



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

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

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

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT - None

RECOGNIZE STEVEN GUBINSKY FOR ATTAINING THE RANK OF EAGLE SCOUT

Mr. Barrett –Please introduce yourself and tell us about your project.

Steven Gubinsky – For my Eagle project, I refurbished and repaired a bridge at the Pittsburgh Botanic Garden overlooking their lotus pond.

CORRESPONDENCE

A. SOUTHBRIDGE EMS MARCH REPORT

B. OAK RIDGE VOLUNTEER FIRE DEPARTMENT REPORT

Mr. Barrett reviewed the correspondence.

CONSENT CALENDAR ITEMS

A. APPROVAL OF MINUTES

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

B. PAYMENT OF THE BILLS

It was moved by SRAY and seconded by DERNOSSEK to pay the March 2021 bills. All members present voted AYE to the motion.

C. FINANCIAL REPORTS

D. BANK ACCOUNT BALANCES

Mr. Barrett – These reports are included for transparency.

DEPARTMENT REPORTS

A. BUILDING PERMITS REPORT

Mr. Barrett – March was a busy month with fifteen new single-family homes and we brought in a little over \$19,000.00 in fees.

B. COMMUNICATIONS & COMMUNITY DEVELOPMENT REPORT

Andrea Iglar, Director of Communications & Community Development – The spring issue of the magazine came out at the end of March. The most popular articles viewed digitally were the articles on the volunteer fire departments and the vaccine hunter, Amy Price. We also published the first of the military photos based on the banners we received. As of this afternoon, we have 63 completed banner orders. We ordered the brackets for Public Works to hang the banners, and Pat Catena is helping with the approval from West Penn Power to hang them on the poles by Memorial Day.

We have over 600 total downloads on our website app but have no way to determine what people are looking at on the app at this point.

The next glass collection in South Fayette will be May 1 through May 6, and May 1 is also our township-wide leaf pickup.

Our website is on track to get our millionth visitor this year, so I will be watching for that.

Commissioner Rodi – The latest magazine was great. With spring coming up, we are going to see a lot more road issues and most of our residents do not understand that the township does not own or maintain some of the roads within the township. PennDOT has a request tracker, and I would like to have that on the website so residents can report state road issues to them directly.

C. ENGINEER'S REPORT

Jason Paulovich, Division Manager, Gibson-Thomas Engineering – Our engineer's report is dated April 7, 2021, and we have outlined the projects that we are working on in the township, most notably the Coal Pit Run Road culvert replacement project. We have begun the survey and design for eventual permitting on that structure. We have met with

staff on the MS4 Program for a number of stormwater-related projects. We also have a number of review projects in the works that we have been working on with staff.

D. PARKS AND RECREATION REPORT

Paula Willis, Recreation Director – We had an excellent turnout for our Bunny Hop Trail. We had over 400 vehicles drive through Fairview Park with over 700 kids and about 600 adults.

This week is Earth CleanUp Week. We have bags for residents with gloves, safety vests, garbage bags and South Fayette swag. They can clean up any time and bring the garbage down to a dumpster we located behind the township building. The cleanup bags are outside of the township building so they can be picked up any time.

Today I submitted the \$1 million grant to DCNR and we should hear the awards by November or December. (Ms. Willis reviewed the preliminary design for the ballfields at Fairview Park.)

We did the first round of interviews for the part-time recreation coordinator and will be doing second rounds next week.

I wanted to run something by the commissioners with regard to the fireworks. I know you said we are going to go through with the fireworks this year, and I am considering charging for premium parking at Fairview Park.

Commissioner Rodi asked if other municipalities or the City of Pittsburgh were hosting fireworks on July 4th also. She then asked if we can wait until next month for this discussion.

Ms. Willis – The staff just had a preconstruction meeting today for the playground projects, and work should be starting in the next couple of weeks. Both playgrounds, the one by the Entrance Pavilion in Fairview Park and the one at Boys Home Park, should be up and running in the next two months.

E. POLICE REPORT

Chief John Phoennik – The police department is currently accepting applications for a level-entry police officer through Friday (April 16th). We have received fifty-three applications so far, and applications have to be back by April 23rd. The physical agility test will be at the Allegheny County Police Academy on May 5th, the written exam will be Saturday, May 8th at the Cuddy Fire Hall, and then there will be interviews and certification of the list in order to bring another officer on in July.

On March 20th, the department held an active shooter event at the Cintas Corporation at the top of Abele Business Park. This ongoing training is vital to keeping our officers prepared for any critical incident, and we try to do this quarterly.

Our department has begun changing over our records management system. Our current RMS has become antiquated and has been used since 1990. This will probably take two to three months to get everyone trained and to transfer all the data.

This Friday, April 14 from noon until 1:00 PM, I will be doing the second virtual “Coffee with the Chief.”

F. PUBLIC WORKS REPORT

Butch Truitt, Public Works Director – We are mowing, sometimes twice a week, and rebuilding inlets, 15 so far, and we installed 500 feet of French drain. We have another 15 or 16 inlets to do on Willowbrook, in conjunction with the 2021 paving. We should be ready when the pavers are ready.

We used about 4,522 tons of salt this winter at a cost of \$308,000.

G. REQUEST TRACKER REPORT

Mr. Barrett – This is an average month for request trackers, mostly missed trash and recycling pickups, or the need to deliver recycling bins.

H. ASSISTANT MANAGER’S REPORT

Pat Catena, Assistant Manager – The escrow process is ongoing, and I am answering many questions regarding the fees. We have gotten about \$40,000 in the past month, and I expect another \$70,000 or \$80,000 this month.

I have taken over the LERTA process and making sure the paperwork comes in in a timely manner.

I am working through the audit assistance with our auditors. They needed information from Jordan Tax Service, so I have been reaching out to my contacts with Jordan to get the reporting they need.

Good news on the PEMA COVID–19 reimbursement: we did have a successful award of about \$10,000. We have to get some signatures and pass a resolution this evening.

I am working with West Penn Power for final approval to hang the veteran banners.

We have gotten nine applications for the finance committee, and I have been contacting Commissioner Malosh to see if she wants to be in on the interview process or if she wants John Barrett and I to interview the applicants and get it down to about five members for the committee.

Our RCAP application was submitted for a \$5 million grant for our Municipal Complex. RCAP stands for Redevelopment Assistance Capital Program, administered by the Office of Budget, for construction of regional and economic assets. The Municipal Complex qualifies for this grant. I applied with assistance from John Barrett and Commissioner Rodi and am very hopeful.

South Fayette Township is supposed to receive \$1,576,000. from the American Relief Act also. If you are a county, the federal government will transfer the funds directly. In order for the municipality to get it, the federal government gives it to the state and the state gives it to the municipality and sets the guidelines as to how it can be used. We should have something within the next thirty days.

I. MANAGER'S REPORT

Mr. Barrett – We started a new employee in our building and zoning department. Abbey Sheerer is still in the orientation process, but she is jumping right in, and I think we made a good choice.

We have secured HRG to look at our LED sign ordinance in order to make adjustments. We will have the consultants take a look at our ordinance and talk to the board to see what you are interested in for the new ordinance. Our target is to have that draft to you at our May meeting.

Looking at finance and HR, we have made some adjustments to the resources that we use. We started a new accounting platform that we have wanted to do for a good while. The old system was outdated and hard to work with. This is better for staff and will improve the reporting to the board also. We also made an adjustment from Paychex to ADP for our payroll system. There are a lot more tools to keep track of time and attendance, and there will also be more HR information available to our staff.

The road program will be awarded tonight, and the numbers are good.

The traffic signal at Alpine Road and Route 50 has been installed finally. The lights are not powered on yet, but it should be up and running in the next week.

Commissioner Dernosek asked if there will be a strobe light to forewarn commuters about the traffic light and there was further discussion about this.

OLD/UNFINISHED BUSINESS - NONE

NEW BUSINESS

A. DISCUSS AND CONSIDER REAPPROVING F-14-19 BADALATO PLAN OF LOTS, MINOR SUBDIVISION, 325 FAWCETT CHURCH ROAD, ZONED R-1

Mr. Barrett – You had approved this back in June of 2020. For some reason there was some delay in getting this recorded and time elapsed, and now the board needs to reapprove the plan.

It was moved by DERNOSEK and seconded by SRAY to approve F-14-19 Badalato plan of lots, minor subdivision, 325 Fawcett Church Road, Zoned R-1. All members present voted AYE to the motion.

B. DISCUSS AND CONSIDER MODIFICATION OF SP-07-2020, GSL LANDSCAPING BUSINESS

Mr. Barrett – This plan was also previously approved by the board. The applicant wants to make some modifications to their plan, shifting some of the buildings. We presented this request to the Planning Commission, and they submitted an explanation. Gibson-Thomas did a review on it.

Pat Cooper, Gateway Engineers – The DEP changed the regulations on stormwater management, and they are pushing for infiltration. We had to find a layer of sandy soil and we needed to change the means that we handled stormwater management. So, we are moving the basin and the infiltration part of the design. The other change we made is moving a building to a different location on the parcel.

Mr. Paulovich – We issued a review letter dated April 7. Most of the comments were stormwater related, and unless you have any objections to those comments, I am sure they will be addressed within the NDPES application you are working on. The only other item we were slightly concerned with was the placement of the new building on top of a fill slope, and we just want some geotechnical documentation on their end that the soil was suitable for those buildings as well as the proposed infiltration system for the center of the area.

It was moved by SRAY and seconded by DERNOSEK to approve the modification of SP-07-2020, GSL Landscaping business. All members present voted AYE to the motion.

C. DISCUSS AND CONSIDER F-02-2021, HASTINGS PHASE 3 MAJOR SUBDIVISION/LAND DEVELOPMENT PLAN, MAYVIEW ROAD, ZONED ND

Don Housley, Mitall Division of KU Resources – The Planning Commission recommended approval of this at their March meeting subject to comments in the review letter by Mitall Division of KU Resources Inc. dated March 18, 2021. It is also subject to the applicant agreeing to address the subsurface investigation report and geotechnical engineering review by Gibson-Thomas dated 3-16-21. The applicant also agreed to address the traffic and transportation review by Gibson-Thomas Engineering dated 3-16-21. No additional modifications or waivers were requested. The applicant did submit revised drawings and we have reviewed them. They have addressed most of those items

already. I would suggest you make it subject to the recommendation letter from the Planning Commission.

Mr. Barrett – What are the number of units in this phase?

Mr. Housley – Units proposed is 129, which is an increase of 14 units.

Commissioner Rodi asked if the Planning Commission was aware of that.

There was further discussion regarding this and the possibility that the apartments will not be built.

Commissioner Rodi asked about the traffic review by Gibson-Thomas and was told by Mr. Paulovich that the few comments that they made were to be addressed with the revision to Mr. Housley.

Mr. Garvin – Anthony, can you explain when the outstanding off-site requirements will be completed and the current condition of the retail on site?

Anthony Faranda-Diedrich – The traffic improvements are along the site frontage, the widening of Mayview Road which spans the entire frontage of the project. There will be a couple of left-turn lanes into the project as well as a new entry into the future park. Those improvements are being made this year. On the retail front, we have the veterinarian center and we have leases out to be signed for a yoga studio and a juice bar. We are getting more interest in retail with all the homes that are now built.

This project was approved for 270 apartment units and it has become apparent that it is unlikely that those apartments will happen as part of this project. It looks like we will be back to request a plan revision to reduce the density of the project and just do more conventional housing. We don't see this neighborhood reaching the number of units that was initially proposed.

Commissioner Rodi asked when Phase 1 was going to be paved and the roads turned over to the township, as well as when the lighting would be installed at the second entrance.

Mr. Faranda-Diedrich – We are set to dedicate a significant portion of Phase 1 this year. We have a walk-through scheduled with township officials for later this month. The plan is to pave the single-family home area in late May or early June. That would include everything from the main entrance down to the first intersection, back to the cul-de-sac, down by the pond and around back up to the teardrop. Because there is going to be some heavy equipment that is needed to improve that space where the animal clinic and the additional mixed-use building are going and the roads are in decent shape from that point on, we are going to stop there and do that paving next year. We do have plans to finish everything else this year. On the lighting issue, there are mailbox clusters at the entrance, so we have plans to take the mailbox cluster and relocate that to the center of the neighborhood. On an interim basis, there will be some conventional light posts put there.

Commissioner Dernosek asked if the fire hydrants have been changed yet because the fire department is not able to hook up to them.

Mr. Faranda-Diedrich stated that he believed the adapters have been added to the hydrants.

It was moved by DERNOSEK and seconded by SRAY to approve F-02-2021, Hastings phase 3 major subdivision/land development plan, Mayview Road, Zoned ND subject to the recommendations of the Planning Commission. All members present voted AYE to the motion.

D. DISCUSS AND CONSIDER A MOTION TO CONSIDER THE WAIVER OF TIME LIMITATIONS ASSOCIATED WITH THE FEBRUARY 10, 2016 LAND DEVELOPMENT APPROVAL FOR 'BEACON 2' PROVIDED THAT FUTURE PLANS COMPLY WITH THE PREVIOUSLY APPROVED PLAN

Mr. Barrett – The township was presented with a written request from the property owner regarding Beacon 2. This was an approval given by the township in 2016. They were under the impression that there was a five-year window on that approval. They don't want to make any changes but are looking for a waiver of any time limits associated with this land development approval.

It was moved by SRAY and seconded by DERNOSEK to approve a motion to consider the waiver of time limitations associated with the February 10, 2016 land development approval for 'Beacon 2' provided that future plans comply with the previously approved plan. All members present voted AYE to the motion.

E. DISCUSS AND CONSIDER APPROVING ORDINANCE 2021-06, AMENDING CHAPTER 195 ZONING, PROPERTY MAINTENANCE

Mr. Barrett – This is an ordinance just updating the version of the International Property Maintenance Code that we follow. The prior ordinance was 2015 so this will update it to 2021.

It was moved by DERNOSEK and seconded by SRAY to approve Ordinance 2021-06, amending Chapter 195 zoning, property maintenance. All members present voted AYE to the motion.

F. DISCUSS AND CONSIDER TAX REFUND REQUEST FOR 2008 BERKLEY RIDGE DRIVE

Mr. Barrett – We got a request from a resident on Berkley Ridge Drive saying that they didn't get the original bill and they paid it when they received the late notice, along with over \$200.00 in late fees and penalty. They are asking for that to be returned to them.

It was moved by SRAY and seconded by DERNOSEK to approve the tax refund request for 2008 Berkley Ridge Drive. All members present voted AYE to the motion.

G. DISCUSS AND CONSIDER RESOLUTION 2021-07, HAZARD MITIGATION PLAN FOR FEMA

Mr. Barrett – This is the township adopting the county’s hazard mitigation plan, which was produced in 2020. Our options would be to adopt the county’s plan, or we could have our own hazard mitigation plan, but we are required to have one or the other.

It was moved by DERNOSEK and seconded by SRAY to approve Resolution 2021-07, Hazard Mitigation plan for FEMA. All members present voted AYE to the motion.

H. DISCUSS AND CONSIDER A MOTION TO ADOPT RESOLUTION 2021-08, FOR THE APPOINTMENT OF GWEN RODI, PRESIDENT OF THE BOARD OF COMMISSIONERS TO EXECUTE AND DELIVER ALL REQUIRED FORMS AND DOCUMENTS FOR THE PURPOSE OF OBTAINING FINANCIAL ASSISTANCE UNDER THE ROBERT T. STAFFORD DISASTER RELIEF AND EMERGENCY ASSISTANCE ACT

Mr. Barrett – A resolution is required to draw down for the FEMA relief money for the COVID reimbursements.

It was moved by SRAY and seconded by DERNOSEK to approve a motion to adopt Resolution 2021-08, for the appointment of Gwen Rodi, president of the board of commissioners to execute and deliver all required forms and documents for the purpose of obtaining financial assistance under the Robert T. Stafford Disaster Relief and Emergency Assistance Act. All members present voted AYE to the motion.

I. DISCUSS AND CONSIDER A MOTION TO ACKNOWLEDGE RECEIPT OF A TIMELY LERTA APPLICATION FROM THE GATEWAY SHOPPES AT NEWBURY LP FOR THE TROPICAL SMOOTHIE PROJECT

Mr. Barrett – We are required to acknowledge receipt of the application for LERTA.

It was moved by DERNOSEK and seconded by SRAY 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 A MOTION TO ACKNOWLEDGE RECEIPT OF TIMELY LERTA APPLICATION FROM BJ’S WHOLESALE CLUB

It was moved by DERNOSEK and seconded by SRAY to acknowledge receipt of timely LERTA application from BJ's Wholesale Club. All members present voted AYE to the motion.

K. DISCUSS AND CONSIDER A MOTION TO APPROVE A LERTA TAX ABATEMENT FOR ACKER 70 LLC (HENNECKE) WITH 2021 AS THE FIRST EFFECTIVE ABATEMENT YEAR

Mr. Garvin – We did receive a timely application made by Hennecke but last year they paid their tax bill in full so the LERTA did not commence last year as it should have. They have agreed to start the LERTA in 2021 instead of making it retroactive and the township having to issue a refund for 2020.

It was moved by DERNOSEK and seconded by SRAY to approve a motion to approve a LERTA tax abatement for Acker 70 LLC (Hennecke) with 2021 as the first effective abatement year. All members present voted AYE to the motion.

L. DISCUSS AND CONSIDER PARTIAL PAYMENT TO ALEX E. PARIS CONSTRUCTION COMPANY, INC. FOR THE SOUTH FAYETTE MUNICIPAL BUILDING PHASE 1 IN THE AMOUNT OF \$60,477.12

Mr. Barrett – This is the first pay request for the Hickory Grade site.

It was moved by SRAY and seconded by DERNOSEK to approve partial payment to Alex E. Paris Construction Company, Inc. for the South Fayette Municipal Building phase 1 in the amount of \$60,477.12. All members present voted AYE to the motion.

M. DISCUSS AND CONSIDER PAYING LM & R EXCAVATING LLC PARTIAL PAYMENT NUMBER 2 FOR THE 2020 STORMWATER IMPROVEMENTS FOR CONTRACT NO. 20-SW1 IN THE AMOUNT OF \$28,260.00

Mr. Barrett – This is not the final payment, but it is pretty close to it.

It was moved by DERNOSEK and seconded by SRAY to approve paying LM & R Excavating LLC partial payment number 2 for 2020 stormwater improvements for Contract No. 20-SW1 in the amount of \$28,260.00. All members present voted AYE to the motion.

N. DISCUSS AND CONSIDER PAYING TRAFFIC SYSTEMS & SERVICES, LLC PARTIAL PAYMENT FOR SIGNAL INSTALLATION AT ROUTE 50 AND ALPINE ROAD IN THE AMOUNT OF \$51,317.60

Mr. Barrett – This is the first payment for the light installation at Route 50 and Alpine Road.

It was moved by DERNOSEK and seconded by SRAY to approve paying Traffic Systems & Services, LLC partial payment for signal installation at Route 50 and Alpine Road in the amount of \$51,317.60. All members present voted AYE to the motion.

PUBLIC COMMENT – None

BOARD DISCUSSION - None

SOLICITOR’S REPORT

Mr. Garvin – I have one matter for executive session, under township real estate.

ADJOURNMENT & EXECUTIVE SESSION

It was moved by DERNOSEK 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