



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

PRESENT: DERNOSEK, RODI, MALOSH

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

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

Dan Cali, 2041 Clearfork Road, the new president of the South Fayette Baseball and Softball Association. Mr. Cali thanked the Board of Commissioners, the Parks & Recreation Board and Paula Willis for the updates on the fields at Fairview Park and the planned improvements to Morgan Park. He spoke about the positive attributes of playing youth sports and how many families are involved in baseball and softball.

CORRESPONDENCE

A. OAK RIDGE VOLUNTEER FIRE DEPARTMENT REPORT

B. SOUTHBRIDGE EMS REPORT

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

CONSENT CALENDAR ITEMS

A. APPROVAL OF MINUTES

It was moved by DERNOSEK and seconded by MALOSH to approve the minutes from the November 9, 2022, regular meeting. All members present voted AYE to the motion.

B. PAYMENT OF THE BILLS

It was moved by MALOSH and seconded by DERNOSEK to pay the November 2022 bills. All members present voted AYE to the motion.

C. FINANCIAL REPORTS

D. BANK ACCOUNT BALANCES

Mr. Barrett – We provide these reports and balances every month, mostly for transparency's sake.

Commissioner Rodi – I don't see anything on the agenda regarding updates on the new building and I don't see anyone here from DiMarco, and I am not too happy about that.

There was further discussion about this issue.

DEPARTMENT REPORTS

A. BUILDING PERMITS REPORT

Mr. Barrett – We have some commercial applications, largely in The Piazza, although there was another one in Charter. There are some residential permits, but we are lagging behind last year's numbers.

B. COMMUNICATIONS & COMMUNITY DEVELOPMENT REPORT

Andrea Iglar, Director of Communications & Community Development – I am starting next year's first magazine which will come out in late January. There is a list of the preliminary topics that will be covered in my report. I included a letter from a resident praising the fall issue of the magazine.

In the past month, I assisted the Police Department, Public Works, and Parks & Recreation with projects.

Joy-Thru Fairview was a successful event where I helped with the planning, the sponsorships, and I participated. In the lobby we have some letters to Santa hanging.

Thanks for Giving at Topgolf for all 2022 sponsors, and it was the largest Thanks for Giving so far. We are glad to see that event growing.

I attended and covered the AAA traffic award ceremony where the police chief accepted an award.

Firebirds has successfully opened, and Primanti's is getting ready to open. I worked with the library for the fundraising event they are having at Primanti's on Monday. Primanti's is asking for donations for the library, and they will match those funds.

We should be seeing the updated Comprehensive Plan draft very soon. The next steps are public hearings and public viewings at the beginning of the year.

C. ENGINEER'S REPORT

Jason Paulovich, Division Manager, Gibson-Thomas Engineering – The 2022 paving has been completed with a few very minor punch list items that we are tracking with the contractor. One of the items on tonight’s agenda is the request for payment. We have been working with Vitali Alexandrov and township staff on road selection for next year’s paving so we can get it out to bid.

We have some ongoing items with MS4 and have been working closely with the architect of the Community Center project for progression of utility designs and site permitting.

The geotech work has been completed on the Mohawk Road realignment, and we should have that report soon. We will have this out for an early spring bid so we can get that work started.

We have several development projects in various stages, most notably the Apex Newbury Apartments. We expect groundbreaking there in the next few months.

We don’t have a Planning Commission meeting for December, but in January we have the Traditions plan, which is a large mixed-use development, and Cigars International, which is in Newbury.

D. PARKS AND RECREATION REPORT

Paula Willis, Parks & Recreation Director – HRG has been dealing with the Conservation District on the Fairview phase one permit, and it should be closing soon. Then we can get new permits for upcoming phases two and three, which is the splash pad and ball fields.

We are officially in contract with GEDTF for the ball fields at Fairview.

We submitted another Musco Lighting grant for lights on the multipurpose field at Fairview. This is our third submittal.

We were the first applicant in this part of Allegheny County to be awarded a Western Pennsylvania Conservancy Access grant for \$5,000.

We have submitted the bid document to Allegheny County for Morgan Park, and they suggested waiting till mid-January to advertise for bid.

I have been working with Dan Cali and the baseball Association on what Morgan Park is going to look like next year. We have to tear down the concession stand and restrooms in order to build a new one. We are looking at mobile office space for them to operate a concession stand during construction.

I am submitting an ARPA PA Water and Sewer grant for stormwater at Boys Home Park. We are asking for \$30,000, which will be about 80% of that project cost.

We are excited to offer a new program called Little Medical School for youth and teens.

Joy-Thru was a big success, and thanks to Public Works who spent many weeks setting up the lights in the park. It was bigger and better than ever. We had over 600 cars go through the park.

I want to thank the commissioners who attended Thanks for Giving. We had more businesses there and a lot of people stayed and golfed.

We installed security lights so the walking path around Fairview B is always lit.

I broke down the end of the year report by programs, sponsorships, events, and park projects. We had over 3500 participants in our programs and some new ones were Esports leagues, Allegheny County Park Rangers, the National Aviary Afterschool program, and Art in the Park.

We had over ten events, bringing in over \$55,000 in sponsorships.

Since 2017, Parks & Rec has brought in over \$4.3 million for projects with a 65% application success rate, and we currently have over \$500,000 pending. We have gotten \$81,000 in business and organizations partnerships support that helps us win grants

We have successfully installed new park signage in Fairview Park, and we have gotten excellent reviews from residents and visitors.

We had two restrooms installed in Boys Home Park and Preservation Park.

Fairview phase 1 got us the parking lots paved, all the utility groundwork ready to go, a 5-acre fenced-in dog park and most of the paving down to Mayview Road. We still need to finish the paving and build the new pavilion.

Phase 2, which is the splash pad, should be installed in the spring and opened in the summer.

Phase 3 is the ball fields, and we will be going into the permitting phase of that in the beginning of the year.

We will hopefully be going out to bid for the work at Morgan Park in January. That project includes 43 new parking spots, and a concession stand with a pavilion and restrooms. We hope to have that completed by the end of spring 2023.

Next year, we will be lighting Fairview multipurpose fields (field C & D), installing sidewalks in Fairview and paving the road.

We are also working on the Community Center and have toured some amazing facilities. I am starting to work with individuals on exercise equipment, branding and staffing plans.

Mr. Barrett – The paving at Fairview Park will be included as an add alternate in the 2023 paving plan so it comes out of the right budget.

POLICE REPORT

Chief John Phoennik – We did no-shave November/December. We raised over \$2,000 and it will be donated to Sgt. Mike Hayes' family from North Fayette. He passed away in September from cancer.

On January 4, Dana Korbe, our police administrative assistant, will be at her one-year anniversary, and she has been a great asset to our department.

The 3rd FBINAA Western PA Chapter Evelsizer 5K will be held at Fairview Park again on September 24, 2023.

There was discussion about the traffic detail and how successful it has been.

F. PUBLIC WORKS REPORT

Vitali Alexandrov, Public Works Director – The department has been very busy.

*108 PA One Calls, seven recycling bins delivered, and 21 signs installed. The request trackers submitted are complete, we have no open requests.

*You can see the work breakdown from the chart. The latest edition has the scheduled and unscheduled attendance.

*Crack sealing was a big success. Next year I will get the linear footage.

*Public Works assisted Mele & Mele with a few outstanding items such as daylighting the curbs on Worthington Court.

*Street sweeping program was a success. We collected 306 cubic yards of debris.

*We repaired and cleaned stormwater outlets on David Drive. We do 2 to 4 of these a week.

*Public Works did tree removal on Morgan Hollow Road.

*We discovered a small leak in the library roof and fixed the library entrance lock.

*Public Works assisted Oakridge VFD with a cement pad for their new shed.

*Our mechanics repaired 7 Public Works trucks, management's Ford Explorer, the skid steer, a Toro mower, an asphalt roller machine and 5 police cars.

*We worked on a landslide repair at the entrance of Fairview Park.

*We did leaf cleanup in Fairview Park.

*Installed electrical lines, graded and seeded at the Boys Home.

*We performed a percolation test on the Mayview site.

*We are coming up with an inventory and replacement plan for our equipment.

*Our department was called out three times for snow. We do a pre-trip/equipment inspection on a daily basis.

* Two of our employees received certifications for playground inspections, and we have instituted a playground maintenance plan.

*I had face-to-face meetings with all of the Public Works employees to get feedback.

*I am working on a winter maintenance plan and equipment replacement schedule.

*Public Works mailed out notifications to local residents regarding potential hazardous conditions to Public Works crews and equipment. We got good feedback from residents.

Commissioner Rodi asked for examples of issues and was told it could be basketball hoops, overgrown trees and vegetation, and loose mailboxes.

Mr. Alexandrov – Public Works received a 2022 F-350 utility body truck and placed an order for one more truck for 2023 for the park crew.

G. REQUEST TRACKER REPORT

Mr. Barrett – Most are trash and recycling, and most were closed. Last week there was not a single miss.

We have had a lot of calls regarding interim taxes.

H. ASSISTANT MANAGER’S REPORT

Pat Catena, Township Assistant Manager – I worked with Shannen McKahan on the escrow project and some revisions in our accounting procedures and practices on our remaining outstanding balances going back over the past few years.

I worked with PennDOT and Vitali for a hidden driveway sign installation on Battle Ridge Road for one of our residents.

We are still in discussions with the Pittsburgh Regional Transit for Newbury and The Piazza. BJ’s Wholesale had some concerns, and alternatives are being reviewed. Unless something happens in the next few days, the earliest for looking at this happening is June.

Commissioner Rodi – Maybe we just let it go for now because of the sale that is happening in Newbury. Thistle has sold their portion of Newbury, so there is a good chance things will be different there in the future.

There was further conversation on this subject.

Mr. Catena – We are closing out the 2022 budget. I expect to finish the year with up to \$500,000 in revenue, which will be put back in the capital project funds.

I. MANAGER’S REPORT

Mr. Barrett – On tonight’s agenda, we are considering some text amendments to our zoning code. We are combining two separate issues in one ordinance. The first is in the definition of lot coverage that needed explained a little better, and the second one is related to parking boats or RVs in driveways during the off-season. This will go to Allegheny County and then come back to you in the future.

We are on track to realign the Public Works department in the coming months.

There is some activity at the bottom of Mayview Road across from Over the Bar on property the township owns. A sub of the water company, Casper Colosimo asked about availability of space to temporarily stage supplies and material. They will pay the township \$500 per month which will be put into the parks fund. This will be for one year and when they leave, the surface will have been cleared and paved, saving the township money since we will need parking for the new trails at Fairview. There will be a gate installed to restrict parking.

Here is a list tasks that are to be completed within the next 30-60 days on the municipal complex: pouring the foundation of the police floor, underground storm work and sanitary connections. DiMarco believes that in the next two months they will be putting up exterior walls and that HVAC items on the first floor will be completed.

Mr. Barrett showed some drone footage from CEC of the progress on the building.

There was further discussion regarding the construction of the municipal complex.

OLD/UNFINISHED BUSINESS - NONE

NEW BUSINESS

A. DISCUSS AND CONSIDER HIRING A PUBLIC WORKS FOREMAN FOR PARKS & FACILITIES

Mr. Barrett – I think we should word this as extending an offer of employment.

Commissioner Rodi – Is there a motion to extend an offer of employment as the new Public Works foreman for parks and facilities to Mark Mitchell?

It was moved by DERNOSEK and seconded by MALOSH to extend an offer of employment as the new Public Works foreman for parks and facilities to Mark Mitchell. All members present voted AYE to the motion.

B. DISCUSS AND CONSIDER A MOTION TO ADVERTISE A PUBLIC HEARING FOR FEB 8 FOR CU-03-2022, CONDITIONAL USE APPLICATION FOR TRADITIONS OF AMERICA FOR A MIXED-USE DEVELOPMENT

It was moved by MALOSH and seconded by DERNOSEK to approve a motion to advertise a public hearing for Feb 8 for CU-03-2022, conditional use application for Traditions of America for a mixed-use development. All members present voted AYE to the motion.

C. DISCUSS AND CONSIDER A MOTION TO AUTHORIZE THE ENTRY INTO A POWER PURCHASE AGREEMENT WITH SOUTH FAYETTE MUNI SOLAR, LLC FOR THE INSTALLATION OF A SOLAR PHOTOVOLTAIC POWER PLANT AND SUPPORTING DEVICES FOR THE NEW MUNICIPAL COMPLEX BUILDING. THE FINAL TERMS AND CONDITIONS OF THE AGREEMENT ARE SUBJECT TO THE SOLICITOR'S APPROVAL

It was moved by DERNOSEK and seconded by MALOSH to authorize the entry into a power purchase agreement with South Fayette Muni Solar, LLC for the installation of a solar photovoltaic power plant and supporting devices for the new municipal complex building. The final terms and conditions of the agreement are subject to the solicitor's approval. All members present voted AYE to the motion.

D. DISCUSS AND CONSIDER A MOTION TO ADVERTISE AN ORDINANCE AMENDING THE ZONING ORDINANCE TO (A) PROVIDE FOR AN AMENDED DEFINITION FOR LOT COVERAGE AND (B) PROHIBITING THE STORAGE OR PARKING OF RECREATIONAL VEHICLES IN SIDE YARDS OF RESIDENTIAL DISTRICTS PRIOR TO MEMORIAL DAY OR AFTER LABOR DAY

It was moved by MALOSH and seconded by DERNOSEK to advertise an ordinance amending the zoning ordinance to (A) provide for an amended definition for lot coverage and (B) prohibiting the storage or parking of recreational vehicles in side yards of residential districts prior to Memorial Day or after Labor Day. All members present voted AYE to the motion.

E. DISCUSS AND CONSIDER A MOTION TO AUTHORIZE JOHN M. BARRETT, TOWNSHIP MANAGER, TO SERVE AS THE PRIMARY ADMINISTRATOR FOR THE SOUTH FAYETTE TOWNSHIP QUICKBOOKS ACCOUNT

Commissioner Malosh – Can I just ask what that means?

Mr. Barrett – When we set up the migration to QuickBooks, we had a consultant, Susan Hockenberry, that helped us. She is no longer supporting the township and QuickBooks requires to see this officially done in the minutes. This allows me to assign users.

It was moved by DERNOSEK and seconded by MALOSH to approve a motion to authorize John M. Barrett, Township Manager, to serve as the primary administrator for the South Fayette Township QuickBooks account. All members present voted AYE to the motion.

F. DISCUSS AND CONSIDER ADVERTISING THE 2023 MEETING SCHEDULE

It was moved by MALOSH and seconded by DERNOSEK to advertise the 2023 meeting schedule. All members present voted AYE to the motion.

G. DISCUSS AND CONSIDER AN ORDINANCE ADOPTING THE REQUIREMENTS OF ACT 57 OF 2022 TO PERMIT THE TAX COLLECTOR'S WAIVER OF ADDITIONAL CHARGES THAT MAY BE IMPOSED BY THE TAX COLLECTOR UPON A PROPERTY OWNER THAT ESTABLISHES THAT THEY FAILED TO RECEIVE A REAL ESTATE TAX BILL WITHIN TWELVE MONTHS OF A QUALIFYING EVENT UNDER THE ACT

It was moved by DERNOSEK and seconded by MALOSH to approve an ordinance adopting the requirements of Act 57 of 2022 to permit the tax collector's waiver of additional charges that may be imposed by the tax collector upon a property owner that establishes that they failed to receive a real estate tax bill within twelve months of a qualifying event under the act. All members present voted AYE to the motion.

H. DISCUSS AND CONSIDER REAPPOINTING MEMBERS TO BOARDS AND COMMISSIONS

It was moved by MALOSH and seconded by DERNOSEK to TABLE and advertise for board and commission vacancies. All members present voted AYE to the motion.

I. DISCUSS AND CONSIDER PAY APPLICATION TO MELE & MELE & SONS, INC. IN THE AMOUNT OF \$1,432,655.44 LEAVING A BALANCE OF \$75,402.92

Mr. Paulovich – That balance more than covers the original punch list and we recommend approval of the payment.

It was moved by MALOSH and seconded by DERNOSEK to approve pay application to Mele & Mele & Sons, Inc. in the amount of \$1,432,655.44 leaving a balance of \$75,402.92. All members present voted AYE to the motion.

J. DISCUSS AND CONSIDER RESOLUTION 2022-26, PA FISH & BOAT GRANT

It was moved by DERNOSEK and seconded by MALOSH to approve Resolution 2022-26, PA Fish & Boat grant. All members present voted AYE to the motion.

K. DISCUSS AND CONSIDER RESOLUTION 2022-27, SMALL WATER & SEWER GRANT

It was moved by MALOSH and seconded by DERNOSEK to approve Resolution 2022-27, Small Water & Sewer grant. All members present voted AYE to the motion.

L. DISCUSS AND CONSIDER TAX REFUNDS FROM KEVIN BIBER

It was moved by MALOSH and seconded by DERNOSEK to approve tax refunds from Kevin Biber. All members present voted AYE to the motion.

M. DISCUSS AND CONSIDER THE 5TH AND FINAL PAYMENT TO WESTMORELAND ELECTRIC SERVICES LLC IN THE AMOUNT OF \$24,405.75 FOR WORK ON FAIRVIEW PHASE 1

It was moved by DERNOSEK and seconded by MALOSH to approve the 5th and final payment to Westmoreland Electric Services LLC in the amount of \$24,405.75 for work on Fairview phase 1. All members present voted AYE to the motion.

PUBLIC COMMENT - None

BOARD DISCUSSION - None

SOLICITOR'S REPORT

Mr. Garvin – The township is the proud owner of 784 Dutch Hill Road. On Monday the township will be the owner of the Desmet property at Mohawk and Battle Ridge Road.

There was a bond claim with Walsh Construction, and we sent a demand for the amount that the township spent for repaving that road.

There was a land use appeal filed by Charles Fleck that was withdrawn for no apparent reason.

We continue to work on SoFay litigation as well as completing the Apex Apartments developer's agreement and specifically the bonding relating to that project.

Commissioner Rodi – We had executive session prior to our meeting this evening.

ADJOURNMENT

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

John M. Barrett, Township Manager

Gwen A. Rodi, President

Date

Date