Aside\) Agreement \(DRAFT 6.14.2021\) \(262607611.9\).Pdf](#)

- M. DISCUSS AND CONSIDER EXONERATING \$2,515.25 OF REAL ESTATE TAXES FOR BLOCK & LOT 402-R-1 FOR THE REASONS PROVIDED IN THE PETITION TO EXONERATE REAL ESTATE TAXES AS SUBMITTED BY HOWARD CONCRETE. THE SOLICITOR IS AUTHORIZED TO CONSENT TO THE PETITION

Documents:

[20210628 Petition To Exonerate Real Estate Tax Liens \(Howard Concrete Tax Parcel\)\(2882140.3\)\(2889609.2\)\[1\].Pdf](#)

- N. DISCUSS AND CONSIDER ORDINANCE 2021-07, AMENDING CHAPTER 211, TRAFFIC IMPACT FEE, ARTICLE II DEFINITIONS, SECTION 211-14, CALCULATION OF PER-PEAK HOUR-TRIP FEE, TO PROVIDE FOR A PER-PEAK HOUR TRIP FEE OF \$1,418.00 FOR THE SOUTH TRANSPORTATION SERVICE AREA AND \$1,198.00 FOR THE NORTH TRANSPORTATION SERVICE AREA

Documents:

[Ordinance 2021-07, Amending Chapter 211 Traffic Impact Fee.pdf](#)

- O. DISCUSS AND CONSIDER RESOLUTION 2021-10, AUTHORIZING THE PURCHASE OF PROPERTY ON HICKORY GRADE ROAD

Documents:

[Resolution 2021-10, Purchasing Property On Hickory Grade.pdf](#)

- P. DISCUSS AND CONSIDER A MOTION TO AWARD A GENERAL CONTRACT FOR THE FAIRVIEW PHASE I PROJECT

Documents:

[2021.07.12 Recommendation Of Award.pdf](#)

- Q. DISCUSS AND CONSIDER A MOTION TO AWARD AN ELECTRICAL CONTRACT FOR

THE FAIRVIEW PHASE I PROJECT

Documents:

[2021.07.12 Recommendation Of Award.pdf](#)

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.

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