



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

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

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

PLEDGE OF ALLEGIANCE

DISCUSS AND CONSIDER AN APPEAL BY BRIAN GRAYBURN UNDER THE TOWNSHIP GRADING ORDINANCE REQUESTING AN EXEMPTION FROM THE REQUIREMENTS OF THE ORDINANCE TO PLACE 800-1000 CUBIC YARDS OF FILL IN THE REAR OF HIS PROPERTY AT 4447 WALNUT RIDGE CIRCLE

This was recorded separately by a stenographer.

It was moved by HOROWITZ and seconded by DERNOSEK to deny Brian Grayburn's request for an exemption from the requirements of the ordinance to place 800-1000 cubic yards of fill in the rear yard of his property at 4447 Walnut Ridge Circle. All members present voted AYE to the motion.

PUBLIC COMMENT – Ben Hornfeck, South Fayette Library Director – The library resumed the Saturday hours, so we are now open Mon.-Thur. 10 am to 7 pm and Fri. and Sat. 10 am to 4 pm. On June 14, our summer reading and other programming will begin.

He went over the live program opportunities, the virtual programs, and all the library news including the library fundraiser, Beer for Books, which is being held on Thursday, September 30, 2021.

CORRESPONDENCE

A. OAKRIDGE VOLUNTEER FIRE DEPARTMENT REPORT

B. DEVLIN ROBINSON LETTER OF SUPPORT

Mr. Barrett reviewed the correspondence.

CONSENT CALENDAR ITEMS

A. APPROVAL OF MINUTES

It was moved by SRAY and seconded by MALOSH to approve the minutes from the May 12, 2021 regular meeting. All members voted AYE to the motion.

B. PAYMENT OF THE BILLS

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

C. BANK ACCOUNT BALANCES

Mr. Barrett – They are here for transparency, and these statements are from our new bank, Washington Financial.

DEPARTMENT REPORTS

A. BUILDING PERMITS REPORT

Mr. Barrett – We have restructured our report so you can see how permits compare year-to-year. We also broke down the commercial and residential permits.

B. COMMUNICATIONS & COMMUNITY DEVELOPMENT REPORT

Andrea Iglar, Director of Communications & Community Development – The township just won three awards from the National Association of Government Communicators. We earned first place for both the magazine and our COVID-19 webpage. The COVID-19 project was also chosen as best in show from 34 first-place winners. This includes all levels of agencies, national, state, and local, including the Department of Homeland Security, California Teachers Retirement System, and a huge county in Virginia to name just a few.

The next issue of our award-winning magazine will be coming out at the end of June, and I have included some of the topics that will be in that issue in my report.

We have been working on the Comprehensive Plan public survey, which will be in the magazine and advertised later this month. We will be accepting the surveys until July 24th.

The first batch of military banners have been installed, and you can find out where they are hung on the website troopbanners.com. We currently have 66 banners hung, and I have received additional requests.

I have an unpaid college intern who is going to be working with me one day a week this summer to help with some communications tasks. She lives in Upper St. Clair and is attending St. Vincent College for communications.

Our next glass recycling event will be held in September around Labor Day.

All the commissioners commented on the good job that Ms. Iglar is doing.

C. ENGINEER'S REPORT

Jason Paulovich, Division Manager, Gibson-Thomas Engineering – We are working on developers' agreements with staff and the solicitor. We are also starting construction inspections at a few new projects, and BJ's Warehouse inspections have been ongoing. Hastings Development Phase 3 is breaking ground this week. The Tesla dealership and the Newbury AMD Treatment project will be reviewed for the Planning Commission this month.

D. PARKS AND RECREATION REPORT

Paula Willis, Recreation Director – We had another round of drive-up bingo, and the Girls on the Run 5K was held at Fairview Park.

We just had training for the staff of summer camp, which will be starting next Monday. Ian McNeill is doing a good job on programming and summer camp.

We advertised the bid for Phase 1 for the Fairview Park project at Mayview parks and will hopefully have that next month for you to approve. We received the contract for the equipment for the splash pad project.

I applied for the DCED Greenway Trails and Recreation grant for additional funding for the new ballfields at Fairview. We are applying for \$250,000 and hope to hear from them by the end of the year.

I am applying for a dog park grant of \$25,000 from PetSafe and have been gathering pictures and videos from residents that I will use in a YouTube video that will go along with my application.

We had a local Scout reach out to the township, and we quickly put an Eagle Scout project together for him. He, along with some other Scouts, pulled weeds and planted flowers at the entrance of Morgan Park.

They have started construction on the new playground at Boys Home Park. They were doing the earth work this week and we should have the equipment and surface installed by the end of June. We are planning a mid-July ribbon cutting.

We have our first summer Movie in the Park this Friday, and we scheduled additional ones for September and October this year. We are going to have a Concert in the Park on August 20th. The bands and other details will be announced at a later date.

E. POLICE REPORT

Chief John Phoennik – Tomorrow and Friday we will be conducting interviews for the level-entry officer. We have 21 candidates to interview, and background checks are next.

F. PUBLIC WORKS REPORT

Butch Truitt, Public Works Director – Public Works located 217 PA One Calls, installed 16 signs, delivered 13 recycling bins, and mowed 100 miles of grass along the roads. PennDOT reimburses us for 68 miles of their roads and we have 32 of our own. We are also repairing and restoring township roads. We bought a hotbox that keeps the blacktop hot and helps when we are working on the roads.

We put in 300 feet of 12-inch pipe and replaced or repaired the inlets, and we are now ready for the pavers to come in on Verner Street.

We have been working with the contractor installing the new playground at Boys Home Park, and when they found concrete, we took care of that so there would not be an overcharge.

We put in new electrical in Fairview in anticipation of running streetlights and a whole new circuit along the road.

We got a new brush mower for the retention ponds all over the township, and we are still mowing 94 acres a week.

Mr. Barrett – Public Works really saved the township when the contractor uncovered the concrete foundations where they were installing the playground. They were able to bring a piece of equipment up there, break it up and get rid of it that same day, which allowed that project to stay on track.

G. REQUEST TRACKER REPORT

Mr. Barrett – We are starting to see more submissions for property maintenance complaints and some road issues. Resident usage has gone up, and we can follow up with residents in a timely manner with the request tracker.

H. ASSISTANT MANAGER’S REPORT

Pat Catena, Assistant Manager – I am continuing to manage the escrow process. We received \$20,000, and I am waiting for an additional \$28,000 on the new developments.

The RFP for the pension fund investment manager was completed and advertised and the deadline for submission on that is June 30 at 10:00 AM.

The American Rescue Plan application was completed and uploaded to the state of PA site. One half of our distribution, \$750,000, is expected in the next 30 to 60 days, and the additional distribution will be made next year.

John Barrett and I conducted the Finance Committee interviews and finalized the list of candidates.

Mr. Barrett – We got a good level of interest from residents in the community. Pat and I spoke to everyone who submitted an application, and we have a recommendation to appoint seven members to this board. Our plan is to reach out to those seven and bring that to the board next month to be formally appointed by name and term, which is yet to be determined. We plan to work with them on our capital needs and to review alternatives ways to fund these items.

Mr. Catena – I created a report looking at our existing debt structure and seeing what our possible borrowing scenarios could be for the upcoming capital projects. I am trying to figure out the best way to approach borrowing in the future.

I. MANAGER’S REPORT

Mr. Barrett – The paperwork has been filed for the American Recovery Act and I included some guidance from the Department of Treasury with my report. I think we might want to have some general discussions about where the board may want to use some of these funds. There are some broad areas listed in this guidance report, but we can put money into infrastructure, stormwater, and potentially some of the capital projects. We can reimburse first responders, including SouthBridge, for any COVID-related work or training they did. We will get the first half soon, and the other half will come next year. With the right amount of oversight, I think we can make some creative things happen with the money.

Commissioner Rodi – I would like to talk to SouthBridge to see how they were impacted. I think using it for infrastructure would be great. I would also like to look at the economic impact on our small businesses, maybe through working with the developers.

Mr. Barrett – We did get our first product out of the comprehensive planning effort that we are going through in the form of a trends report. I included a copy of this draft report on the agenda which has a lot of good information regarding our community, looking at benchmarks and our growth. This report is a stand-alone report that we can use as a tool.

Later in the meeting we are going to discuss our existing sign ordinance and possibly changing our regulations of LED signs. We have asked HRG to put some things together and they have given us a document, but they want input from the township and board.

Earlier this month, we had two separate accidents on Old Oakdale Road because of the light rain that was falling at the time. We think oil may be coming up from previous tar and chip applications and making the road slick. We got a quote of about \$10,000 from Lennon Smith, who are overseeing our road project, to mill and pave that portion of the road.

Youngblood Paving is scheduled to be in the township right after July 4th and they have until the end of October to complete the proposed roadwork.

Commissioner Dernosek asked if we could have the work done on Old Oakdale Road by someone other than Youngblood. Mr. Barrett told him that was possible, but because they are already in the township, it might be quicker and cheaper for Youngblood to do the work.

Mr. Barrett – I will make some calls and see if we can get someone to do it before Youngblood is able to.

There was discussion about installing signs to slow down the traffic approaching the potentially dangerous area of Old Oakdale Road.

OLD/UNFINISHED BUSINESS - NONE

NEW BUSINESS

A. DISCUSS AND CONSIDER THE SECOND PARTIAL PAYMENT TO ALEX E. PARIS CONSTRUCTION COMPANY, INC. FOR THE SOUTH FAYETTE MUNICIPAL BUILDING PHASE 1 IN THE AMOUNT OF \$100,101.24

It was moved by DERNOSEK and seconded by SRAY to approve the second partial payment to Alex E. Paris Construction Company, Inc. for the South Fayette Municipal building phase 1 in the amount of \$100,101.24. All members present voted AYE to the motion.

B. DISCUSS AND CONSIDER A MOTION TO ADVERTISE AN ORDINANCE AMENDING CHAPTER 211, TRAFFIC IMPACT FEE, ARTICLE II DEFINITIONS, SECTION 211-14, CALCULATION OF PER-PEAK HOUR-TRIP FEE, TO PROVIDE FOR A PER-PEAK HOUR TRIP FEE OF \$1,418.00 FOR THE SOUTH TRANSPORTATION SERVICE AREA AND \$1,198.00 FOR THE NORTH TRANSPORTATION SERVICE AREA

Mr. Barrett – The board approved a transportation impact capital improvement plan a couple years ago which included new projects that could be funded by impact fees, and we established a slightly different fee structure. The recording ordinance to go with that did not get done, so this is a little bit of housekeeping.

It was moved by MALOSH and seconded by HOROWITZ to approve advertising an ordinance amending Chapter 211, traffic impact fee, article II definitions, section 211-14 calculation of per-peak hour-trip fee, to provide for a per-peak hour-trip of \$1,418.00 for the south transportation service area and \$1,198.00 for the north transportation service area. All members present voted AYE to the motion.

C. DISCUSS AND CONSIDER A MOTION TO GRANT TO JED3LLC (MONTESSORI SCHOOL) A WAIVER FROM THE TOWNSHIP'S LAND DEVELOPMENT REQUIREMENT FOR A SIDEWALK ALONG MAYVIEW ROAD. THE BOARD PREVIOUSLY APPROVED THE LAND DEVELOPMENT PLAN AT ITS OCTOBER 14, 2020 MEETING AND OMITTED ACTION ON A SIDEWALK WAIVER REQUEST

It was moved by HOROWITZ and seconded by DERNOSEK to approve a motion to grant to JED3LLC (Montessori School) a waiver from the township's land development requirement for a sidewalk along Mayview Road. The board had previously approved the land development plan at its October 14, 2020 meeting and omitted action on a sidewalk waiver request. All members present voted AYE to the motion.

D. DISCUSS AND CONSIDER A MOTION TO AUTHORIZE THE ENTRY INTO AN AGREEMENT OF PURCHASE AND SALE WITH INTERCARE PROPERTIES INC. FOR THE TOWNSHIP'S PURCHASE OF LOT 1 IN THE INTERCARE PROPERTIES SUBDIVISION IN A FORM AND CONTENT ACCEPTABLE TO THE TOWNSHIP SOLICITOR. THE CONSIDERATION BEING PAID BY THE TOWNSHIP FOR THE PURCHASE IS \$800,000 AND THE INTENDED USE OF THE PROPERTY IS FOR THE SOUTH FAYETTE TOWNSHIP COMMUNITY CENTER

It was moved by SRAY and seconded by DERNOSEK to approve a motion to authorize the entry into an agreement of purchase and sale with Intercare Properties Inc. for the township's purchase of Lot 1 in the Intercare Properties subdivision in a form and content acceptable to the township solicitor. The consideration being paid by the township for the purchase is \$800,000 and the intended use of the property is for the South Fayette Township Community Center. All members present voted AYE to the motion.

E. DISCUSSION OF LED SIGNAGE ANALYSIS

Mr. Barrett – We asked HRG to amend our ordinance to permit LED signs, which are prohibited in the township. The intent would be to permit them with control of certain aspects of the signage. Some of the questions regarding this change would be: What zoning districts do we want this applied in? Do we want them in the commercial only, or are there other districts we want to allow them? Do we want to do this by corridor or overlay districts? HRG also wants to know if we have any size limitations in mind for any particular district.

There was further discussion regarding the LED signage analysis.

PUBLIC COMMENT - None

BOARD DISCUSSION

Commissioner Rodi – John Barrett and I had a meeting with the Port Authority last week to discuss bringing back public transportation to South Fayette. The discussions will be ongoing.

We also met with the members of the Newbury Declaration to explain how the township can be a resource and an asset to them to try to help them bring businesses into the township. They seem positive and want to get the project moving.

The PA House of Representatives passed an ordinance to end the emergency declaration. It must pass in the State Senate and if they pass it, we will be required to go back to in-person meetings in July. I will keep everybody posted if and when that happens.

They discussed possibly having a remote option if we had to go back to in-person meetings.

SOLICITOR’S REPORT

Mr. Garvin – It was a busy month with developer’s agreements. ModWash, Montessori Academy and Charter Phase 3 were all completed, and I worked with township staff to make sure the appropriate fees and expense reimbursements were made.

I am happy to report that we have finalized the agreement with Intercare, and it should be available for signatures tomorrow morning.

Commissioner Rodi – We had an Executive Session prior to our meeting to discuss one legal matter and one personnel issue. Is there a motion to adjourn to Executive Session, not to return?

ADJOURNMENT & EXECUTIVE SESSION

It was moved by HOROWITZ 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