



**PUBLIC HEARING**

**A. INTERMUNICIPAL TRANSFER OF A RESTAURANT LIQUOR LICENSE  
#R-4540 FROM JUICIE INC. TO BJ'S WHOLESALE CLUB**

The meeting was called to order by Commissioner Rodi.

**PRESENT: DERNOSEK, MALOSH, RODI, SRAY (on phone)**

**EXCUSED: HOROWITZ**

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

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENT - None**

**CORRESPONDENCE**

**A. OAK RIDGE VOLUNTEER FIRE DEPARTMENT REPORT**

Mr. Barrett reviewed the report from the Oak Ridge Volunteer 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 July 14, 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 July 2021 bills. All members present voted AYE to the motion.

**C. BANK ACCOUNT BALANCES**

Mr. Barrett – These are just provided for transparency.

## D. FINANCIAL REPORTS

Mr. Barrett – We have a budget-to-actual report with mostly good news. The revenues are on par and the expenditures are slightly lower than we anticipated.

## DEPARTMENT REPORTS

### A. BUILDING PERMITS REPORT

Mr. Barrett – This month was largely residential with just a few commercial permits.

### B. COMMUNICATIONS & COMMUNITY DEVELOPMENT REPORT

Andrea Iglar, Director of Communications & Community Development – We have had a lot of business development in the past month, as far as sponsor recognitions and welcoming new businesses, including BJ's Wholesale Club.

We are in the planning and material development stages of an identity campaign to further educate the media, businesses, and residents regarding South Fayette's location. This is important especially given the confusing nature of eight ZIP codes in South Fayette.

I have been working with the Parks & Recreation Department to promote events and programs, as well as grants and fundraising efforts. We have a big billboard ad on I-79 right now for the August 20<sup>th</sup> Concert in the Park.

We have been working with the Senior Citizens Association, who asked that we help get the word out that their activities have resumed.

We completed the public survey for the Comprehensive Plan update, with 728 total responses, which is an excellent response.

Our glass recycling is scheduled for around the Labor Day holiday.

In the fall of 2020, we issued our very first reader survey for South Fayette Connect magazine. This was in the magazine on paper, and it was also issued online. We had 450 total responses, half online and half in print. The respondents were mostly residents, although some businesses and people who work in the township also responded.

Ms. Iglar reviewed the survey results.

### C. ENGINEER'S REPORT

Jason Paulovich, Division Manager, Gibson-Thomas Engineering – Our engineer’s report is dated August 6, 2021. It outlines the current engineering projects undertaken in the township as well as the status on the planning review projects.

#### D. PARKS AND RECREATION REPORT

Paula Willis, Recreation Director – We had the ribbon cutting of the playground today, and thanks to Commissioners Rodi and Dernosek for attending. I just got a text that the playground ribbon cutting was on the 6:00 news on KDKA.

Ian McNeill is doing a fantastic job and planning some new fall programs. This is the last week of summer camp, and all 50 kids were on the new playground, with room to spare.

HRG is putting the paperwork together for Fairview Phase 1 and we should be doing a preconstruction meeting sometime this month. The splash pad is going hand in hand with Fairview Phase 1. The DCNR playground project is wrapping up, hopefully by the end of the week. HRG is doing a survey for Boys Home Park and then putting together a proposal for design work for the cricket field.

Please make sure to vote for the dog park grant up until August 31<sup>st</sup> and get the word out there for everyone to vote once a day, every day. There are 10 communities in the running and the top five get the \$25,000 grant for a new dog park.

I submitted the DCED multimodal grant application for a sidewalk through Fairview Park and hope to hear back by November.

We will have a proposal to you in September for the Fairview Park signs. My goal is to have all the signs in Fairview Park done by the time we open the Mayview Road entrance so that we will have directional signs all through the park.

Andrea Iglar and I have been touring community centers and sitting down with the directors and picking their brains about what works and what changes they would make if they could.

We have Concert in the Park coming up on August 20<sup>th</sup> at Fairview Park. We have two bands, food trucks, and vendors and we are hoping for a good turnout. We also have the EVELSIZER Family 5K at Fairview in September.

#### E. POLICE REPORT

Chief John Phoennik – In the past week, we have had three officers come in contact with COVID positive people and one of the officers tested positive. We went on high alert and are taking temperatures at the beginning of every shift and masking in the building.

Officer Doug Kotar started this past Monday (August 9<sup>th</sup>) and I will introduce him at the September meeting when we do the swearing in.

I wanted to get feedback from the commissioners on our vehicle color scheme. We have the black SUVs, and we are considering going to a dark royal blue car with white lettering and gold trim. (The commissioners were ok with the new design idea.)

We have gotten calls about opening the solicitation permitting in the township.

There was further discussion regarding this and the opting out of the solicitation in the township. They decided to start issuing the permits again, but the commissioners decided to consider updating the ordinance regarding solicitation.

It was moved by MALOSH and seconded by DERNOSEK to advertise an amendment to the solicitation ordinance to establish a “Do Not Contact List.” All members present voted AYE to the motion.

#### F. PUBLIC WORKS REPORT

Butch Truitt, Public Works Director – We are still plugging away with the One Calls, recycling container deliveries and sign installations.

We are doing a lot of storm response, which includes unclogging the drains and removing downed trees.

Parks have been an ongoing thing. Every day we clean the restrooms and empty the trash, seven days a week. We painted the lines on the multipurpose fields, continue to build curbs, landscape, plant grass and prepare for the rubber safety surface at the Rotary Pavilion playground. We also groomed the infield at Morgan Park.

We had a landslide at Fairview Park when a storm sewer came apart and was undermining the road. We replaced the electrical service at the entrance pavilion at Fairview Park. West Penn Power assisted with this.

We are still mowing our rights-of-way and the state rights-of-way. We mow 94 acres every week.

We are doing major repairs to some roadways, and we are very lucky to have the staff that can do this work. We painted stop bars and crosswalks on Route 50. We are still rebuilding the inlets for the paving, and we started putting in directional grates. We have been marking fire hydrants so the fire departments can see them easier. We also did the war memorial restoration at the South Fayette fire hall. We are also cleaning up the Wood Waste Recycling Facility two or three times a month.

We continue to sanitize the administration building and answer all Request Trackers that are submitted.

Commissioner Rodi – PennDOT told me that the Millers Run slide has been given priority and they are looking to start that really soon.

#### G. REQUEST TRACKER REPORT

Mr. Barrett – The majority of the Request Trackers are for missed trash and recycling. We also get more property maintenance issues reported at this time of the year.

#### H. ASSISTANT MANAGER’S REPORT

Pat Catena, Assistant Manager – I am still working on the escrows. This month we received about \$15,000 and commitments for an additional \$22,000.

The governor’s office said we should be hearing about our RCAP funding in the amount of \$5 million for the municipal complex soon. I am cautiously optimistic that we will be receiving at least some of that money.

I submitted general guidelines to the board for the finance committee for you to discuss tonight and will take your feedback and make changes if necessary.

We are continuing to analyze the financing/borrowing options for all capital projects, including the municipal building, community center, and various park projects. There are various ways to finance things, and we are waiting for some hard numbers.

I have reviewed the 20 RFPs for the police pension fund and prepared a small list to bring in to interview with Mr. Barrett.

#### I. MANAGER’S REPORT

Mr. Barrett – Last month the board authorized us to enter into a sales agreement with the owner of the property on Hickory Grade Road and we will be closing on the property this week.

I hope to have the municipal complex project for you to authorize advertising in September. Hopefully, we will award that project in October or November and construction can begin shortly thereafter. The adjoining property will be for the community center and library. We need to iron out the environmental permits since we applied for the one for the municipal complex, and we are hoping to be able to just modify that application.

We will be starting the budget process soon, and we hope to have clear projections for the general fund and capital projects. One of our largest projects is our paving project, and that is scheduled to begin on August 18<sup>th</sup>. We still think there is time to complete the \$1.5 million, weather permitting.

Last month the board authorized advertising an ordinance regarding the LED signs. We brought our consultants in and want to make sure we get it done responsibly.

HRG continues to work through the Comprehensive Plan and are making good headway on the stakeholder interviews. The next step is to invite them to a meeting to tell us what they learned in their interviews.

Commissioner Rodi – I am extremely disappointed with Youngblood Paving and their failure to start when they said they would. I don't want the quality of work to go down in order for them to have this done by October.

Commissioner Malosh asked Mr. Barrett to talk about the reimbursement resolution.

Mr. Barrett – It was presented to us by our bond council about borrowing for the capital projects and is noncommittal in nature and does not obligate us in any way. For example, we have incurred expenses for the site work and the engineering soft costs for the municipal complex. If we were to borrow funds, we could put the bond proceeds first in and save our money to be last in. This resolution would allow us to apply those bonds proceeds for expenses that already occurred.

#### OLD/UNFINISHED BUSINESS

#### DISCUSSION OF THE SOUTH FAYETTE TOWNSHIP FINANCE COMMITTEE

Mr. Barrett – Pat Catena and I worked on a draft document for the Finance Committee. Before we formally activated the committee, we wanted to make sure this is what Commissioner Malosh wanted.

Commissioner Malosh – This is exactly what I wanted and have wanted since Todd Miller and I talked about it. I think this is a great draft that can be amended if necessary.

Commissioner Rodi – I think this will help the members of the committee so that they know exactly what is expected of them.

Mr. Barrett – We have spoken to the individuals who applied for the committee and just need to know if you want to speak to them or go on our recommendation.

Commissioner Malosh – I reviewed them and have full trust in you and Pat.

#### NEW BUSINESS

A. DISCUSS AND CONSIDER RATIFICATION OF THE APPROVAL OF THE STONEGATE PHASE 1 PLAN OF LOTS PREVIOUSLY APPROVED BY THE BOARD ON JANUARY 15, 2020 AND TO AUTHORIZE THE RECORDING OF THE PLAN FOR PHASE 1 IN TWO STEPS

Pat Cooper, Gateway Engineers – Stonegate has been a difficult project to get approvals on. When it was approved more than a year ago, the subdivision plan for phase 1 combined the Stone parcel, a portion of the Rastetter parcel and left a portion of the Rastetter with that family and created all of the lots for phase 1. For that all to happen, the developer needs to own the Stone parcel and the closing for the Rastetter parcel must happen within a day or two of recording the plan for everything to work right with the county. This was already approved all in one step, but we would like to do it in two steps.

Mr. Garvin – This is just a change in the way it was previously approved, and we thought it should be brought to the board and approved.

It was moved by DERNOSEK and seconded by MALOSH to approve ratification of the approval of the Stonegate phase 1 plan of lots previously approved by the board on January 15, 2020 and to authorize the recording of the plan for phase 1 in two steps. All members present voted AYE to the motion.

**B. DISCUSS AND CONSIDER A BOND REDUCTION FOR HASTINGS PHASE 1 IN THE AMOUNT OF \$777,093.13 LEAVING A REMAINING BALANCE OF \$621,240.95**

Mr. Barrett – This reflects the work that was done in phase 1 which is basically finished. The reason there is such a large amount remaining is that they originally had an apartment building in phase 1 and the bond must remain in place since that plan was approved to include it. Most recently, they have paved interior streets and all other infrastructure in phase 1.

It was moved by DERNOSEK and seconded by SRAY to approve a bond reduction for Hastings Phase 1 in the amount of \$777,093.13 leaving a remaining balance of \$621,240.95. All members present voted AYE to the motion.

**C. DISCUSS AND CONSIDER APPROVING AN INTERMUNICIPAL TRANSFER OF A RESTAURANT LIQUOR LICENSE #R-4540 FROM JUICIE INC. TO BJ'S WHOLESALE CLUB**

It was moved by MALOSH and seconded by DERNOSEK to approve an intermunicipal transfer of a restaurant liquor license #R-4540 from Juicie Inc. to BJ's Wholesale Club. All members present voted AYE to the motion.

**D. DISCUSS AND CONSIDER RESOLUTION 2021-12, VOLUNTEER FIRE TAX CREDIT**

Mr. Barrett – This is our annual tax credit resolution for the volunteer firefighters.

It was moved by SRAY and seconded by MALOSH to approve Resolution 2021-12, volunteer fire tax credit. All members present voted AYE to the motion except for DERNOSEK who abstained.

E. DISCUSS AND CONSIDER RESOLUTION 2021-13, APPOINTMENT OF A REPRESENTATIVE AND ALTERNATE TO THE CHARTIERS VALLEY DISTRICT FLOOD CONTROL AUTHORITY

Mr. Barrett – This request came from the authority, and we continue to provide membership dues to this authority. They are looking to reengage all the member communities. This is at your discretion and if you want me to do it, that is fine.

It was moved by MALOSH and seconded by DERNOSEK to approve Resolution 2021-13, appointing a representative, John Barrett, and alternate, Pat Catena, to the Chartiers Valley District Flood Control Authority. All members present voted AYE to the motion.

F. DISCUSS AND CONSIDER A MOTION TO AUTHORIZE RESOLUTION 2021-14, A DECLARATION OF INTENT TO REIMBURSE THE GENERAL FUND FOR CAPITAL PROJECTS

Mr. Barrett – This is what I explained to Commissioner Malosh earlier.

It was moved by DERNOSEK and seconded by MALOSH to authorize Resolution 2021-14, a declaration of intent to reimburse the general fund for capital projects. All members present voted AYE to the motion.

G. DISCUSS AND CONSIDER A MOTION TO ACKNOWLEDGE RECEIPT OF A TIMELY LERTA APPLICATION FROM TROPICAL SMOOTHIE

Mr. Barrett – The paperwork is in order and on time.

It was moved by MALOSH and seconded by DERNOSEK to acknowledge receipt of a timely LERTA application from Tropical Smoothie. All members present voted AYE to the motion.

H. DISCUSS AND CONSIDER A MOTION TO ACKNOWLEDGE RECEIPT OF A TIMELY LERTA APPLICATION FROM BJ'S GAS STATION

Mr. Barrett – This is the first step.

It was moved by DERNOSEK and seconded MALOSH to acknowledge receipt of a timely LERTA application from BJ's gas station. All members present voted AYE to the motion.

PUBLIC COMMENT



Nick Rodi, 3038 Willowbrook Drive – In our neighborhood, we witnessed a duplication of a solicitation badge. Our HOA board is going to stop solicitation in our neighborhood, but the homeowners should check the badges. The fees should be higher. Bethel Park is \$300, which could deter the bad guys from coming in.

BOARD DISCUSSION - None

SOLICITOR’S REPORT

Mr. Garvin – We had a Zoom meeting with HRG regarding the LED ordinance, and I suspect we should receive some revisions from them.

We are closing on Friday on Lot 1 of the Intercare Properties, which will be the community center.

I participated in a seminar for Act 50, which is Wireless Communication Facility Act. I am going to have a conversation with Dan Cowen, who is our outside consultant on cable. We might want to consider adopting an ordinance which gives us whatever ability under Act 50, which is limited, on how to control some of these devices. They can put up just about anything in the rights-of- way and not pay very much.

ADJOURNMENT

It was moved by MALOSH and seconded by DERNOSEK to adjourn. All members present voted AYE to the motion.

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John M. Barrett, Township Manager

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Gwen A. Rodi, President

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Date

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Date