



A. ORDINANCE AMENDING THE TOWNSHIP'S LED SIGNAGE REGULATIONS AND ESTABLISHING THE SOUTH FAYETTE SIGN OVERLAY DISTRICT

It was moved to by HOROWITZ and seconded by DERNOSEK to continue the public hearing until February. All members present voted AYE to the motion.

The meeting was called to order by Commissioner Rodi.

PRESENT: DERNOSEK, SRAY (on phone), HOROWITZ, RODI, MALOSH (on phone)

ALSO PRESENT: Township Solicitor: Robert Garvin; Township Manager: John M. Barrett; Township Executive Assistant: Peggy Patterson

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

Bill Duchess, 4578 Battle Ridge Road – I own property on Morgan Hill Road and my neighbors there and I have some issues about 146 Morgan Hill Road. I have already talked to code enforcement, but John Kanaskie, township code enforcement officer, said he has unsuccessfully tried to contact the resident regarding the many violations at this home.

Mr. Barrett – We have discussed this internally, and we are talking about having a process server take the violation notice to the home.

There was further discussion regarding this issue, and Mr. Barrett said the township is committed to getting this property into compliance.

Ben Hornfeck, Library Director – I wanted to touch base on the 2022 budget for the library, and I wanted to go over what we are asking for. Before I talk about 2022, I want to explain how your investment helped us in 2021. We continue to see increases in library usage. We have also been continuing to provide “take and make kits,” virtual programs, virtual and in-person volunteer opportunities, and computer and Wi-Fi access in the library. For 2022 we are seeking a 3% increase or just under \$5,000.00. We want to focus and retain our highly qualified staff, and this would allow us to give a modest increase to

the staff. We also want to return to pre-pandemic hours, which will require additional staff hours. We suspended all overdue fines at the beginning of the pandemic, and we would like to make this permanent.

Commissioner Horowitz left at this time.

NEW BUSINESS

Mr. Barrett – With regard to Ben Hornfeck’s request, it is an easy adjustment to make, and I just wanted to get your opinion on the 3% increase.

Commissioner Rodi and Commissioner Dernosek stated that they both supported the 3% increase to the library donation.

A. DISCUSS AND CONSIDER RESOLUTION 2021-21, ADOPTING THE 2022 OPERATING AND CAPITAL BUDGET AS WELL AS OTHER FUNDS

It was moved by DERNOSEK and seconded by SRAY to approve Resolution 2021-21, adopting the 2022 operating and capital budget as well as other funds. All members present voted AYE to the motion.

B. DISCUSS AND CONSIDER RESOLUTION 2021-22, SETTING THE 2022 MILLAGE RATE

It was moved by DERNOSEK and seconded by MALOSH to approve Resolution 2021-22, setting the 2022 millage rate at 4.73. All members present voted AYE to the motion.

C. DISCUSS AND CONSIDER RESOLUTION 2021-23, SETTING THE 2022 ACT 511 TAXATION RATES INCLUDING EARNED INCOME TAX AND REAL ESTATE TRANSFER TAX

It was moved by DERNOSEK and seconded by SRAY to approve Resolution 2021-23, setting the 2022 Act 511 taxation rates including earned income tax and real estate transfer tax. All members present voted AYE to the motion.

D. DISCUSS AND CONSIDER RESOLUTION 2021-24, 2022 NON-UNION PENSION RATE

It was moved by DERNOSEK and seconded by SRAY to approve Resolution 2021-24, 2022 non-union pension. All members present voted AYE to the motion.

CORRESPONDENCE

A. OAK RIDGE VOLUNTEER FIRE DEPARTMENT REPORT

B. SOUTHBRIDGE EMS REPORT

Mr. Barrett reviewed the correspondence.
CONSENT CALENDAR ITEMS

A. APPROVAL OF MINUTES

It was moved by DERNOSEK and seconded by MALOSH to approve the minutes from the November 10, 2021, regular meeting. All members present voted AYE to the motion.

B. PAYMENT OF THE BILLS

It was moved by SRAY and seconded by MALOSH to pay the November 2021 bills. All members present voted AYE to the motion.

C. BANK ACCOUNT BALANCES

Mr. Barrett – These are just provided for transparency.

D. FINANCIAL REPORTS

Mr. Barrett – The budget to actual is a good tool to see how we are ending the year with a surplus. We exceeded our projection for revenue, and we had a healthy year.

DEPARTMENT REPORTS

A. BUILDING PERMITS REPORT

Mr. Barrett – November building permits were predominantly residential apart from BJ's Wholesale Club fire alarm. We are on track for a healthy year for building permits.

B. COMMUNICATIONS & COMMUNITY DEVELOPMENT REPORT

Andrea Iglar, Director of Communications & Community Development – We are getting ready for the winter issue of the magazine, which should publish late January.

We started to use an emblem for our campaign to strengthen South Fayette's identity, and you will see that on some merchandise.

We did some promotion for "Small Business Saturday," which is the Saturday after Thanksgiving.

At Joy-Thru Fairview on December 3, I did a livestream Facebook Live virtual tour of the event, and we have had about 2,000 views on that. We were able to secure the support of 14 businesses who gave cash sponsorships to that event.

We acknowledged those sponsorships at “Thanks for Giving.” Our sponsorships for 2021 were about the same as 2020, which is a little lower than pre-COVID. We acknowledged the sponsors with certificates, trophies and appreciation gifts.

Public Works removed the military banners for the winter, and they will be up again before Memorial Day next year.

Parks & Recreation and I worked on coordinating the bid requirements for the Fairview Park signs. The bids will be received by January 6 so they can be considered at your January meeting.

Commissioner Dernosek asked if the military banners would be replaced back in their original positions and was told that if it was physically possible, they would be.

C. ENGINEER’S REPORT

Jason Paulovich, Division Manager, Gibson-Thomas Engineering – Our engineer’s report is dated December 2, 2021.

We are moving ahead with the Community Center consolidation of properties. Our environmental staff has investigated the existing dwellings and structures for asbestos. We are preparing the demolition contracts.

We are working with staff on the 2022 paving project to establish the roads for next year and with Paula Willis on a few permanent restrooms in the parks.

We have several agenda items tonight regarding stormwater projects and three planning projects.

On the Stonegate phase 1 and 2, residential land development, we attended a preconstruction meeting with the sewer authority, the developer, the contractor, and several other entities. That is going to break ground in about two weeks, so we will be providing inspection services for that development.

D. PARKS AND RECREATION REPORT

Paula Willis, Parks & Recreation Director – Our programs will be decreasing for the season because we won’t have the outdoors available because of the weather. In November we had a new program called Orienteering & Nature Navigating presented by the Allegheny County Park Rangers. They offer every community two free programs a year, and we had a great turnout.

HRG, the developers and I walked the new dog park and mapped out the trail that is going through there. They are moving a lot of earth up there, and I have attached the HRG report to my report.

I secured the flooring and a shade structure that will go over a portion of the splash pad. I am applying for a small grant from the American Academy of Dermatology for the shade structure.

I have been working with Jason Paulovich on getting the locations for the prefabricated buildings for the restrooms at Preservation Park and Boys Home Park.

We are looking into putting a storage building on Mayview Road, so I have reached out to a landscaper and fencing company.

We had a local girl in the Scouts who just completed her Eagle Scout project. She built and painted picnic tables for Fairview Park. She painted them with board games, and the pieces will be held in a small structure at the park.

We received a DCED Multimodal Transportation grant for \$100,000, which will go toward a sidewalk in Fairview Park from Greenwood Drive to Mayview Road.

We had over 1500 responses to the Community Center survey.

We had the Joy-Thru event on December 3, and we collected over 300 letters to Santa. We had over 600 cars through the park and have heard nothing but positive comments.

This year, we had \$75,750 for overall giving, which included the T-Mobile grant and Charter Homes giving day. It also included the Evelsizer 5K and sponsors. The sponsorship money offset about 85% of the cost of our events.

E. POLICE REPORT

Chief John Phoennik – Our policy manual changes, through Lexipol, will be complete by the end of the year.

We went live with our new records management system, CODY, today. This system will be more user friendly for the officers.

Evonne Williams is retiring at the end of the year and her last day is December 17. We conducted interviews on Monday and Tuesday this week and we have a good candidate to replace Evonne.

F. PUBLIC WORKS REPORT

Mr. Barrett - Public Works continues to be very busy with road and stormwater improvements. The crews are also working to get prepared for winter.

Public Works played a huge role in the drive-thru event at Fairview Park, and they continue to provide support to the recreation program and to the parks generally.

The benches we ordered, one for the senior class and the other as a memorial bench, have been assembled. The senior class one has been installed at Fairview, and the memorial bench is for Morgan Park.

G. REQUEST TRACKER REPORT

Mr. Barrett – The majority of the Request Trackers are for missed trash and recycling.

H. ASSISTANT MANAGER’S REPORT

Pat Catena, Assistant Manager – I am still working on the escrows, and each month it gets cleaner and cleaner.

We finalized the paperwork for the bond issuance and borrowing, and we are expected to close on December 22. This will give us \$30 million for the new building and new community center.

Most of my time this month has been spent working on the capital improvement plan and the general fund. I believe it is a very strong budget. Our revenues and expenditures are very conservative.

I. MANAGER’S REPORT

Mr. Barrett – The municipal office/police station construction will be viewable on PennBid next week. We will have a prebid meeting on December 22. There are four contracts that are out: the general contractor, mechanical contractor, electrical contractor, and the plumbing contractor. The due date for submission is January 27, so we can award the contracts at our February meeting.

We have a virtual meeting with the consultants for the community center next week, and you are all invited to attend. The next step in the process will be to explore the programming side of it. Given the results of the survey, we are going to do an analysis of the amount of programming potential revenue that goes with it, staff needed to support it, and operating costs, which will be a big piece of the puzzle.

We need to have a reorganization meeting on Monday, January 3, and Commissioner Sray will need to be sworn in at that time. The magistrate has a prior commitment at 7:00 PM so we can either have Commissioner Sray get sworn in at the magistrate’s office in advance or we can ask her to come a little later or earlier.

OLD/UNFINISHED BUSINESS

A. DISCUSS AND CONSIDER APPROVING AN AMENDMENT TO THE PHASE 3 DEVELOPER’S AGREEMENT WITH CHARTER HOMES AT HASTINGS INC. TO EXTEND THE TIME FOR COMPLETION OF SUNSET DRIVE AND

MAYVIEW ROAD HOP IMPROVEMENTS TO AUGUST 15, 2022, DUE TO THE UNAVAILABILITY OF MATERIALS TO TIMELY COMMENCE AND COMPLETE THE HOP WORK

Anthony Faranda-Diedrich, Charter Homes and Neighborhoods – This request relates to the widening of Mayview Road specifically the frontage where Hastings is located. We had planned on doing that widening this year, but we have suffered through material and labor shortages. The reason the widening didn't happen this year was a permitting issue with PennDOT. We started the permitting process in February of this year, and it was finally issued in August, with the influence of the township. We are committed to getting this work done. We are going to start the work over the winter as we have the materials required and the personnel available.

Commissioner Rodi asked for a realistic timeline for this project to be done and was told by Mr. Faranda-Diedrich that it should be done by late May or June.

There was further discussion relating to this issue.

It was moved by MALOSH and seconded by DERNOSEK to approve an amendment to the Phase 3 developer's agreement with Charter Homes at Hastings Inc. to extend the time for completion of Sunset Drive and Mayview Road HOP improvements to June 1, 2022, due to the unavailability of materials to timely commence and complete the HOP work. All members present voted AYE to the motion.

NEW BUSINESS

A. DISCUSS AND CONSIDER S-03-2021, PRESTO-SYGAN SUBDIVISION PLAN, PRELIMINARY AND FINAL MINOR SUBDIVISION, 350 PRESTO-SYGAN ROAD, ZONED PED

Mr. Paulovich – These are smaller properties, and this is just to separate these two commercial structures and get them on to their own parcels. There were several variance requests, and all of them were granted by the Zoning Hearing Board. The consultant addressed all our comments and the Planning Commission recommended approval.

It was moved by DERNOSEK and seconded by MALOSH to approve S-03-2021, Presto-Sygan Subdivision Plan, preliminary and final minor subdivision, 350 Presto-Sygan Road, zoned PED. All members present voted AYE to the motion.

B. DISCUSS AND CONSIDER S-04-2021, APEX NEWBURY APARTMENTS, PRELIMINARY AND FINAL MINOR SUBDIVISION/CONSOLIDATION, OAKRIDGE ROAD, ZONED PED

Mr. Paulovich – These are the two large parcels; one is 17 acres, and the other is 19 acres. There is some future development planned in this area, but this activity is just to

consolidate those two parcels. The Planning Commission approved this plan and there are no outstanding comments on this item.

It was moved by DERNOSEK and seconded by SRAY to approve S-04-2021, Apex Newbury Apartments, preliminary and final minor subdivision/consolidation, Oakridge Road, Zoned PED. All members present voted AYE to the motion.

C. DISCUSS AND CONSIDER S-05-2021, CRICKET LARSON SUBDIVISION, PRELIMINARY AND FINAL MINOR SUBDIVISION, 2 SOUTH AVENUE, ZONED R-3

Mr. Paulovich – This is an existing four-lot parcel all under the same ownership. They want to subdivide this into three parcels. The Planning Commission has approved this plan and we have no outstanding comments.

It was moved by DERNOSEK and seconded by MALOSH to approve S-05-2021, Cricket Larson subdivision, preliminary and final minor subdivision, 2 South Avenue, zoned R-3. All members present voted AYE to the motion.

D. DISCUSS AND CONSIDER A MOTION TO ADVERTISE THE BOARD OF COMMISSIONERS REORGANIZATION MEETING FOR MONDAY, JANUARY 3 AT 7:00 PM

It was moved by DERNOSEK and seconded by SRAY to advertise the Board of Commissioners reorganization meeting for Monday, January 3 at 7:00 PM. All members present voted AYE to the motion.

E. DISCUSS AND CONSIDER ADVERTISING A PUBLIC HEARING FOR A CONDITIONAL USE FOR IVYBROOK ACADEMY, 3127 WASHINGTON PIKE

It was moved by DERNOSEK and seconded by MALOSH to approve advertising a public hearing for a conditional use for Ivybrook Academy, 3127 Washington Pike. All members present voted AYE to the motion.

F. DISCUSS AND CONSIDER A BOND REDUCTION FOR PIAZZA IN THE AMOUNT OF \$1,292,289.40 RETAINING AN AMOUNT OF \$576,206.90

It was moved by DERNOSEK and seconded by SRAY to approve a reduction for Piazza in the amount of \$1,292,289.40 retaining an amount of \$576,206.90. All members present voted AYE to the motion.

G. DISCUSS AND CONSIDER A MOTION TO AWARD THE CONTRACT FOR POLICE PENSION FUND INVESTMENT MANAGEMENT SERVICES TO CS MCKEE OF PITTSBURGH, PENNSYLVANIA EFFECTIVE 1/1/2022

It was moved by SRAY and seconded by DERNOSEK to approve a motion to award the contract for police pension fund investment management services to CS McKee of Pittsburgh, Pennsylvania, effective 1/1/2022. All members present voted AYE to the motion.

H. DISCUSS AND CONSIDER ADVERTISING AN ORDINANCE TO ACCEPT THE ROADS IN PINNACLE POINTE

It was moved by SRAY and seconded by DERNOSEK to approve the advertising of an ordinance to accept the roads in Pinnacle Pointe. All members present voted AYE to the motion.

I. DISCUSS AND CONSIDER ENTERING INTO A STORM SEWER EASEMENT AGREEMENT WITH GLENN R. FYOLA FOR TOWNSHIP ACCESS TO A STORM SEWER LOCATED AT PROPERTY OWNED BY GLENN R. FYOLA AT 304 BATTERY DRIVE

Mr. Barrett – There is a steep slope to his yard and the existing storm system back there needed some enhancements. This work will be done in house.

It was moved by DERNOSEK and seconded by MALOSH to approve entering into a storm sewer easement agreement with Glenn R. Fyola for township access to a storm sewer located at property owned by Glenn R. Fyola at 304 Battery Drive. All members present voted AYE to the motion.

J. DISCUSS AND CONSIDER RESOLUTION 2021-20 FOR THE PENNDOT COMPREHENSIVE MAINTENANCE AGREEMENT FOR MOWING

It was moved by DERNOSEK and seconded by SRAY to approve Resolution 2021-20 for the PennDOT comprehensive maintenance agreement for mowing. All members present voted AYE to the motion.

PUBLIC COMMENT - None

BOARD DISCUSSION

Commissioner Rodi – 2021 has been a great year for the township, and I really look forward to 2022. Thanks to all the staff for all your hard work, and Merry Christmas.

SOLICITOR’S REPORT

Mr. Garvin – We continued the public hearing for the LED signs to this month, but we don’t have comments back from all the interested parties, so we are going to continue this to the February 9, 2022, meeting.

It was moved by DERNOSEK and seconded by SRAY to continue the public hearing for the LED signage overlay district ordinance to February 2022. All members present voted AYE to the motion.

Mr. Garvin – I have been working with staff and Pat Healy with respect to the bond issue. The solicitor’s opinion is prepared and submitted.

I will continue to work on the Crown Castle zoning appeal as well as process developer’s agreements.

Commissioner Rodi – We held an executive session prior to the meeting to discuss personnel and legal matters.

ADJOURNMENT

It was moved by DERNOSEK and seconded by SRAY to adjourn. All members present voted AYE to the motion.

John M. Barrett, Township Manager

Gwen A. Rodi, President

Date

Date