



PUBLIC HEARING

A. CU-01-2022, THE PIAZZA REVISION, CONDITIONAL USE APPLICATION PARCELS 256-R-3, 256-R-7 & 256-S-4, ZONED C-2

The meeting was called to order by Commissioner Rodi at 515 Millers Run Road, Morgan, PA 15064

PRESENT: DERNOSEK, HOROWITZ, SRAY, 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 - None

CORRESPONDENCE

A. OAK RIDGE VOLUNTEER FIRE DEPARTMENT REPORT

B. SOUTHBRIDGE EMS REPORT

Mr. Barrett – We have reports from Oak Ridge Fire Department and SouthBridge EMS.

CONSENT CALENDAR ITEMS

A. APPROVAL OF MINUTES

It was moved by HOROWITZ and seconded by DERNOSEK to approve the minutes from the April 13, 2022, regular meeting. All members present voted AYE to the motion.

B. PAYMENT OF THE BILLS

It was moved by HOROWITZ and seconded by SRAY to pay the April 2022 bills. All members present voted AYE to the motion.

C. FINANCIAL REPORTS

D. BANK ACCOUNT BALANCES

Mr. Barrett – These reports are for transparency.

DEPARTMENT REPORTS

A. BUILDING PERMITS REPORT

Mr. Barrett – The majority of the building permits are for residential, including decks and fences. The fees collected to date are slightly below last year's numbers, but with all the building that will be happening soon, we should catch up and maybe surpass those totals.

B. COMMUNICATIONS & COMMUNITY DEVELOPMENT REPORT

Mr. Barrett – Ms. Iglar is at a conference of the National Association of Government Communicators, and we did get news from her right before the meeting that our magazine, South Fayette Connect has won second place in the national awards. First place was won by the state of Texas Department of Transportation.

C. ENGINEER'S REPORT

Jason Paulovich, Division Manager, Gibson-Thomas Engineering – We have several action items on tonight's agenda, including the award of recently bid projects for paving, Preservation Park, and Parkes Farm development. We have several inspections on previously approved projects and a full agenda for the Planning Commission.

We have been working with Planning and Zoning on a number of stormwater authorizations.

D. PARKS AND RECREATION REPORT

Paula Willis, Parks & Recreation Director – We had a \$1 million grant presentation at Fairview Park.

Ms. Willis gave an overall report on the various fields in the township parks and the differing sports associations in the township. She discussed issues she is having with some of the associations.

Ms. Willis - We need to get policies and procedures in place for the fields.

Phase 1 at Fairview Park is delayed by earth and material issues. Some of the fields will need infield renovation.

Mr. Barrett – Maybe you should explain that Fairview Phase 1 is not the splash pad.

Ms. Willis – Phase 1 is the road down to Mayview Road, parking, a pavilion, and the wooded dog fenced-in area. Phase 2 will be installation of the splash pad. The timing is

dependent on the completion of phase 1, and we still don't have a grant contract from DCNR. Phase 3 is building three ball fields and is also with a DCNR grant that we don't have a contract for yet.

We submitted a grant for lights on the multi-purpose field at Fairview and I am working on a \$400,000 grant application for trails, through the county. They just extended the deadline for that grant application to June 15.

There is a resolution on the agenda for another grant through the PA DCED Greenways, Trails and Recreation program.

I want to thank all of Public Works for helping out with cleanup day. We also had staff helping residents cleaned up areas throughout April.

I also wanted to thank the board for allowing me to bring Ian McNeill on full-time. We are very excited to have him. He has a summer packed full of events.

Commissioner Rodi – The weather on the Bunny Hop day was terrible, and I thought we were going to have to cancel, but Paula adjusted some things, and it was very successful.

I got an email that the dog grant from last year reopened again. Are we going to apply for that this year?

Ms. Willis explained that the voting for this is through social media and the winner from last year has a much bigger pool of residents in their township. She said a small township like ours doesn't stand a chance. Ms. Willis said she would look at the rules this year to see if anything changed.

Commissioner Rodi asked about Community Day, and Ms. Willis explained that the township is planning to do a scaled-back version of Community Day on August 27 from 11:00 – 5:00.

E. POLICE REPORT

Mr. Barrett – Chief Phoennik wanted me to share that the officers have started with daily training on suggested topics with help from Lexipol.

The chief added some new things to his monthly reports, including colored graphs of the variety of calls the officers get monthly. The largest part of the pie is ambulance calls.

They conducted active-shooter training at the intermediate school.

F. PUBLIC WORKS REPORT

Butch Truitt, Public Works Director, showed pictures of the future home of the restrooms at Boys Home Park. He explained that they have been working on this about a month.

Mr. Truitt - We did base repairs on Pine Valley where the road was very bad. You can see from the pictures that our crew did a nice job.

We built a stone bin by the Public Works building to get the stones put away and removed the salt boxes from the trucks for the final time this year.

We built a kiosk to supply the electric for the baseball field lights at Fairview.

We plugged and groomed the fields, painted the lines on the fields and power washed the tennis courts. We also turned the water on in the restrooms.

Mr. Barrett – We are awarding the contract for the work to be done at Preservation Park. We initially thought about putting the restroom at Boys Home out to bid, but the cost was kept down by having Public Works do the work.

Commissioner Rodi asked how long it took Public Works to do the work at Boys Home.

There was discussion about the cost and scope of work that needed to be done at both Boys Home and Preservation Park. Commissioner Rodi expressed that she thought the routine maintenance of Public Works suffered and that we would be better off putting it out to bid. She said that Washington Pike looks terrible, and the grass looks high everywhere.

There was further discussion about this and strategizing the future of Public Works.

G. REQUEST TRACKER REPORT

Mr. Barrett – Garbage and recycling comprise most of the report.

H. ASSISTANT MANAGER’S REPORT

Pat Catena, Assistant Township Manager – The escrow process is ongoing. I am working with West Penn Power for the new building, and we are almost near completion.

I am working with CS McKee and looking for some investment opportunities for our bond money.

I worked with Paula Willis on some of her grant support letters.

I got our ARPA report done and assisted other municipal managers with their reporting.

I continue to research grants and funding for the community center. DCED reached out to us today to ask us some questions, which is great news.

I have been working with our auditor to get information from Jordan Tax Service.

There was discussion regarding the ARPA money.

I. MANAGER'S REPORT

Mr. Barrett – I had a chance to travel to right outside of Spring Township, near Reading, PA with Commissioner Dernosek to look at a commercial fire inspection. They have some qualified personnel working there, and getting to spend time with them regarding setting the program up and how they work with the township was very helpful to me. Our next plan might be to do some outreach to the business community to update them and get some feedback on fees and the potential inspections that might be done, so we don't get any backlash.

I wanted to comment on some road infrastructure projects that the township is pursuing. Two in particular are priority for us. First is the widening of Hickory Grade Road, which would be funded by impact fees, and we are in the process of getting the HOP from PennDOT. We are hoping to start this construction in the springtime. The other improvement we are looking at is installation of a traffic signal at Washington Pike and Boyce Road. The township received some money for a different intersection but have been able to move the funds to this location. This also requires an HOP from PennDOT. PennDOT has long-range plans to widen Washington Pike and install a signal at this intersection. We are planning to use the grant money we have to install a temporary signal since PennDOT's plan is so far out in the future. We have a requirement to use those funds this calendar year.

I think we have a good road program this year using the Roadbotics program, and our next step is the 5-year plan.

Commissioner Rodi asked if the light at Washington Pike and Boyce Road was going to cost the township anything. Mr. Barrett told her we have a little over \$200,000 and since it won't be a permanent setup, it might only be a little more than that.

OLD/UNFINISHED BUSINESS - NONE

NEW BUSINESS

A. DISCUSS AND CONSIDER CU-01-2022, THE PIAZZA REVISION, CONDITIONAL USE APPLICATION PARCELS 256-R-3, 256-R-7 & 256-S-4, ZONED C-2

It was moved by DERNOSEK and seconded by MALOSH to approve CU-01-2022, the Piazza Revision, conditional use application parcels 256-R-3, 256-R-7 & 256-S-4, zoned C-2. All members present voted AYE to the motion.

B. DISCUSS AND CONSIDER S-03-2022 KEVINGTON PLAN, PRELIMINARY AND FINAL MINOR SUBDIVISION APPLICATION, PARCEL 400-N-29, ZONED R-1

Mr. Paulovich – This is a minor lot line revision between two existing lots. We performed an initial review; the consultant resubmitted plans and we issued a revised review letter. The Planning Commission recommended approval.

It was moved by DERNOSEK and seconded by HOROWITZ to approve S-03-2022 Kevington Plan, preliminary and final minor subdivision application, parcel 400-N-29, zoned R-1. All members present voted AYE to the motion.

C. DISCUSS AND CONSIDER AN EXTENSION OF SP-01-2022 SOUTH FAYETTE TACO BELL, PRELIMINARY AND FINAL LAND DEVELOPMENT APPLICATION, 177 MILLERS RUN ROAD, ZONED C-2 UNTIL JUNE 9, 2022

Mr. Garvin – The applicant requested the extension.

It was moved by HOROWITZ and seconded by SRAY to approve an extension of SP-01-2022 South Fayette Taco Bell, preliminary and final land development application, 177 Millers Run Road, zoned C-2 until June 9, 2022. All members present voted AYE to the motion.

D. DISCUSS AND CONSIDER A MOTION TO ADVERTISE A PUBLIC HEARING FOR CU-02-2022, CONDITIONAL USE APPLICATION FOR APEX NEWBURY APARTMENTS

It was moved by DERNOSEK and seconded by HOROWITZ to approve a motion to advertise a public hearing for CU-02-2022, conditional use application for Apex Newbury Apartments. All members present voted AYE to the motion.

E. DISCUSS AND CONSIDER ACCEPTING THE LOWEST RESPONSIBLE BID FOR PRESERVATION PARK SITE GRADING AND UTILITIES IN THE AMOUNT OF \$50,400.00. THE BID IS TO BE AWARDED TO JOHN KOSKY CONTRACTING

It was moved by HOROWITZ and seconded by SRAY to accept the lowest responsible bid for Preservation Park site grading and utilities in the amount of \$50,400. The bid is to be awarded to John Kosky Contracting. All members present voted AYE to the motion.

F. DISCUSS AND CONSIDER ACCEPTING THE LOWEST RESPONSIBLE BID FOR THE 2022 PAVING PROGRAM IN THE AMOUNT OF \$1,879,155.00. THE BID IS TO BE AWARDED TO MELE AND MELE & SONS, INC.

It was moved by DERNOSEK and seconded by HOROWITZ to accept the lowest responsible bid for the 2022 paving program in the amount of \$1,879,155.00. The bid is to be awarded to Mele and Mele & Sons, Inc. All members present voted AYE to the motion.

G. DISCUSS AND CONSIDER ACCEPTING THE LOWEST RESPONSIBLE BID FOR STORMWATER POND IMPROVEMENTS AT PARKES FARM ESTATES IN THE AMOUNT OF \$41,360.00. THE BID IS TO BE AWARDED TO JOHN KOSKY CONTRACTING

It was moved by HOROWITZ and seconded by SRAY to accept the lowest responsible bid for stormwater pond improvements at Parkes Farm Estates in the amount of \$41,360.00. The bid is to be awarded to John Kosky Contracting. All members present voted AYE to the motion.

H. DISCUSS AND CONSIDER AN AMENDED MOTION FOR THE HASTINGS PHASE 2 BOND REDUCTION THAT SUPERSEDES THEIR PRIOR APPROVAL ON APRIL 13, 2022, THAT LEAVES A BALANCE OF \$214,952.10

Mr. Garvin – At the beginning of January in 2022, a change in the Municipal Planning Code states you can only hold 10% of the outstanding value of the improvements, not 10% of the total project. The prior approval was 10% of the entire project and this change will conform with the MPC.

Commissioner Rodi asked if Charter Homes started the work down on Mayview Road. There was discussion regarding the road work to be done on Mayview Road.

It was moved by HOROWITZ and seconded by DERNOSEK to approve an amended motion for the Hastings phase 2 bond reduction that supersedes their prior approval on April 13, 2022, that leaves a balance of \$214,952.10. All members present voted AYE to the motion.

I. DISCUSS AND CONSIDER A BOND REDUCTION FOR CARVANA IN THE AMOUNT OF \$287,876.05, LEAVING NO BALANCE

Mr. Barrett – The project is complete.

It was moved by DERNOSEK and seconded by HOROWITZ to approve a bond reduction for Carvana in the amount of \$287,876.05, leaving no balance. All members present voted AYE to the motion.

J. DISCUSS AND CONSIDER APPOINTING JENNIFER WALLIS TO THE LIBRARY BOARD FOR A TERM OF THREE YEARS TO EXPIRE FEBRUARY 2025

It was moved by HOROWITZ and seconded by SRAY to appoint Jennifer Wallis to the library board for a term of three years to expire February 2025. All members present voted AYE to the motion.

K. DISCUSS AND CONSIDER A TAX REFUND REQUEST FOR \$139.91 FOR 7068 HIGHLAND CREEK DRIVE

It was moved by HOROWITZ and seconded by DERNOSEK to approve a tax refund request for \$139.91 for 7068 Highland Creek Drive. All members present voted AYE to the motion.

L. DISCUSS AND CONSIDER PARTIAL PAYMENT #2 IN THE AMOUNT OF \$54,836.96 TO MURIN & MURN FOR WORK AT FAIRVIEW PARK

It was moved by DERNOSEK and seconded by HOROWITZ to approve partial payment #2 in the amount of \$54,836.96 to Murin & Murn for work at Fairview Park. All members present voted AYE to the motion.

M. DISCUSS AND CONSIDER RESOLUTION 2022-12, DCED GRANT FOR FAIRVIEW BALLFIELDS

It was moved by HOROWITZ and seconded by DERNOSEK to approve Resolution 2022-12, DCED grant for Fairview ballfields. All members present voted AYE to the motion.

N. DISCUSSION OF TOWNSHIP FIELD USE BY SFAA

There was a discussion regarding the South Fayette Athletic Association. The commissioners and Ms. Willis agreed that there needs to be a written policy regarding the use of the fields. Joe Lewis, president of the baseball/softball association, was in attendance and commented.

PUBLIC COMMENT - None

BOARD DISCUSSION

Commissioner Rodi – We gave Charter until June 1st to have the work done, and it is not done. What penalty we can impose on them?

Mr. Garvin – Stop issuing building permits.

There was discussion regarding Charter and what the township can do about them not doing the work on time.

Commissioner Rodi – A few weeks ago, my husband and I went to Harrisburg to receive the governors award along with members of the South Fayette Conservation Group. They

got the award for the Acid Mine Drainage Treatment facility by the farmer's market. DCED encouraged us to apply and do another project since they have a pot of money for special projects. Those grants will be opening up later this year.

Planning Commission was moved to May 19 because of Kennywood, and Kennywood is May 26, for those interested.

Commissioner Horowitz – Some of us went to the ALOM conference, and I learned a lot there. I have been going there a long time, and back then nobody even knew where South Fayette was located. Everybody treats us very well at that conference now.

SOLICITOR'S REPORT

Mr. Garvin – Last month we had a public hearing on rezoning for 111 Morgan Hill Road, which was approved along with advertising the ordinance to accomplish the rezoning. That did not happen, so we need to reaffirm the advertising of that ordinance.

It was moved by HOROWITZ and seconded by DERNOSEK to reaffirm the motion to advertise Ordinance 2022-02, rezoning of 111 Morgan Hill Road, block & lot 325-H-8. All members present voted AYE to the motion.

The tolling of I-79 argument will be held before the Commonwealth Court on May 18 at 9:30 AM if anyone is available to attend.

I spent a lot of time this month working with staff and the engineers on the easement of the Parkes Farm project.

There have been some issues on the Hickory Grade Road project, and I have been working with Mr. Barrett and Jason Paulovich to try to get these issues resolved.

Commissioner Rodi – We had executive session before the meeting to discuss personnel.

ADJOURNMENT

It was moved by HOROWITZ and seconded by SRAY to adjourn, not to return. All members present voted AYE to the motion.

John M. Barrett, Township Manager

Gwen A. Rodi, President

Date

Date