



PUBLIC HEARING

**A. AMENDING CHAPTER 240 OF THE TOWNSHIP ZONING ORDINANCE
ARTICLE XIV RELATING TO OPEN SPACE DESIGN**

The meeting was called to order by Commissioner Rodi on the virtual meeting app Zoom.

VIRTUALLY PRESENT: DERNOSEK, SRAY, RODI, MALOSH
ABSENT: HOROWITZ

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

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

CORRESPONDENCE

- A. OAK RIDGE VOLUNTEER FIRE DEPARTMENT REPORT**
- B. LETTER TO GOLDEN OIL COMPANY**
- C. LSSE SERVICE ORDER**
- D. CLAIM ACKNOWLEDGEMENT**

Mr. Barrett reviewed the correspondence.

CONSENT CALENDAR ITEMS

A. APPROVAL OF MINUTES

It was moved by DERNOSEK and seconded by SRAY to approve the minutes from the January 13, 2021 regular meeting. All members voted AYE to the motion.

B. PAYMENT OF THE BILLS

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

C. BANK ACCOUNT BALANCES

Mr. Barrett – This is just for transparency.

DEPARTMENT REPORTS

A. BUILDING PERMITS REPORT

Mr. Barrett – January was an active month for building permits, and fees for the month were a little over \$11,000.

B. COMMUNICATIONS & COMMUNITY DEVELOPMENT REPORT

Andrea Iglar, Director of Communications & Community Development – The winter issue of the magazine is done, and more than 7,800 copies were mailed. We also have digital distribution with mobile-friendly articles and social media stories, and we have had more than 1600 digital reads of the magazine. We have already had more than 500 downloads of our mobile app, and we had about a half-dozen businesses submit their information to add to our business directory. We have also had four complete submissions for the banner program and several inquiries about the program. We put the Banner Program Hardship Fund on our spring sponsorship form, and we have had some interest from businesses.

The next glass recycling collection, which we are also seeking sponsorships for, is set for May 1 through May 6. Residents are welcome to participate in the other regional glass recycling collections, which are coming up in South Hills Village and Moon Township.

Visits to our township COVID webpage are still robust, and we have beefed up the information on the vaccines, so people have the correct links.

Commissioner Rodi – I loved the magazine this month, especially the article about where tax dollars go.

C. PARKS AND RECREATION REPORT

Ms. Willis, Recreation Director – We had our first drive-up bingo. Fifteen people of all ages attended, moms and kids, grandparents and grandchildren, and we even had a dog. They all said they had a great time and are looking forward to the one on St. Patrick's Day. We plan to continue this during the COVID lockdowns.

I just submitted a CITF grant, through the county, for the splash pad.

We are going to have a Bunny Hop Trail drive-thru Easter event on Wednesday, March 31 from 12:00 – 3:00. South Fayette students do not have school that day. We are going to have the Easter Bunny handing out giveaways and some characters, for example Paw Patrol and Baby Shark, waving at the kids in their cars.

We are gearing up for some spring and summer programs with COVID precautions.

D. POLICE REPORT

Chief John Phoennik – The SHACOG Accident Reconstruction Team reached out to us to see if they could do a motor carrier program to inspect trucks. Officer Schultz is on this team, and they did a detail on State Route 50 on January 22, 2021. They stopped and inspected 25 trucks, and 32 violations were filed on various trucks. Five trucks were taken out of service, and a total of \$4,026 in fines were issued. We are going to do this periodically throughout the year. All the fines when paid, if found guilty, will go to the township.

Coffee with the Chief is going to start virtually on Friday, February 12 from 12:00 to 1:00 PM. Anybody who wants to join can do so through the website.

Christian Ryan finished his probation period on February 5, and I would like to bring him on as a full-time permanent officer, with your blessing.

E. PUBLIC WORKS REPORT

Mr. Truitt – Our employees are out again tonight plowing and salting the roads. I want to welcome Alan Desmet, who just started working for us. We have been hauling snow out of some neighborhoods since there is nowhere to put it.

Commissioner Rodi – You guys have done a great job on the roads.

There was a discussion about the need for more salt and what Public Works is doing to make the salt last longer.

G. REQUEST TRACKER REPORT

Mr. Barrett – This is an average month for request trackers, mostly missed trash and recycling pickups.

F. MANAGER'S REPORT

Mr. Barrett – Before I give my report, our new assistant manager has been working on a couple projects that I would like him to talk about.

Pat Catena, Assistant Manager – Pre-COVID last year, the commissioners were working to start a Finance Committee made up of South Fayette residents, and I have been trying

to get that back on track. I have finalized the guidelines, and I will be putting it together over the next 60 days.

The other project I have been working on is PEMA/FEMA grants, and I have gone through certification to go through the grant portal. I have been working on the COVID-related expenses and submitted for both the small items and the virtual trainer that the police bought. PEMA pays about 75% so if we get paid on both of those submittals, we should get about \$63,000. It must go through ten review levels, and we have made it through four of those levels so far.

Mr. Barrett – Later we are going to discuss the bid results from Phase 1 of our Municipal Complex. We had a lot of interest and hope to award this later tonight.

We did start a new a Public Works employee this past Monday, and he is getting indoctrinated by snow instead of fire. We also began an operational assessment in the Public Works Department and hope to set up a meeting to get an update.

We put out an RFP for banking services prior to COVID, and that was put on the back burner. We hope to work on this in the next month, and if any commissioners want to be involved in this process, let me know.

We had discussed the intersection of Boyce Road and Washington Pike and the need for signalization there. PennDOT also had a plan to put a signal at this intersection. They had received a federal grant to do some improvements to that intersection and the intersection of Washington Pike and Alpine Road. We are in discussions to combine out grants and take care of this intersection.

OLD/UNFINISHED BUSINESS - NONE

NEW BUSINESS

A. DISCUSS AND CONSIDER TAX REFUNDS

It was moved by MALOSH and seconded by SRAY to approve the tax refunds. All members present voted AYE to the motion.

B. DISCUSS AND CONSIDER SP-11-2020, LAND DEVELOPMENT APPLICATION FOR MODWASH BRIDGEVILLE, 3101 WASHINGTON PIKE, ZONED C2

Don Housley, Mitall Division of KU Resources – There is a little change from the Planning Commission recommendation. This is an automatic car wash located at 3101 Washington Pike, and the Planning Commission recommended approval at its January meeting. The applicant agreed to adjust site lighting post-construction, and they agreed to address the sound problems to comply with the township’s ordinance. They are going to build a sound wall to take care of that issue. The applicant agrees to provide additional

screening along the property line. The applicant did ask for a waiver for iron pins instead of concrete monuments, and I support this waiver. The other waiver is regarding wetlands, but because of previous disturbances on this property, I support this waiver.

There was a question about the hours of operation, and Ben Carroll of Hutton said that the operating hours will be 8:00 AM – 8:00 PM.

Commissioner Rodi asked if Modwash Bridgeville was just the address and not what they would be calling the location and was told by Mr. Carroll that she was correct, it is Modwash South Fayette.

It was moved by SRAY and seconded by MALOSH to approve SP-11-2020, land development application for Modwash Bridgeville, 3101 Washington Pike, Zoned C2 subject to the review letter and the two waiver requests. All members present voted AYE to the motion.

C. DISCUSS AND CONSIDER ENTERING INTO THE FOURTH AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR NEWBURY MARKET WITH TF SOUTH FAYETTE LLC, SUCCESSOR DEVELOPER TO NEWBURY DEVELOPMENT ASSOCIATES LP

Mr. Garvin – This is the fourth agreement, and this one is with TF South Fayette LLC, which is the entity that acquired the property that was formally owned by Newbury Development Associates. We are entering this agreement to clarify and resolve open items that occurred as a result of the original developer's agreement and the prior two amendments. Of particular interest is TF South Fayette LLC has agreed to provide financial security in excess of \$1,050,000.00 to bond the three traffic signals that are still outstanding with respect to the HOP that has been issued. There are requirements that any further development on the property owned by TF South Fayette LLC will have to go through the planning process no different than any other developer and to enter into an agreement for the stormwater management system for the retention ponds on the site.

It was moved by SRAY and seconded by MALOSH to approve entering into the fourth amendment to the development agreement for Newbury Market with TF South Fayette LLC, successor developer to Newbury Development Associates LP. All members present voted AYE to the motion.

D. DISCUSS AND CONSIDER A MOTION TO AWARD A CONTRACT FOR SOUTH FAYETTE MUNICIPAL COMPLEX PHASE 1 – MASS EARTHWORK TO ALEX E. PARIS CONTRACTING COMPANY, INC. FOR AN AMOUNT NOT TO EXCEED \$494,015.00 PER THE RECOMMENDATION OF THE CONSULTING ENGINEER

Mr. Barrett – Chris Dombrowski from CEC was the consulting engineer on the project, and he checked the numbers and references. We have no reason not to award it to the lowest bidder.

Mr. Barrett showed the board the list of companies that responded to the RFP and said he would like this to be awarded to the lowest bidder.

It was moved by SRAY and seconded by DERNOSEK to approve a motion to award a contract for South Fayette Municipal Complex phase 1 – mass earthwork to Alex E. Paris Contracting Company, Inc. for an amount not to exceed \$494,015.00 per the recommendation of the consulting engineer. All members present voted AYE to the motion.

E. DISCUSS AND CONSIDER ORDINANCE 2021-01, AMENDING CHAPTER 240 OF THE TOWNSHIP ZONING ORDINANCE ARTICLE XIV RELATING TO OPEN SPACE DESIGN

Mr. Barrett – This was the item we had the public meeting for, and if there are no questions, we are ready to adopt.

It was moved by DERNOSEK and seconded by SRAY to approve Ordinance 2021-01, amending Chapter 240 of the township zoning ordinance article XIV relating to open space design. All members present voted AYE to the motion.

F. DISCUSS AND CONSIDER ADVERTISING ORDINANCE 2021-02, ACCEPTING THE ROADS IN BERKLEY RIDGE

Mr. Garvin – The next four items were identified by township staff as roads that were never accepted by the township, and in order to accept them you have to go through the ordinance process and obtain a deed a dedication signed by the developers. The ordinances are completed, and deeds have been sent out to the developers for execution. Once we get these roads accepted, we can add them to the liquid fuels list and get some money for them.

It was moved by MALOSH and seconded by DERNOSEK to approve advertising Ordinance 2021-02, accepting the roads in Berkley Ridge. All members present voted AYE to the motion.

G. DISCUSS AND CONSIDER ADVERTISING ORDINANCE 2021-03, ACCEPTING TWIN PONDS LANE

It was moved by MALOSH and seconded by DERNOSEK to approve advertising Ordinance 2021-03, accepting Twin Ponds Lane. All members present voted AYE to the motion.

H. DISCUSS AND CONSIDER ADVERTISING ORDINANCE 2021-04, ACCEPTING THE STREETS IN THE LEGENDS PLAN

It was moved by MALOSH and seconded by DERNOSEK to approve advertising Ordinance 2021-04, accepting streets in the Legends Plan. All members present voted AYE to the motion.

I. DISCUSS AND CONSIDER ADVERTISING ORDINANCE 2021-05, ACCEPTING LONGVIEW CIRCLE

It was moved by MALOSH and seconded by DERNOSEK to approve advertising Ordinance 2021-05, accepting Longview Circle. All members present voted AYE to the motion.

J. DISCUSS AND CONSIDER RESOLUTION 2021-02, CONCURRING GRANT FOR RAAC

Mr. Barrett – This is related to a grant we submitted to the CITF Fund in the amount of \$250,000.00. This would be to offset our expense for the community splash pad to be installed at Fairview Park.

It was moved by DERNOSEK and seconded by SRAY to approve Resolution 2021-02, concurring grant for RAAC. All members present voted AYE to the motion.

K. DISCUSS AND CONSIDER A BOND REDUCTION REQUEST SUBMITTED BY OLD OAKDALE SF PARTNERS LP FOR THE PINNACLE POINT PLAN, PHASES 1, 2 AND 3 AS FOLLOWS;

1. THE PHASE 1 BOND WILL BE REDUCED FROM \$62,590.00 TO A RETAINED AMOUNT OF \$49,400.00;
2. THE PHASE 2 BOND WILL BE REDUCED FROM \$154,190.30 TO A RETAINED AMOUNT OF \$27,360.00; AND
3. THE PHASE 3 BOND WILL BE REDUCED FROM \$139,325.50 TO A RETAINED AMOUNT OF \$62,565.50.

THIS APPROVAL IS CONTINGENT UPON THE EXISTENCE OF/OR PROVIDING FINANCIAL SECURITY FOR ALL THE RETAINED AMOUNTS

Mr. Barrett – These are being released for work that has been completed.

Mr. Garvin – This is also contingent on the existence of and providing financial security for all the retained amounts.

Commissioner Sray – I noticed they didn't do a final coat on the road. Is that something we should bring to their attention before we release these?

Mr. Barrett – That is basically what the retained amounts are for.

It was moved by DERNOSEK and seconded by MALOSH to approve a bond reduction request submitted by Old Oakdale SF Partners LP for the

Pinnacle Point Plan, Phases 1, 2 and 3 as follows: 1. The phase 1 bond will be reduced from \$62,590.00 to a retained amount of \$49,400.00; the phase 2 bond will be reduced from \$154,190.30 to a retained amount of \$27,360.00; and the phase 3 bond will be reduced from \$139,325.50 to a retained amount of \$62,565.50 contingent upon the existence of/or providing financial security for all the retained amounts. All members present voted AYE to the motion.

L. DISCUSS AND CONSIDER PHASE 1 AND PHASE 2 LETTER OF CREDIT RELEASE FOR WALNUT RIDGE

PHASE 1 LOC #277 IN THE AMOUNT OF \$9572.00 DOWN TO ZERO

PHASE 2 LOC #330 IN THE AMOUNT OF \$40,428.00 DOWN TO ZERO

Mr. Barrett – All the work has been completed, so they can be taken down to zero.

It was moved by SRAY and seconded by DERNOSEK to approve Phase 1 and Phase 2 letter of credit release for Walnut Ridge: Phase 1 LOC #277 in the amount of \$9572.00 down to zero and Phase 2 LOC # 330 in the amount of \$40,428.00 down to zero. All members present voted AYE to the motion.

M. DISCUSSION OF ENGINEERING SERVICES RFP

Mr. Barrett – We issued a request for proposals for professional engineering services. The board interviewed a short list of candidates and the recommendation to the board is to award this contract to the firm Gibson-Thomas Engineering.

It was moved by SRAY and seconded by DERNOSEK to appoint Gibson-Thomas as the township engineer. All members present voted AYE to the motion.

N. DISCUSSION OF COMPREHENSIVE PLANNING SERVICES RFP

Mr. Barrett – We issued this RFP for comprehensive planning services and received a good response. We recommend awarding this to the firm HRG for comprehensive planning services.

It was moved by DERNOSEK and seconded by SRAY to hire HRG for our comprehensive planning services. All members present voted AYE to the motion.

PUBLIC COMMENT

Bill Price, TF South Fayette – Eric Newhouse had been on the project previously but now works directly with us, and we really put in a lot of hours and really appreciate the township's cooperation. We are tentatively scheduled to close on the BJ's property on Friday.

BOARD DISCUSSION

Commissioner Rodi – I watched the Super Bowl on Sunday and am excited to say that one of our own, Justin Watson, participated on the winning team and will be bringing home a win to South Fayette.

I also wanted to remind everyone that trash has been moved one day due to the weather.

Valentine’s Day is on Sunday, and I want to remind all the gentlemen out there.

SOLICITOR’S REPORT - None

ADJOURNMENT

It was moved by MALOSH 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