



The meeting was called to order by Commissioner Rodi.

PRESENT: DERNOSEK, RODI, SRAY (on phone)

EXCUSED: MALOSH, HOROWITZ

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

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT – None

RECOGNIZE DYLAN RICHARD CHAPPEL FOR ATTAINING THE RANK OF EAGLE SCOUT

Dylan Richard Chappel – I mulched, weeded, and edged the butterfly garden behind the elementary school. I also painted the gazebo and fixed up some of the plaques.

CORRESPONDENCE

A. OAK RIDGE VOLUNTEER FIRE DEPARTMENT REPORT

Mr. Barrett reviewed the report from Oak Ridge Fire Department documenting their training and calls for the month.

CONSENT CALENDAR ITEMS

A. APPROVAL OF MINUTES

It was moved by DERNOSEK and seconded by SRAY to approve the minutes from the June 9, 2021 regular meeting. All members voted AYE to the motion.

B. PAYMENT OF THE BILLS

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

C. FINANCIAL REPORTS

Mr. Barrett – We have made some changes and improvements to our accounting systems in the last year when we engaged in a consulting agreement with Susan Hockenberry. We wanted to be able to provide the board with up-to-date information more than the budget comparisons. We have balance sheet info and statement activity reports for all our funds.

Susan Hockenberry, township financial consultant – In your packet you will see two versions of two different reports. One shows all the government fund types, both statement of operations that shows where you are as of June 30. The second one is a budget to actual, which as of the day we ran that report shows you how you're doing versus what you planned. There is also a detailed report that shows you every line item for the township. The township has also migrated to a cloud-based payroll system and a bill-paying system that pays vendors directly.

DEPARTMENT REPORTS

A. BUILDING PERMITS REPORT

Mr. Barrett – In June we had \$17,000 in fees with about \$13,000 of that coming from residential and the remaining coming from commercial fees. The commercial applications were for the Montessori school buildout and a buildout space in one of the office parks. The revenues for the year are trending higher than years past.

B. COMMUNICATIONS & COMMUNITY DEVELOPMENT REPORT

Andrea Iglar, Director of Communications & Community Development – We published the summer issue of South Fayette Connect at the end of June. Eight thousand copies were printed and mailed, and we had over 1600 online reads so far. We continue to make updates to the website, and it is good news to hear that the Covid-19 page went from the third most popular to the 27th most popular. We now have a “good neighbor” nomination form on our website, which residents can use to nominate a resident for community service and that would go to the Board of Commissioners for consideration.

The comprehensive plan update public survey has garnered us over 300 responses so far. HRG will be interviewing individuals, including all five commissioners.

We are continuing to take military banner orders, and we just hung six more last week.

We are working on a plan to continue to boost South Fayette's name recognition among residents, businesses, and the media.

Volunteers finished the digital input of the magazine survey paper responses, so I will be working on a visual presentation of that information. I did find out that 81% of respondents said that they prefer to read the magazine in print.

We hit one million views of the website in the second quarter this year after a little less than seven years of having the website live.

The mobile app continues to be available, and the social media reports show that Facebook is the most popular.

Commissioner Rodi – Great job, Andrea. I have seen this department grow because of your foresight and your vision. I would like to commend and thank you.

C. ENGINEER'S REPORT

Jason Paulovich, Division Manager, Gibson-Thomas Engineering – Our report is dated July 7, 2021. The projects we have going on in the township are detailed in the report, and we have some review items on the agenda tonight. We have been reviewing several grading permits, and doing inspections at BJ's Wholesale Club and at Hastings.

D. PARKS AND RECREATION REPORT

Paula Willis, Recreation Director – I passed programming tasks on to Ian McNeill, our part-time recreation employee, and he is doing a great job. Because of his help, I have been able to focus on park projects. Tonight, we will be awarding the bid for Fairview Phase 1, which is the construction on the Mayview site. The road that comes up from Mayview was called Sunset Drive. We need to get that road named so we can get signs up in the park and label the fields. We are doing the DCED grant for sidewalks along that road, so it needs to be named.

There was discussion regarding this.

We just received some of the equipment for the splash pad project, so we will be ready to move on that after Fairview Phase 1 is complete.

The DCNR playground project is progressing. The Boys Home Park playground is scheduled to have the surface poured on July 19th depending on the weather. It will be ready at the end of July. After that one is complete, they will be working on the two playgrounds at Fairview. We hope to have a grand opening in mid-August.

HRG is doing a survey at Boys Home Park where the old playground was to see if they can do a cricket/grass multi-purpose field.

I submitted a \$25,000 grant application to T-Mobile for a baseball field and a \$25,000 grant application for PetSafe Bark for our Park. The Parks & Recreation Board has been doing some fundraising for benches or a water fountain for the dog park. So far, they have raised \$1700. We are currently waiting to hear back about \$1.3 million in grants.

We finished Drive-Up Bingo and I am working with Chief Phoennik on the 5K in September. We are going to have a Concert in the Park on August 20th, and the fireworks show was a big success.

I have been touring other recreation centers to get ideas of what works for other communities.

Commissioner Rodi asked if the off-leash zone would be a fenced-in area, and Ms. Willis explained that the wooded area behind the football fields would be fenced in, and by making some trails through there, it would feel natural but be safer with the fence.

E. POLICE REPORT

Lieutenant John Leininger – With the CDC restrictions easing, the department has begun attending in-person training again. The department has been moving along with the issuing and training of our new, updated policies with Lexipol. To date, officers have been issued 51 new policies that are in effect and 90 policies still to be issued. All 141 policies will be issued and in effect by the end of 2021.

The chief and I have been working with our CODY Records Management System project manager. The department will begin to transfer the data in our current records management system over to CODY RMS later in the summer and we will be trained on the system in October. Total implementation of the CODY system will be in December.

Commissioner Dernosek asked how the body cameras were working out, and Lt. Leininger said they were working out great.

F. PUBLIC WORKS REPORT

Butch Truitt, Public Works Director – We had 231 PA One Calls, delivered 19 recycling bins, and installed 14 signs, mostly in Hastings. We worked on the playgrounds for Paula Willis and continued to respond to storm issues, including repairing washouts, unclogging sewer drains, and chipping trees that fell or lost branches.

We cleaned the pavilions and restrooms every day of the week, including weekends. We are still spraying sanitizer in the township offices, library, police station and Public Works building.

We have been putting in curbs at the playground site at the Boys Home, cutting rights-of-way for the township (44 miles) and PennDOT (68 miles), mowing 94 acres, line painting for the parking lots and some of the crosswalks on township roads. We are also doing storm inlets, which is a process.

G. REQUEST TRACKER REPORT

Mr. Barrett – The request tracker is being heavily used by residents, with trash and recycling dominating the requests. This is also the season for property maintenance, so that category is also being used. There are a couple of road maintenance issues and stormwater maintenance issues. We continue to assign the issues and take care of them in a timely fashion.

H. ASSISTANT MANAGER'S REPORT

Pat Catena, Assistant Manager – I am continuing to manage the escrow process, bringing in \$10,000 this month, and I expect another \$45,000 to come in soon.

I have been working with Paula Willis on a letter of intent for funding and grant money for the dog park.

We received \$834,000 from the American Rescue Plan. The restrictions that have come down so far, although not final yet, on what the money can be used for are not too involved.

I have been going around the county listening to creative ideas to use that money, and I would like to share that with you later.

We have the nominations for the Finance Committee tonight on the agenda, and we received 20 applications for the RFP for pension fund managers.

I have been looking into the bond funding for our new building and the community center. We have been looking at possibly borrowing.

Commissioner Rodi asked if we must return the rescue plan funds if we do not use them and Mr. Catena said that is correct.

I. MANAGER'S REPORT

Mr. Barrett – Later tonight we are going to ask you to award a contract for Fairview Phase 1, and that is a priority project. There are a lot of moving parts and we want to award a general contractor for the construction of the road and site work, as well as an electrical contractor for the electrical work related to the splash park. We are doing some work related but outside of the contract. We are purchasing the splash park from COSTARS and the installation of that is a COSTARS biddable item. That is not included in the bid but will be part of the project. We are also collaborating with Charter Homes, who had agreed to widen Mayview Road and install a turning lane. They have secured an HOP to get that intersection done just right. Our contractor is going to have to do some coordination with them. The developer is also getting us an entrance sign for the park. We are also addressing traffic calming in the park because we don't want it to be used as a throughway.

We have a resolution on tonight's agenda for the sales agreement for the property on Hickory Grade Road. The reports on the core drilling and soil samples have come back, and the property will accommodate the community center.

A couple months back we had hired a consultant to look at Public Works. We are leaning toward a plan that can give more specialized service to our parks, facilities, roads, and infrastructure, and looking at ways to give our existing staff and unionized staff the

opportunity for some advanced positions within the union as well as creating a revised structure for the supervisors. Our first step would be to get an advertisement out for an assistant director, and we do have a job description for this position. I think we should try to recruit for that position and discuss the crew chief position with the members of that department.

I had the Finance Committee on my report, but we may decide to wait for Commissioner Malosh's input.

We are keeping the ARP funds in a separate interest-bearing account for now.

The LED sign ordinance is on the agenda, and this is our first crack at making some modifications that would permit changeable copy type signs. We can start that process tonight, but we also want to get input from developers and others, including the Planning Commission.

I included the Comprehensive Plan and wanted to let you know that you would be hearing from our consultants for stakeholder interviews.

OLD/UNFINISHED BUSINESS - NONE

NEW BUSINESS

A. DISCUSS AND CONSIDER S-01-2021 NEWBURY PLAN OF LOTS 18TH REVISION, MINOR SUBDIVISION APPLICATION TO CONSTRUCT A PASSIVE TREATMENT SYSTEM, ZONED CD-1

Eric Newhouse, Project Manager, Newbury Market – Stream Restoration Inc. is doing the work but was unable to attend tonight's meeting. Newbury has been working with them for a long time. They have been studying the abandoned mine discharge on Presto-Sygan Road directly across from Topgolf. Within the last 2-3 years they have secured a grant to put in a system to treat the mine waters and in order to do that, they will be taking ownership of the parcel of land that is currently affected by the mine waters. This is just the first step for them to take title to the land that will serve as collateral for the grant, do their engineering and get permits. This project will be back for additional steps.

It was moved by DERNOSEK and seconded by SRAY to approve S-01-2021 Newbury plan of lots 18th revision, minor subdivision application to construct a passive treatment system, zoned CD-1. All members present voted AYE to the motion.

B. DISCUSS AND CONSIDER S-02-2021 NEWBURY PLAN OF LOTS 19TH REVISION, MINOR SUBDIVISION APPLICATION FOR AN AUTOMOTIVE DEALERSHIP AT NEWBURY MARKET, ZONED PED

Bill Price, Clark Hill for TF South Fayette – Agenda items B & C will need separate motions but will be presented together.

The team that is here today is me representing Clark Hill; Eric Newhouse, Project Manager; Jones Lang Lasalle, which is the sales and leasing brokerage firm for Newbury; the engineering team from KU Resources; and the end user, KDP Development.

Newbury representatives presented slides showing the different uses in the Newbury development and explained that the car dealership would be adjacent to Carvana.

Tysen Miller, KU Resources – The originally proposed development depicted a 25,000 sq. ft. automotive dealership and associated parking. A portion of the site is located within Bridgeville Borough, but there is an understanding that these portions would be approved by South Fayette, notwithstanding the subdivision plan, which also will be approved by Bridgeville.

Mr. Miller explained the configuration of the proposed dealership. Due to additional market research, it was determined that it might be beneficial to have a larger building. During the Planning Commission meeting, we asked if we could simultaneously submit a larger plan. This one is a 35,000-sq.-ft. building with additional parking areas. We are going from 3.39 acres to almost 5 acres.

Mr. Newhouse – We have a fully vetted subdivision plan for the 25,000-sq.-ft. building on the 3.39-acre lot. Civil & Environmental Consultants has also submitted a full subdivision plan for the 35,000-sq.-ft. building. There are a few comments that need to be addressed, but they wouldn't be difficult to address.

The Newbury representatives showed a 3D visualization of the development.

Mr. Price – I can summarize our request for items B & C on the agenda. At this stage, we request that there would be an approval on both the 3.39-acre and the 4.95-acre, with a requirement that there be a deadline for us to commit to the one we want to proceed with. We have to clean up the outstanding items from the engineer, but we would like to get both site plans approved.

There was further discussion regarding the deadline for the end user to decide which plan they want to use.

It was moved by SRAY and seconded by DERNOSEK to approve S-02-2021 Newbury Plan of Lots 19th revision, minor subdivision application for an automotive dealership at Newbury Market, zoned PED potentially with a 3.39-acre lot and a 25,000-sq.-ft. building. All members present voted AYE to the motion.

It was moved by DERNOSEK and seconded by SRAY to approve S-02-2021 Newbury Plan of Lots 19th revision, minor subdivision application for an automotive dealership at Newbury market, zoned PED to be 4.95-acres with a 35,000-sq.-ft. building. All members present voted AYE to the motion.

C. DISCUSS AND CONSIDER SP-05-2021 LAND DEVELOPMENT APPLICATION FOR AN AUTOMOTIVE DEALERSHIP AT NEWBURY MARKET, ZONED PED

Mr. Newhouse – It is possible on the 3.39-acre parcel that the end user chooses to elect the larger building on the smaller parcel?

Mr. Paulovich – Our previous reviews on the smaller site were solely for the 25,000-sq.-ft. building. If you would go to the larger building on that site, we have not seen that plan because it doesn't exist.

Mr. Newhouse – We would come back and have that discussion if that scenario happens.

It was moved by DERNOSEK and seconded by SRAY to approve SP-05-2021 land development application for an automotive dealership at Newbury Market, zoned PED for a 25,000-sq.-ft. structure subject to the election of both B & C being made by July 31, 2021 and subject to all engineering comments. All members present voted AYE to the motion.

It was moved by SRAY and seconded by DERNOSEK to approve SP-05-2021 land development application for an automotive dealership at Newbury Market, zoned PED for a 35,000-sq.-ft. structure subject to the election of both B & C being made by July 31, 2021 and subject to all engineering comments. All members present voted AYE to the motion.

D. DISCUSS AND CONSIDER CHANGE ORDER NUMBER 3 FOR ALEX E. PARIS CONSTRUCTION COMPANY INC.

Mr. Barrett – This is related to quantities and is actually a reduction of about \$700 in our favor.

It was moved by DERNOSEK and seconded by SRAY to approve change order number 3 for Alex E. Paris Construction Company, Inc. All members present voted AYE to the motion.

E. DISCUSS AND CONSIDER A PAY APPLICATION FOR PAYMENT TO ALEX E. PARIS CONSTRUCTION COMPANY, INC. IN THE AMOUNT OF \$89,552.07

It was moved by DERNOSEK and seconded by SRAY to approve pay application for payment to Alex E. Paris Construction Company, Inc. in the amount of \$89,552.07. All members present voted AYE to the motion.

F. DISCUSS AND CONSIDER A MOTION TO ADVERTISE A PUBLIC HEARING ON AUGUST 11, 2021 FOR THE INTERMUNICIPAL TRANSFER OF

RESTAURANT LIQUOR LICENSE #R-13355 FROM WALNUT MEX LLC TO BJ'S WHOLESALE CLUB INC.

It was moved by DERNOSEK and seconded by SRAY to advertise a public hearing on August 11, 2021 for the intermunicipal transfer of restaurant liquor license #R-13355 from Walnut Mex LLC to BJ's Wholesale Club Inc. All members present voted AYE to the motion.

G. DISCUSS AND CONSIDER A MOTION TO APPROVE A COLLECTIVE BARGAINING AGREEMENT WITH THE SOUTH FAYETTE TOWNSHIP POLICE DEPARTMENT FOR THE YEARS 2021-2025

Mr. Barrett – We finished our negotiations and cleaned up some language in the contract, and both sides have reviewed this fair contract.

It was moved by DERNOSEK and seconded by SRAY to approve a collective bargaining agreement with the South Fayette Township Police Department for the years 2021-2025. All members present voted AYE to the motion.

H. DISCUSS AND CONSIDER A MOTION TO APPROVE THE POLICE ELIGIBILITY LIST AS CERTIFIED BY THE CIVIL SERVICE COMMISSION

Mr. Barrett – The testing for the police department has been done, and the Civil Service Commission has certified this list. The chief would like the board to give him permission to make a contingent offer of employment to Douglas Kotar.

It was moved by DERNOSEK and seconded by SRAY to approve the eligibility list as certified by the Civil Service Commission. All members present voted AYE to the motion.

It was moved by SRAY and seconded by DERNOSEK to approve making Douglas Kotar an offer of conditional employment contingent on his passing of the psychological examination. All members present voted AYE to the motion.

I. DISCUSS AND CONSIDER APPOINTING WILLIAM J. LYONS, MELISSA SCHIBI, MICHAEL DEASY, ANNA MAZURKIEWICZ, URICH BOWERS, ELIZABETH DOBBS AND JOE PETRUSKA TO THE NEWLY FORMED FINANCE COMMITTEE WITH THEIR TERMS EXPIRING DECEMBER 31, 2022

Commissioner Rodi – I would like to table this item until Commissioner Malosh is here, since this was her project.

It was moved by DERNOSEK and seconded by SRAY to table appointing William J. Lyons, Melissa Schibi, Michael Deasy, Anna Mazurkiewicz, Ulrich Bowers, Elizabeth Dobbs, and Joe Petruska to the newly formed Finance Committee with their terms expiring December 31, 2022. All members present voted AYE to the motion.

J. DISCUSS AND CONSIDER A MOTION TO APPROVE A WAIVER REQUEST FROM THE PARKES FARMS ESTATES HOMEOWNERS ASSOCIATION TO REMOVE FENCING FROM THE PERIMETER OF STORMWATER FACILITIES

Mr. Barrett – The HOA in Parkes Farm reached out to the township to request a waiver from our stormwater ordinance that requires fencing around the stormwater pond. I suggested they poll their membership and provide us with a written authorization that confirms that most residents wanted the fence removed. Right now, the pond exists on the property of three different owners, who have agreed to deed that over to the HOA. The HOA has cleaned up the area and will maintain it in the future. I have no issue with the fence being removed and believe the letter will remove liability.

It was moved by DERNOSEK and seconded by SRAY to approve a waiver request from the Parkes Farms Estates homeowners association to remove fencing from the perimeter of stormwater facilities. All members present voted AYE to the motion.

K. DISCUSS AND CONSIDER A MOTION TO ADVERTISE ORDINANCE NUMBER 2021-08, AMENDING THE TOWNSHIP LED SIGNAGE REGULATIONS AND ESTABLISHING THE SOUTH FAYETTE SIGN OVERLAY DISTRICT

Mr. Barrett – We have engaged HRG to help us with this. This ordinance allows changeable signs with controls. This allows us to limit these signs to the appropriate area through an overlay district. The proposed location of that would be Washington Pike, Millers Run Road, Newbury Market, the business parks, and the Piazza area. After we get this advertised, we need to send it to Allegheny County and hold a public hearing.

There was discussion about adding the Southern Beltway area and the timeframe that this ordinance needs to be passed.

It was moved by DERNOSEK and seconded by SRAY to advertise ordinance number 2021-08, amending the township LED signage regulations and establishing the South Fayette sign overlay district. All members present voted AYE to the motion.

L. DISCUSS AND CONSIDER ENTERING INTO AN AMENDED AND RESTATED FINANCIAL SECURITY AGREEMENT WITH TF SOUTH FAYETTE LLC AND THISTLE FINANCIAL TO PROVIDE FOR FINANCIAL SECURITY ASSOCIATED WITH THE REMAINING NEWBURY OFF-SITE IMPROVEMENTS THAT ARE REQUIRED PURSUANT TO PENNDOT HIGHWAY OCCUPANCY PERMIT #11042081

It was moved by DERNOSEK and seconded by SRAY to enter into an amended and restated financial security agreement with TF South Fayette LLC

and Thistle Financial to provide for financial security associated with the remaining Newbury off-site improvements that are required pursuant to PennDOT highway occupancy permit #11042081. All members present voted AYE to the motion.

M. DISCUSS AND CONSIDER EXONERATING \$2,515.25 OF REAL ESTATE TAXES FOR BLOCK & LOT 402-R-1 FOR THE REASONS PROVIDED IN THE PETITION TO EXONERATE REAL ESTATE TAXES AS SUBMITTED BY HOWARD CONCRETE. THE SOLICITOR IS AUTHORIZED TO CONSENT TO THE PETITION

Mr. Garvin – Back in 1981 or 1982, the township vacated a portion of the street. After that the owner incorporated that street into their subdivision plan, but the county didn't remove the assessment for the street portion.

It was moved by DERNOSEK and seconded by SRAY to approve exonerating \$2,515.25 of real estate taxes for block & lot 402-R-1 for the reasons provided in the petition to exonerate real estate taxes as submitted by Howard Concrete. The solicitor is authorized to consent to the petition. All members present voted AYE to the motion.

N. DISCUSS AND CONSIDER ORDINANCE 2021-07, 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. Garvin – This is just a cleanup item with respect to provisions of the South Fayette Township code that deals with the traffic impact fee. We adopted this several months ago, but the fees in the code still reflect the old fees, so we are just cleaning it up.

It was moved by DERNOSEK and seconded by SRAY to approve Ordinance 2021-07, 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. All members present voted AYE to the motion.

O. DISCUSS AND CONSIDER RESOLUTION 2021-10, AUTHORIZING THE PURCHASE OF PROPERTY ON HICKORY GRADE ROAD

It was moved by DERNOSEK and seconded by SRAY to approve Resolution 2021-10, authorizing the purchase of property on Hickory Grade Road. All members present voted AYE to the motion.

P. DISCUSS AND CONSIDER A MOTION TO AWARD A GENERAL CONTRACT FOR THE FAIRVIEW PHASE I PROJECT

Mr. Barrett – This is broken in two parts. HRG has reviewed the bid tabs and they recommended approval. The bid item is being awarded to Murin & Murn Inc in the amount of \$1,592,863.34.

It was moved by DERNOSEK and seconded by SRAY to award a general contract for the Fairview Phase I project to Murin & Murn Inc. in the amount of \$1,592,863.34. All members present voted AYE to the motion.

Q. DISCUSS AND CONSIDER A MOTION TO AWARD AN ELECTRICAL CONTRACT FOR THE FAIRVIEW PHASE I PROJECT

Mr. Barrett – The low bid on the electrical work is Westmoreland Electrical Services Inc. in the amount of \$177,000.

It was moved by DERNOSEK and seconded by SRAY to award an electrical contract for the Fairview Phase I project to Westmoreland Electrical Services Inc. in the amount of \$177,000. All members present voted AYE to the motion.

PUBLIC COMMENT - None

BOARD DISCUSSION - None

SOLICITOR’S REPORT

Mr. Garvin – On June 30th, the governor approved Act 65 of 2021, which amends the Sunshine Act. We already post the agenda on the website within 24 hours of the meeting, which is a legal requirement. You also must post it in the building and have copies at the meeting. The change is that if you want to make changes after the agenda has been posted, you must provide the reasons why it needs to be amended and then you have to make a motion to amend the agenda and explain that you didn’t know about the item. Then the next day, you have to put it on the website with the reasons why you made the amendment.

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