

**South Fayette Township  
Manager's Report  
June 8, 2022  
Submitted by John M. Barrett**

**Summary:** This report will summarize activity since our May Meeting. Since our discussion relative to youth sports, we have been able to have positive discussions with the associations and have benefited from some good weather to work on the fields. Our plan is to bring a recommendation to the Board that identifies the changes to field assignments/permitting. In addition, the construction activity at the Municipal Complex has experienced a series of stops and starts, mostly attributed to soil issues. We have been working with our contractors, engineers/architects to resolve these issues in an efficient and cost-effective manner. However, we have likely experienced a time delay of about 3 weeks along with some additional expenses. The good news is that we have a path forward, and work has resumed on the site. I have also spent significant time coordinating the hiring process for Public Works Laborer(s), securing easement agreements for the work on Parkes Farms stormwater pond repairs, and participating in pre-construction meetings for the 2022 Road Program and Preservation Park Restroom Installation project. The report below will provide additional commentary on these initiatives as well as other noteworthy endeavors to keep the Board informed of Township projects and issues.

**Municipal Complex Construction Update.** The construction of the Municipal Building ran into issues with carbonaceous soils recently. These soils are not suitable for compaction, and cannot be used to support buildings, parking lots and roadways. Complicating this matter is the presence of subsurface water that is making the over-excavation of the carbonaceous soils more challenging to address. Initially we feared that we would have to have this material hauled off site, and also have the expense of paying to import material to use as fill material. We were able to locate sufficient areas on the site where good soils can be borrowed to allow the building footprint to be constructed. The contractor is working on removing the carbonaceous and replacing with acceptable material. There have also been additional foundation drains that have been designed and will be added to the project to improve the safety of the building. This activity will be documented in the form of a change order and presented to the Township for authorization. The Manager will keep the Board informed of any and all change orders related to the project. The additional work that I roughly laid out above will cause time delays to the project, most likely a 3 or 4-week setback. If weather cooperates throughout the summer, the contractor may be able to make up some of this time. The good news is a cost-effective solution has been identified and construction activity is able to continue.

**Mayview Road Widening Project.** There was board discussion at the May meeting about the widening of Mayview Road that Charter Homes is obligated to construct, as part of the Developers Agreement with the Township. The work began on June 1 and will likely require 6 weeks to complete. The end product will include the installation of turning lanes from Mayview Road into Fairview Park and from Mayview Road into the Chartiers Bend facility. The Township work in Fairview Park is ongoing but is experiencing delays that will push the Splash Park opening into 2023. However, we will coordinate with Chartiers construction team to connect the interior park road with the intersection on Mayview Road that they are working on. Charter Homes has been notified that they are in violation of the terms of the Developers Agreement, and the Township has the right to withhold the issuance of new permits until the work is substantially completed. Once completed, the main entrance to Fairview Park can be off Mayview Road. The new location of the interior park road also provides the Township with a large flat area that can be used by Public Works to house equipment used in the park, and

perhaps even a small salt storage building. The construction within the park has resulted in extra soil materials that were used to create a large flat area that can be screened from the roadway. The park project is scheduled to be completed by the end of July, with the exception of the splash pad. We are hopeful that the new entrance will be open and available for Community Day in August.

**Investment Policy Statement.** The Board will be presented with a revised Investment Policy Statement that is to be followed for the administration of the Police Pension Plan. The Township made a change with Pension Plan Investment Advisors, bringing C.S. McKee in to take over oversight of the pension plans. Since assuming that role, C.S. McKee has helped us move funds and investments into their system, and they have also prepared a new Investment Policy Statement for us to implement. The IPS is a document that outlines the parameters of our investment strategy, providing percentage benchmarks for various types of investments. This was missing from our pension plan administration previously and is an important step in professionally managing our pension funds. The IPS should be formally adopted by the Board of Commissioners, so that we have a record of the document becoming official. The upcoming agenda includes the recommended Investment Policy Statement for the police pension funds, and the Board will be asked to formally adopt this document at our public meeting.

**Capital Projects Update.** As we embark on the summer season, I wanted to provide the board with a high-level overview of our priority Capital Projects and where they currently stand. I shared the details of the Municipal Complex project, so I will exclude that project from this report. The 2022 Road Program is advancing. A contract has been awarded to Mele & Mele Contracting, and a pre-construction meeting was held before Memorial Day weekend. The contract is obligated to complete the project by the end of October and has provided us with a target starting date of mid-July. As we get closer to that date, and once we have a firm start date, the Board will be updated. We will also use our website and social media to communicate with residents on when and where the program will be starting. The budget for the project is \$1.5 million and we will strive to stay within these parameters. As the base bid was over this amount, we will either have to remove sections of road from this year's paving program or exceed our budget allocation. We are hopeful that we can complete all road paving and stay within our budget amounts, as the base bid included quantities for base repair and storm inlet adjustments that our DPW is planning on completing in-house.

Additionally, we are on track to have prefabricated rest rooms installed in both Boys Home Park and Preservation Park. The Boys Home installation will be coordinated mostly by DPW, with our engineers having laid out the project to assist our efforts. We have also included some paving interior to Boys Home Park as an add alternate to the 2022 Road Paving Program and hope to have both improvements completed later this summer. The installation of the Preservation Park will be coordinated by a contractor, who will also extend the water and sewer line to service the restrooms. Public Works did provide assistance to this project by clearing trees and other impediments that existed in the run the sanitary line must be placed. This allowed the contractor to bid on installation without having to factor in clearing and grubbing. This project is also on track to be completed later this summer.

As part of our Pollutant Reduction Program, which is a requirement of the MS4 permit, we have designed improvements to the Parkes Farms Stormwater Facility. This work was designed by Gibson Thomas and a contract has been awarded to a contractor to begin this work. The improvements include the placement of a storm inlet that will drain to the pond, the regrading of the pond, and the construction of an access road. The Township has worked with the HOA on this project, with the HOA performing work to clear and allow inspection of the pond. The pond will become the responsibility of the HOA to maintain once this work is complete to bring

the facility into compliance. This also allows the Township to take 'credit' for the removal of pollutants from our collection system which is needed to comply with the DEP Pollutant Reduction Program.

Our contractors have been working on the Fairview Park Improvements since early Spring. They encountered some problems with a land slide but have corrected the problem and are once again working on the grading of the new access road, parking lots and baseball fields that will be added along with the splash pad, pavilion, relocated dog park and restrooms. We have encountered some supply chain issues with the splash pad surfacing and mechanical building that has pushed the completion date of this project to later this fall.

**Zoning Amendments – PED Zoning District.** The Township will be conducting a public hearing to solicit input on proposed changes to the Planned Economic Development (PED) Zoning District. Specifically, the amendments will allow for Senior Housing to be constructed as part of a mixed-use development. The proposed changes will also allow for a higher concentration of residential units on parcels that are over 100 acres. We believe the changes will allow for a more desirable planned development to occur in this district. Following the public hearing, the Township will submit a copy to Allegheny County Economic Development who will have 45 days to review and comment before the Board will be permitted to take action on the zoning changes. The Board will be presented with a draft of the ordinance, and you are welcome to review, comment and ask questions before we conduct the public hearing. We anticipate this process to have a September or later date for adoption.

If the Board has any questions about these or any other item, please do not hesitate to contact me.

Sincerely,

John M. Barrett  
Township Manager