

**South Fayette Township
Township Manager Report
May 8, 2019
Submitted by John M. Barrett**

Summary: This report will summarize activity since the last meeting of the Board of Commissioners. A great deal has transpired and progress continues to take place on a variety of initiatives. The Manager has devoted significant time to the review and negotiations of a Developers Agreement for the Lafayette Meadow plan. The Board approved the land development application last month, which requires a Developers Agreement with the Township. The finer details will be shared below, but the end result was an acceptable agreement that should result in the construction of a housing plan that is consistent with what was presented to the Township during the approval process. Additionally, the Commissioners are also aware of an Open Space style of housing development that is on the horizon. The Planning Commission has recommended approval of the Open Space design provision, which is a Conditional Use in this residential district. The May agenda will include advertising for a hearing for the Conditional Use to be held in June. The developer has not submitted final site plans to begin the preliminary review of the land development process, as the priority seems to be to secure the Open Space provision before engineering the final plan. How this plays out will be that you will first be asked to vote on the Open Space provision before you see a site layout. In addition to the time devoted to Planning Commission related activities, this report will provide details on the Star City RFP and the Parks Master Planning process. The bullet items listed below will provide details on the Manager's recent activity;

Parks Master Plan/Planning Process. Following the presentation from HRG on the Draft Master Plan, the Manager and Commissioners Rodi and Malosh attended the monthly Parks and Recreation Board. The goal of the meeting was to expose the Parks and Recreation Board to the viewpoints of the Board of Commissioners. In areas where the draft plan varies greatly from the Board's vision for individual Township parks, there was joint discussion and debate. The meeting was productive in that it will help the BOC and the Parks Board become more aligned on park development projects and the long-term vision for the network of Township parks. By design, the meeting did not include participation by our planning consultants. The strategy is for the Board of Commissioners to work with Parks and Recreation Board to identify some common goals and planning principles to guide the Master Planning Process, before we re-engage HRG to revise conceptual plans for individual parks. To help facilitate that process, the Manager has attempted to document the stated goals of the Board of Commissioners. These are up for debate, but the following is a summary of what I have heard the Board state they would like to see in our Parks Master Plan;

1. **Right-Size the Project.** The total cost for the project should be appropriate and attainable. Currently, the total construction estimates for the entire project is over \$30M. The Board recognizes that the plan is a long-term plan and there are multiple parks included in the construction estimates. However, the plan should be reviewed with a lens towards value engineering the project to be more attainable. Target would be to reduce costs by 10 – 20%.

2. **Enhance Existing BEFORE we add New.** As individual parks are planned, we should strive to enhance existing uses and/or improve existing amenities rather than introduce new elements. This philosophy was most evident during discussions of Morgan Park, as the Commissioners feel strongly that we should retain Morgan Park and preserve its use as a Baseball/Softball complex. Investment from the Township should come in the form of field improvements and not in demolition or stabilization costs associated with eliminating ball fields at Morgan. This philosophy also comes into play when considering the net gain/loss in fields and amenities within the Master Plan. The Commissioners would prefer to add to our total number of fields and amenities at buildout.
3. **Provide a Variety of Uses for a Variety of Users.** While it is recognized that a concentration of sport fields provides tournament opportunities for our youth sports associations, the Commissioners also want to provide additional recreation opportunities for residents outside of youth sports. Each park should strive to accommodate a variety of uses, including youth sports fields. The Commissioners appreciate the existing disbursement of ball fields throughout the Township. They also expressed a desire to see additional recreation amenities for young children and senior citizens incorporated in the plan.
4. **Incorporate Flex Space for Recreation Programming.** The Commissioners expressed a desire to include plans showing construction of buildings/facility or structure that could expand recreation/programming opportunities. The Township has previously engaged in studies to conceptually design a Community Center/Recreation Center type of facility, presumably within our existing park network. In addition, the lack of programmable space is a known problem for the Township. The Parks Master Planning process should somehow support the conceptual design or recommended location for such a facility, or a variety of facilities.

The Manager will begin working on a proposed timeline and strategy to continue the planning process with the goal of adopting a Comprehensive Parks Master Plan later this calendar year. Please feel free to share your thoughts and vision with the Manager to help advance this project appropriately.

Fairview Storage Building. The storage building has been removed at Fairview Park by a private contractor. The building materials were salvaged and brought to the Public Works building to be stored until they can be used later. The Fairview Park site does still have the posts that secured the building remaining in sight. The contractor had planned on cutting them down at street level and using new posts to erect the building when the time came. The Public Works Department would like to salvage the posts rather than cut them and we have agreed to do that ourselves. Those should be down within the next week or so. Once the posts are removed, I will work with Public Works to install a basketball court and return the area to one of active recreation. The DPW still has storage needs which will have to be addressed. I am confident we can identify appropriate locations for additional storage to address the needs of the department.

Star City RFP Marketing Statistics. Following the last Board of Commissioners meeting, the Request for Proposal for the former Star City site was made public. The Township prepared a marketing package to accommodate the RFP document and has worked hard to cast a wide net with our efforts to market this site. The RFP identifies a submission deadline of June 12, which will allow the Board to review and discuss proposals at our June Regular Meeting and agree upon next steps. The Manager has fielded a handful of calls from potential investors on this site, but it is difficult to gauge how sincere a developer is before a proposal is submitted. Andrea Iglar provided me with the following statistics for the Star City marketing, which will give context to the efforts undertaken to promote the site;

- 23 accessed the RFP document via our township website
- sent 21 marketing emails to Loopnet prospect list
- sent 200+ marketing emails to RFP/bidder contacts that have signed up on our website
- 4,455 impressions on Loopnet in April and May; of these, 127 viewed the details
- 156 companies are listed on Loopnet as having viewed our listing. Here are companies with the most visits and views:
 - Pittsburgh company, name not disclosed
 - Fairfield CT, name not disclosed
 - Ashburn VA, name not disclosed
 - PJ Dick, Pgh
 - DQE Communications, Pgh
 - Oracle Corp, CA
 - Seattle company, name not disclosed
 - Old Dominion Freight Line, NC
 - Rentacrate, MA
 - Washington Penn Plastics, Washington PA
 - Tri-State Machine, Wheeling WV
 - Third Generation Shower Pans, CA
 - Hennecke
 - Marathon Petroleum, Findlay OH
 - Kuiken Brothers, NJ
 - Sac Inc, Bedford PA
- Farthest-flung Loopnet views are from Olympus Imaging in Tokyo, Japan

Lafayette Meadow Developers Agreement. Following the approvals provided by the Commissioners at the April Regular Meeting, the Township was informed that Heartland Homes was no longer involved with the Lafayette Meadow housing plan. During the review process, the developer had indicated that the project would include a stretch of homes to be built by Ryan and a section of higher end homes that would be built by Heartland Homes. The Township learned of this while working with the developer on the Developers Agreement and other legal documents needed to close on the property and memorialize the various points of agreement with the Township. The Township pressed the developer to incorporate language in the Developer's Agreement to confirm that the overall concept of the housing plan has not changed as a result of Heartland's departure. In other words, we had to find a way to have the developer commit to building higher-end homes within the development. The Solicitor was instrumental in crafting language to protect the Township in this matter, and the end result is an agreement that spells out a minimum square footage of homes to be built within the conceptual plan presented to the Township. We believe that new construction homes built of a size stipulated in the agreement will yield price points that are consistent with what was stated to the Township during the review process. For this reason, we are comfortable executing a Developers Agreement that provides

minimum square footage for homes in the plan and commits the developer to the other items that were included in discussions during review.

Dutch Hill Geotechnical Investigation. Since our last Board meeting, core drillings along Dutch Hill Road were coordinated by a Geotechnical Engineer. The soils will be studied to determine the severity of the slide, the condition of the soils and will also be used to analyze slide remedies that are feasible within the existing soil conditions. The soils report will take about 45-60 days to complete, and once completed the Geotech will present the findings to the Township. The purpose of this undertaking is to identify costs associated with various slide repair options and determine if any of the options are feasible. This effort should also provide the Township with satisfactory information to gauge the stability of the hillside. This condition has been in existence for over 5 years and monitored regularly by Public Works. The hillside does not appear to be moving and this slide seems stabilized. The soils study will speak to the stability of existing conditions also. Once completed, the Manager will review with the Geotech and communicate findings to the Board of Commissioners. That should be next month.

Police Dress Uniforms. The Manager wanted to share with the Commissioners information relating to incorporating a formal police dress uniform into the official uniform of the Township. Currently, the Township outfits each officer in a police uniform that does not include a dress uniform, or a uniform that would be worn by an officer at a ceremony or funeral. The officers requested that the Township consider authorizing each officer be outfitted with such a formal uniform. In discussions with Chief Phoennik, the request seemed reasonable and an expense the Township would agree to absorb. The idea being that each officer is provided with one dress uniform and will be responsible for the upkeep and continuation of the uniform moving forward. Officers will be able to direct their uniform allowance towards the upkeep of the dress uniform, the components of which will be spelled out by the Department. The Manager was comfortable authorizing this expenditure, as the Department was able to identify several past occurrences where the dress uniform could have been worn, and the optics of the dress uniform are quite powerful. The Police Chief was able to identify a specific area of his 2019 budget that can be used for this purpose. Once complete, we will arrange for the Commissioners to view an officer in dress uniform.

Traffic Signal at Alpine and 50. The Commissioners have previously authorized the design of a traffic signal to be placed on Route 50 at Alpine. The design has concluded and the next step is to work through PennDOT on the permitting and go to bid for installation. We are still working through the permitting of this signal with PennDOT but appear to be near conclusion. The Manager is currently seeking grants for this expense through several programs. The Township should know if grant funding has been secured by November of this year. The strategy being to include the cost of installation in the 2020 General Fund Budget if our grant applications are unsuccessful. The Board of Commissioners will be kept abreast of this project as it develops further.

If anyone would like to discuss any issue independently, please do not hesitate to contact me. I will also be prepared to discuss with the group at our upcoming meeting.

Respectfully Submitted,

John M. Barrett
Township Manager