



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

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

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

PLEDGE OF ALLEGIANCE

CORRESPONDENCE

A. BANNER COMMUNITY NOTICE FROM THE ALLEGHENY LEAGUE OF MUNICIPALITIES

B. OAK RIDGE VOLUNTEER FIRE DEPARTMENT REPORT

Mr. Barrett reviewed the correspondence.

CONSENT CALENDAR ITEMS

A. APPROVAL OF MINUTES

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

B. PAYMENT OF THE BILLS

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

C. FINANCIAL REPORTS

D. BANK ACCOUNT BALANCES

Mr. Barrett explained that both reports are included for transparency.

DEPARTMENT REPORTS

A. BUILDING PERMITS REPORT

Mr. Barrett – February was a healthy month, with most of the fees brought in coming from BJ's Warehouse.

C. ENGINEER'S REPORT

Jason Paulovich – Division Manager, Gibson-Thomas Engineering – We are just getting started but I did provide a report.

D. PARKS AND RECREATION REPORT

Paula Willis, Recreation Director – We have the Easter Bunny Hop Trail coming up on March 31st. It is a Wednesday, but the students do not have school that day.

We opened camp registration, and parents are very excited about that.

We are going to have Earth Cleanup Week in April. Residents can pick up bags to clean up their streets and the trails. We will have a dumpster behind the building for residents to drop off their garbage, or Public Works will go pick it up.

We are going to have Movies in the Park in June, July and August, and maybe September and October.

On the agenda tonight, you will see a resolution applying for a DCNR grant that is due in April. We are going to apply for baseball fields at Fairview Park.

We are having a pre-bid meeting for the playground project in the next couple of weeks. I have been working with some splash pad representatives, so hopefully we will have some examples for you guys next month.

I need to know what your thoughts are on the fireworks and Community Day, which takes a good four to five months to plan.

There was further discussion regarding fireworks and Community Day and the decision to hold other, smaller outdoor events.

B. COMMUNICATIONS & COMMUNITY DEVELOPMENT REPORT

Andrea Iglar, Director of Communications & Community Development – The magazine is going to be coming out around the end of the month and will be featuring the volunteer fire departments, pointing out the opportunities to volunteer. Also in the magazine will be the first round of photos of veterans and service members published. We are approaching twenty banners and they are rolling in steadily. Our deadline will be mid-April to give the banner company time to make the banners. If you go directly to Troopbanners.com you can see the banners that have been completed so far.

Commissioner Rodi asked if Ms. Iglar had the amount of people that have signed up for the mobile app and was told by Ms. Iglar that it was over 571 people.

E. POLICE REPORT

Chief John Phoennik – We advertised to hire an officer, hopefully, by late July or early August. We will be accepting applications from March 22 through April 16.

In February we did a successful virtual “Coffee with the Chief” in which about 15 to 20 people came in the virtual meeting. We have another one scheduled for Friday, April 16 from noon to 1:00 PM.

F. PUBLIC WORKS REPORT

Mr. Barrett – The month of February had a lot of winter maintenance. We did get a little low on salt but were able to get more. There was a good amount of overtime, but the fleet held up pretty good. They will be helping Paula Willis with some of the prep work in Fairview in March. Public Works will also be getting some areas ready for the road program contractor.

G. REQUEST TRACKER REPORT

Mr. Barrett – This is an average month for request trackers, mostly missed trash and recycling pickups. We did order additional recycling bins for the new homes being built.

H. ASSISTANT MANAGER’S REPORT

Pat Catena, Assistant Manager – We finally finished our application for the FEMA/PEMA reimbursement. What we submitted is close to \$10,000, but they did exclude our virtual trainer due to a rule change in September of last year.

We have received a few more applications for the Finance Committee and will continue to accept them until March 31.

I have also been working on the escrow account recording because the escrow process needed some work. I was able to get about \$250,000.00 billed out in escrow fees and have received about \$28,000.00.

West Penn Power threw us for a loop this week when their legal department said we need to take pictures of all the telephone poles that we want to install a banner on for the veteran’s program.

I am also working on the LERTA process and updating the schedule for the LERTA properties.

I have been working with Jordan Tax on delinquent real estate taxes for our auditors.

We are potentially submitting an RCAP grant at the end of March, and I am in the process of gathering information for this process. John (Barrett) and I are working together on this.

I. MANAGER'S REPORT

Mr. Barrett – On tonight's agenda, we will ask the board to approve the land development for our municipal complex. We had a pre-construction meeting this morning and the contractor is eager and ready to get started. The architects think they are about 4-6 months away from having the project buttoned up and ready to bid.

We kicked off our Comprehensive Plan project with our consultant, HRG. We will be scheduling meetings for the board to share their visions.

I have had a couple meetings with Jason Paulovich of Gibson-Thomas Engineering to talk about transition and getting started.

The professional consultant doing our Public Works assessment hopes to have that process wrapped up by the end of March. We will then schedule meetings with the board to review those findings.

The banking RFP is an agenda item for this evening, and we have 2 personnel items.

OLD/UNFINISHED BUSINESS - NONE

NEW BUSINESS

A. DISCUSS AND CONSIDER SP-02-2021, LAND DEVELOPMENT APPLICATION FOR BL CREAM CO. 3115 WASHINGTON PIKE, ZONED C1 AND B1

Don Housley, Mitall Division of KU Resources – The Planning Commission recommended approval of SP-02-2021 subject to the Mitall Division of KU Resources review letter of February 16, 2021. The applicant declared that the showroom is for use of invited, wholesale customers only and is not intended for retail sales, and they requested to use the iron pins already there.

It was moved by HOROWITZ and seconded by SRAY to approve SP-02-2021, land development application for BL Cream Co. 3115 Washington Pike, Zoned C1 and B1. All members present voted AYE to the motion.

B. DISCUSS AND CONSIDER SP-03-2021, LAND DEVELOPMENT APPLICATION FOR SOUTH FAYETTE MUNICIPAL COMPLEX, HICKORY GRADE ROAD, ZONED B-1

Mr. Barrett – Chris Dombroski from CEC is out there if you need him. My understanding is that there were some comments from the KU Resources review, and Chris Dombroski and CEC have already addressed them.

Mr. Housley, Mitall Division of KU Resources – The comments were all minor in nature, so we did not write up a formal letter from the Planning Commission. We forwarded the list to Mr. Barrett, and he forwarded the list on to CEC, and those items have been addressed and revisions have been sent back to me. The Planning Commission has recommended approval.

It was moved by HOROWITZ and seconded by SRAY to approve SP-03-2021, land development application for South Fayette Municipal Complex, Hickory Grade Road, Zoned B-1. All members present voted AYE to the motion.

C. DISCUSS AND CONSIDER F-01-2021, MINOR/FINAL PETRUSKA SUBDIVISION PLAN, 4382 BATTLE RIDGE RD. ZONED R1

Mr. Housley, Mitall Division of KU Resources – Planning Commission has recommended approval of F-01-2021 subject to the Mitall Division of KU Resources review letter of February 18, 2021. They requested the requirement for survey monuments be waived in lieu of the iron pins already set in place. KU Resources recommends that request.

It was moved by HOROWITZ and seconded by SRAY to approve F-01-2021, minor/final Petruska subdivision plan, 4382 Battle Ridge Rd. Zoned R1. All members present voted AYE to the motion.

D. DISCUSS AND CONSIDER RESOLUTION 2021-03, MODWASH SEWAGE PLANNING MODULE

Mr. Housley – This is for sewage sanitary and just a formality.

It was moved by HOROWITZ and seconded by DERNOSEK to approve Resolution 2021-03, Modwash sewage planning module. All members present voted AYE to the motion.

E. DISCUSS AND CONSIDER RESOLUTION 2021-04, REAPPOINTING ZONING HEARING BOARD MEMBERS

Mr. Garvin – Tom Ayoob, the Zoning Hearing Board solicitor, and I discussed having one comprehensive document naming all the members and alternate members of the

Zoning Hearing Board, when their original appointments occurred, when their reappointments occurred and their terms.

There was further discussion about this resolution.

It was moved by HOROWITZ and seconded by DERNOSEK to approve Resolution 2021-04, reappointing Zoning Hearing Board members. All members present voted AYE to the motion.

F. DISCUSS AND CONSIDER RESOLUTION 2021-05, PROTESTING THE BRIDGE TOLL

Commissioner Rodi – We are opposing the toll that has been proposed on I-79. We have reached out to our adjoining municipalities, who are also going to draft resolutions protesting the toll. We have held press conferences, and we are going to do everything we can as a municipality to try to force PennDOT to look at other revenue sources. I just want to thank my other board members for attending the press conference.

It was moved by DERNOSEK and seconded by SRAY to approve Resolution 2021-05, protesting the bridge toll. All members present voted AYE to the motion.

G. DISCUSS AND CONSIDER RESOLUTION 2021-06, DCNR GRANT

Mr. Barrett – This is a concurring resolution. Paula Willis and the township are preparing to apply to DCNR for the third phase of Fairview Park, the installation of baseball fields. It is a one-million-dollar application and calls for artificial turf fields.

It was moved by DERNOSEK and seconded by SRAY to approve Resolution 2021-06, DCNR Grant. All members present voted AYE to the motion.

H. DISCUSS AND CONSIDER RELEASING THE EXCESS MAINTENANCE AGREEMENT FOR THE JOSEPH B. FAY COMPANY IN THE AMOUNT OF \$39,375.00

Mr. Barrett – Township staff has performed an inspection. The Joseph B. Fay Co. did a good job and will no longer be using the roadway.

It was moved by DERNOSEK and seconded by SRAY to approve releasing the excess maintenance agreement for the Joseph B. Fay Company in the amount of \$39,375.00. All members present voted AYE to the motion.

I. DISCUSS AND CONSIDER PAYING LM&R EXCAVATING LLC PARTIAL PAYMENT FOR 2020 STORMWATER IMPROVEMENTS FOR CONTRACT NO. 20-SW1 IN THE AMOUNT OF \$158,247.00

Mr. Barrett – The board authorized this contract a few months ago, work has begun, and this is payment for the work that has been completed.

It was moved by HOROWITZ and seconded by DERNOSEK to approve paying LM&R Excavating LLC partial payment for 2020 stormwater improvements for contract no. 20-SW1 in the amount of \$158,247.00. All members present voted AYE to the motion.

J. DISCUSS AND CONSIDER ADVERTISING THE 2021 ROAD PROGRAM

Commissioner Rodi – The attached identifies the roads that are planned for this year and the type of work that is to be done on those roads.

Mr. Barrett – We laid it out as a base bid with some alternates. Some of the roads identified have been slated for utility work so they will take on that paving for us on those roads. This project is proposed to be \$1.5 million this year.

It was moved by DERNOSEK and seconded by HOROWITZ to approve advertising the 2021 road program. All members present voted AYE to the motion.

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

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

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

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

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

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

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

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

O. DISCUSS AND CONSIDER ADVERTISING ORDINANCE 2021-06, AMENDING CHAPTER 195 ZONING, PROPERTY MAINTENANCE

Mr. Barrett – We just want to update our year of the International Property Code. We are currently using a 2015 version and are looking to bring that up to 2021.

It was moved by HOROWITZ and seconded by SRAY to approve advertising Ordinance 2021-06, amending Chapter 195 Zoning, Property Maintenance. All members present voted AYE to the motion.

P. DISCUSSION OF PARKS & RECREATION PART-TIME POSITION

Mr. Barrett – When we talked previously, the board thought March would be a good time to bring it back up. We discussed having smaller but additional events and that highlights the need for support for Paula Willis. We would like to get your blessing to advertise for this position.

The timeline was discussed for the position and the fact that it is part-time, permanent position.

It was moved by HOROWITZ and seconded by SRAY to approve advertising for the Parks & Recreation part-time position. All members present voted AYE to the motion.

Q. DISCUSSION REGARDING BANK SERVICES

Mr. Barrett – We resurrected the banking RFP that we had out since last year, and with the help of some commissioners, we had virtual presentations with three banks.

Commissioner Sray – I think Washington Financial stood above and beyond and would be my recommendation.

It was moved by SRAY and seconded by DERNOSEK to appoint Washington Financial as the provider of bank services for the township. All members present voted AYE to the motion.

PUBLIC COMMENT

Ben Hornfeck, South Fayette Library Director – The library has been back open, and we are still observing safety protocols. All our programming is still virtual but is going well.

I also wanted to recognize our “Friends of the Library,” volunteers who fundraise and monetarily gift the library. April 4-10 is National Library Week, and we will have special events.

BOARD DISCUSSION

Commissioner Rodi – Please go online to PennDOT to give them your input about the proposed bridge toll. I am excited to see the construction vehicles down at BJ’s.

Bill Price, TF South Fayette – I met today with the construction group, and they are going to break ground for BJ’s on Friday (March 16). They did mention that there may be one half day that they would need a road closure; they will let us know and we will coordinate with the township. They plan to secure the entrance with fencing and provide key access to the police department. They still plan on opening in November of this year, so they will be opening a temporary membership office at the access point in the next couple of months.

There has been an increased number of site tours in the last few weeks, and we received a purchase offer today from an exciting tenant.

Commissioner Rodi – PennDOT is finally going to start work on the Mayview-Boyce Road intersection on March 22, and we are waiting for the detour route.

Mr. Barrett – The Gladden acid mine drainage treatment plant is complete, and they are getting ready to host an open house sometime in April. The board will receive notification of that event. We have already seen some improvement in the creeks.

SOLICITOR’S REPORT

Mr. Garvin – I have been busy working on developer’s agreements. We have also had an uptick of both commercial and residential tax appeals. I also have a property acquisition item for executive session.

Commissioner Rodi – I need a motion to adjourn to executive session, where we will discuss two personnel items and one legal item.

ADJOURNMENT

It was moved by HOROWITZ 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