



1. The meeting was called to order by Commissioner Lazzini at 7:04 PM at 100 Township Drive, South Fayette, PA 15017

2. PRESENT: HONDRU, ORAVECZ, POSTUFKA, LAZZINI, SRAY

ALSO PRESENT: Township Solicitor: Gary Matta; Township Manager: John M. Barrett; Township Executive Assistant: Arianna Lower

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT\* - None

5. CORRESPONDENCE

**A. SOUTH FAYETTE LIBRARY REPORT**

Ben Hornfeck, Library Director – We submitted the extension for the grant request following the public workshop meeting for the renovations at 515 Millers Run Road.

The annual “Beer for Books” fundraiser is on Thursday, September 11th.

**B. OAK RIDGE VOLUNTEER FIRE DEPARTMENT REPORT**

**C. SOUTHBRIDGE EMS REPORT**

Mr. Barrett reviewed the correspondence.

6. CONSENT CALENDAR ITEMS

**A. APPROVAL OF MINUTES**

It was moved by ORAVECZ and seconded by HONDRU to approve the minutes from the June 11, 2025, regular meeting. All members present voted AYE to the motion.

**B. PAYMENT OF THE BILLS**

Mr. Barrett reviewed the most expensive items on the list.

It was moved by POSTUFKA and seconded by ORAVECZ to pay the June 2025 bills. All members present voted AYE to the motion.

### C. FINANCIAL REPORTS

It was moved by ORAVECZ and seconded by HONDRU to accept the financials. All members present voted AYE to the motion.

### D. BANK ACCOUNT BALANCES

It was moved by POSTUFKA and seconded by HONDRU to accept the bank balances. All members present voted AYE to the motion.

## 7. LIAISON REPORTS

A. PUBLIC SAFETY – Commissioner Lazzini – On July 17th, there is a committee meeting for the South Fayette Fire Advisory Council to review potential job descriptions for the Fire Administration position.

B. PUBLIC INFRASTRUCTURE AND SERVICE – Commissioner Sray – No report.

C. FINANCE AND ADMINISTRATION – Commissioner Oravec – At the June 19th SHACOG meeting, there was a presentation by the SHACOG Technical Rescue Team.

D. INTERGOVERNMENTAL RELATIONS – Commissioner Postufka – On June 12th, the commissioners had a meeting with the school board to establish a quarterly meeting for communication and appoint a liaison from their board to work with me.

E. COMMUNITY AND ECONOMIC DEVELOPMENT – Commissioner Hondru – I attended the public meeting about the renovations at 515 Millers Run Road, where the architects presented their plans.

8. OLD/UNFINISHED BUSINESS – None.

## 9. NEW BUSINESS

A. DISCUSS AND CONSIDER S-03-2025 TAR-OAKDALE PLAN OF LOTS NO 1, PRELIMINARY AND FINAL MINOR SUBDIVISION/CONSOLIDATION APPLICATION, PARCELS 407-N-389 & 407-J-5, ZONED R-3

Jason Paulovich, Gibson Thomas Engineering – This consolidation plan is a part of the Walkers Mill Townhome Project. This plan involves joining the five parcels, with three parcels located in Oakdale Borough and two located in South Fayette Township. The Planning Commission recommends approval.

It was moved by ORAVECZ and seconded by HONDRU to approve S-03-2025 TAR-Oakdale Plan of Lots No 1, preliminary and final minor subdivision/consolidation application, parcels 407-N-389 & 47-J-5, zoned R-3. All members present voted AYE to the motion.

**B. DISCUSS AND CONSIDER S-04-2025 WALKERS MILL TOWNHOMES PHASE 1, PRELIMINARY AND FINAL MINOR SUBDIVISION APPLICATION, PARCELS 492-M-312, 407-N-397 & 407-J-5, ZONED R-3**

Mr. Paulovich – The majority of this project is set to begin in Oakdale Borough. This application applies to the cul-de-sac that will project into South Fayette Township.

It was moved by HONDRU and seconded by POSTUFKA to approve S-04-2025 Walkers Mill Townhomes Phase 1, preliminary and final minor subdivision application, parcels 492-m-312, 407-N-397 & 407-J-5, zoned R-3. All members present voted AYE to the motion.

**C. DISCUSS AND CONSIDER FOR RE-APPROVAL S-07-2024 BASS PRO SHOPS, PRELIMINARY AND FINAL MINOR SUBDIVISION APPLICATION, PARCEL 256-C-5, ZONED PED**

Mr. Paulovich – The Board previously approved their application. There are no changes to their re-approval application.

It was moved by POSTUFKA and seconded by HONDRU to approve re-approval of S-07-2024 Bass Pro Shops, Preliminary and Final Minor Subdivision Application, Parcel 256-C-5, Zoned PED. All members present voted AYE to the motion.

**D. DISCUSS AND CONSIDER A MOTION TO APPROVE TWO WEST PENN POWER EASEMENTS FOR ELECTRICAL INSTALLATION AT FAIRVIEW PARK**

Pat Catena, Assistant Township Manager – This is for the power installation up the hill for lights at the baseball fields.

It was moved by POSTUFKA and seconded by HONDRU to approve a motion to approve two West Penn Power easements for electrical installation at Fairview Park. All members present voted AYE to the motion.

**E. DISCUSS AND CONSIDER A MOTION TO AWARD A CONTRACT TO MINNIEFIELD DEMOLITION SERVICES, LLC FOR THE DEMOLITION OF 745 DUTCH HILL ROAD IN THE AMOUNT NOT TO EXCEED \$14,000.00**

It was moved by ORAVECZ and seconded by POSTUFKA to approve a motion to award a contract to Minniefield Demolition Services, LLC for the

demolition of 745 Dutch Hill Road in the amount not to exceed \$14,000.00. All members present voted AYE to the motion.

**F. DISCUSS AND CONSIDER THE 3RD AND FINAL PAY APP FOR MOHAWK ROAD IN THE AMOUNT OF \$48,809.39, LEAVING A BALANCE OF ZERO**

Mr. Paulovich – This is for the Mohawk Road connection to Battle Ridge Road. The work is complete, and reopening is pending the raising of the utility lines. That work is not on the contract.

It was moved by HONDRU and seconded by ORAVECZ to approve the 3rd and final pay app for Mohawk Road in the amount of \$48,809.39, leaving a balance of zero. All members present voted AYE to the motion.

**G. DISCUSS AND CONSIDER A MOTION TO APPROVE RESOLUTION 2025-13, AUTHORIZING THE TOWNSHIP MANAGER TO SUBMIT A GRANT APPLICATION TO THE MULTIMODAL TRANSPORTATION FUND GRANT IN THE AMOUNT OF \$250,000 FOR THE OLD OAKDALE SIDEWALK PROGRAM**

Mr. Barrett – This would be for sidewalks in front of the school complex from the Battle Ridge Road intersection to the Berkshire plan. The grant would help offset the costs for both the Township and the School District.

It was moved by HONDRU and seconded by POSTFUKA to approve Resolution 2025-13, authorizing the Township Manager to submit a grant application to the Multimodal Transportation Fund grant in the amount of \$250,000 for the Old Oakdale Sidewalk Program.

**H. DISCUSS AND CONSIDER A MOTION TO APPROVE RESOLUTION 2025-14, AUTHORIZING THE TOWNSHIP MANAGER TO SUBMIT A GRANT APPLICATION TO THE MULTIMODAL TRANSPORTATION FUND GRANT IN THE AMOUNT OF \$350,000 FOR TRAFFIC IMPROVEMENTS ALONG PRESTO-SYGAN ROAD**

Mr. Barrett – This grant would cover traffic signals at the intersection of Presto-Sygan Road and Newbury Highland.

It was moved by ORAVECZ and seconded by HONDRU to approve Resolution 2025-14, authorizing the Township Manager to submit a grant application to the Multimodal Transportation Fund grant in the amount of \$350,000 for traffic improvements along Presto-Sygan Road. All members present voted AYE to the motion.

**I. DISCUSS AND CONSIDER A MOTION TO APPROVE RESOLUTION 2025-15, AUTHORIZING THE TOWNSHIP MANAGER TO SUBMIT A GRANT APPLICATION TO THE MULTIMODAL TRANSPORTATION FUND GRANT IN**

THE AMOUNT OF \$150,000 FOR THE MAYVIEW TRAILHEAD AND MULTIMODAL CONNECTION

Paula Willis, Director of Parks and Recreation – This grant would help with the project to place a trailhead across from OTB and connect to Fairview Park.

It was moved by HONDRU and seconded by ORAVECZ to approve Resolution 2025-15, authorizing the Township Manager to submit a grant application to the Multimodal Transportation Fund grant in the amount of \$150,000 for the Mayview Trailhead and Multimodal Connection. All members present voted AYE to the motion.

J. DISCUSS AND CONSIDER A MOTION TO ADVERTISE THE PANHANDLE TRAIL IMPROVEMENT PROJECT FOR PUBLIC BIDDING

Mr. Barrett – This project would be to pave a portion of the Panhandle Trail. We received a grant for \$130,000 to help offset some of the costs. This paving would cover 1.8 miles of the trail from the county line extending toward McDonald Borough.

Ms. Willis – This would be the longest stretch of the Panhandle Trail in the Township. This is the first phase, and we will do the second phase next year. We are going to try and work with neighboring municipalities to pave the remainder.

It was moved by POSTUFKA and seconded by ORAVECZ to approve a motion to advertise the Panhandle Trail Improvement Project for public bidding. All members present voted AYE to the motion.

K. DISCUSSION OF POTENTIAL RENEWABLE ENERGY SYSTEMS ORDINANCE

Mr. Barrett – The township currently has no regulations on any kind of solar installations, both residential and as a solar farm. The draft ordinance that we have drawn up with the help of the Planning Commission and the Township Solicitor would not permit any large installations, like solar farms, in a residential district. It would also set regulations for single-home installations, which would be permitted in all districts.

L. DISCUSSION OF POTENTIAL REZONING ALONG THE SOUTHERN BELTWAY CORRIDOR TO PLANNED ECONOMIC DEVELOPMENT (PED)

Mr. Barrett – The Comprehensive Plan, adopted almost two years ago, mentioned reviewing a potential zoning change along the Southern Beltway, extending the Planned Economic Development zoning to that corridor. The goal would be to mirror the comprehensive plan, including a proposed map.

Commissioner Lazzini – If there was a property owner who had property zoned R-1 or another designation, would the township need to see their input or approval?

Mr. Barrett – Approval wouldn't be needed. Just notice that we're considering it and allow them to comment on it.

## 10. DEPARTMENT REPORTS - COMPLETE DEPARTMENT REPORTS ARE INCLUDED AS ATTACHMENTS ON THE AGENDA

### A. MANAGER'S REPORT

Mr. Barrett – The township held a public session where our consultants presented a conceptual drawing for the redesign of the 515 Millers Run Road building. The next step is to create technical documents based on the drawings to then put out to bid in the next few months.

### B. ASSISTANT MANAGER'S REPORT

Mr. Catena – I've been dealing with a litany of tax complaints. We're being contacted by closing companies that are unable to reach the tax collector, which is delaying sales and closings. The tax collector has still not turned over the delinquent taxes, which should have been completed at the end of April.

Allegheny County Economic Development is coming to the township to take a look at the property surrounding the Southern Beltway to see how they can help us out.

### C. BUILDING PERMITS REPORT

Mr. Barrett – June was a good month for building permits. We are still behind what we did this time last year.

### D. COMMUNICATIONS & COMMUNITY DEVELOPMENT REPORT

Andrea Iglar, Director of Communications & Community Development – The summer issue of the magazine will hit homes shortly. We focused on police programs in this issue, including e-bike and scooter safety. The magazine revenue is \$19,500, which includes four new advertisers.

I am still working on the TV channel. Comcast is coming to fix cable service to the township building, so we can confirm the visual display in-house. Until we can confirm everything is in order, I have not announced it to the public yet.

At the end of July, the township is hosting the Southwest Regional Chamber of Commerce for a networking opportunity. This is open to all businesses.

Looking at the numbers from the second quarter report, the splash pad has increased traffic to the website and social media through posts about it. Other Parks and Recreation topics were highly trafficked as well.

## E. ENGINEER'S REPORT

Mr. Paulovich – The 2025 paving program is completed, and the paving rejuvenation contractor is set to begin shortly.

The MS4 staff is working with the township to review the yearly report items. The DEP report is due September 30.

The South Fayette School District's new bus garage and the Tractor Supply in Newbury will both be on the upcoming planning commission agenda. We are still working through applications for the new Dunkin site, but that has been tabled for this month.

## F. FACILITIES REPORT

Vitali Alexandrov, Facilities Director – Scheduled electrical repairs have been completed, with several relays needing to be replaced.

The cleaning contractor has significantly improved, and all of our complaints have been addressed and resolved. After meeting with me, they have shown their commitment to improving their services.

The Cecil Sturgeon Road full-depth reclamation is set to begin shortly.

## G. PARKS & RECREATION REPORT

Ms. Willis – The Fairview Park Ballfield Project is moving along well and on schedule. We have a few changes to the electrical systems and the dugouts that will help with cost. The goal is to start the multipurpose fields right after the completion of this project to help keep costs reasonable.

After approval from the Parks and Recreation Board, Gibson-Thomas Engineering is working on the main trail along the road and the nature trails.

The splash pad and concession stand are going well. We hired an additional staff member to ease scheduling.

Our first Summer Kickoff Concert was on June 20. It had to be moved, but the new location worked great. Fourth of July fireworks were a success. They were well attended, and traffic flowed smoothly after.

The Parks and Recreation Board reviewed the park e-bike policy and should be ready next month to advertise and adopt it as an ordinance.

Mr. Barrett – Based on comments made at the last board meeting, township staff have reviewed the change order and, working with Gibson-Thomas Engineering, found ways to value engineer to bring that cost down.

Commissioner Lazzini – I would like to see numbers on costs for the splash pad, for concessions and maintenance. It can be at the end of the season, so we can evaluate the usage cost.

#### H. POLICE REPORT

John Phoennik, Chief of Police – We had no major issues with the Fourth of July fireworks.

During the week of June 2, our department hosted an on-site and off-site jiu-jitsu instructor training with 35 participants. By hosting, we were able to save \$4,500 with the free slots.

For June, the department had 471 calls for service and 193 traffic stops.

Commissioner Lazzini – After the Parks and Recreation ordinance passes, can we re-engage with the department to establish what we should do in the township and what we have jurisdiction over?

#### I. PUBLIC WORKS REPORT

Dan Dernosek, Director of Public Works – Our mechanics were busy this month with repairs and inspections. The salt building at Boys Home Park is almost complete, and we should be able to use it by winter.

We've completed painting in the parks, and continue with the mowing throughout the park and cleaning of the pavilions and the splash pad. We continue to patch roads and rebuild curbs for rainwater management.

We helped the Oak Ridge Fire Department with repairing their rain conductor. The trusses arrived for the new storage building in Mayview, so construction should start on that in the next week.

#### J. REQUEST TRACKER

Mr. Barrett – Standard number of requests, with a majority being trash and recycling.

13. SOLICITOR'S REPORT – No report.

14. PUBLIC COMMENT\*

Kelle Cunningham, USTA; Marla Zielinski, Hastings; Aditya Patel, Rishi Patel, and Komal Shah, Willowbrook; Janice Irwin, Upper St Clair – We are here to talk about the importance of tennis and encourage the township to add more tennis courts to bring tennis competitions to the township.

Commissioner Lazzini – How many courts would be needed for a tournament to happen?  
What does the season look like?

Ms. Cunningham – Four courts, close together. If you add bubbles to the courts, it could be a year-round program.

15. BOARD DISCUSSION

Commissioner Lazzini – We have to reschedule the next month’s meeting to Tuesday, August 19, at 7pm.

16. ADJOURNMENT

It was moved by HONDRU and seconded by POSTUFKA to adjourn at 8:10 PM. All members present voted AYE to the motion.

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John M. Barrett, Township Manager

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Chuck Lazzini, President

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Date

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Date