



SOUTH FAYETTE T O W N S H I P

A Community Growing Together

JANUARY 14, 2026 – 7:00 PM

BOARD OF COMMISSIONERS MEETING AGENDA

1. SWEARING IN OF RE-ELECTED COMMISSIONER REBECCA SRAY
2. SWEARING IN OF NEW POLICE OFFICER SAM GRECO
3. CALL TO ORDER
4. ROLL CALL
5. PLEDGE OF ALLEGIANCE
6. PUBLIC COMMENT * - AGENDA ITEMS ONLY
7. PRESENTATION FROM THE WARRIOR CANINE CONNECTION
8. CORRESPONDENCE

A. SOUTH FAYETTE LIBRARY REPORT

Documents:

[SFT Library Report - December 2025.Pdf](#)

B. OAK RIDGE VOLUNTEER FIRE DEPARTMENT REPORT

Documents:

[2026-01 ORVFD Township Report.pdf](#)

C. SOUTHBRIDGE EMS REPORT

Documents:

[S. Fayette EMS Report December 2025.Pdf](#)

9. CONSENT CALENDAR ITEMS

A. APPROVAL OF MINUTES

Documents:

[December 9, 2025.Pdf](#)
[January 5, 2026 Reorganization Meeting.pdf](#)

B. PAYMENT OF BILLS

Documents:

[Unpaid Bills.pdf](#)
[Check Detail.pdf](#)

C. FINANCIAL REPORTS

Documents:

[Budget Vs. Actuals 2025.Pdf](#)
[Statement Of Financial Position.pdf](#)

D. BANK ACCOUNT BALANCES

Documents:

[Bank Balances.pdf](#)

10. LIAISON REPORTS

A. PUBLIC SAFETY

B. PUBLIC INFRASTRUCTURE AND SERVICE

C. FINANCE AND ADMINISTRATION

D. INTERGOVERNMENTAL RELATIONS

E. COMMUNITY AND ECONOMIC DEVELOPMENT

11. OLD/UNFINISHED BUSINESS

A. DISCUSS AND CONSIDER ADOPTING ORDINANCE 2026-01 (FORMERLY 2025-04), AMENDING AND RESTATING CHAPTER 220 ARTICLE VIII, LOCAL REVITALIZATION TAX ASSISTANCE (LERTA)

Documents:

[Ordinance 2026-01, LERTA.pdf](#)

12. NEW BUSINESS

- A. DISCUSS AND CONSIDER S-08-2025 MCCRACKEN-POPP, PRELIMINARY AND FINAL MINOR SUBDIVISION APPLICATION, 110-114 BOXWOOD DRIVE, ZONED R-3.

Documents:

[Application S-08-2025.Pdf](#)
[Agent Authorization.pdf](#)
[Subdivision.pdf](#)
[GTE Review Letter \(2\) 12-11-25.Pdf](#)
[GTE Review Letter 11-18-25.Pdf](#)
[Allegheny County Review Letter 11-19-25.Pdf](#)
[Review Referral S-08-2025 McCracken-Popp Minor Subdivison MATSF.pdf](#)
[Deed - McCracken \(1\).Pdf](#)
[Deed - McCracken \(2\).Pdf](#)
[Deed -Popp.pdf](#)
[PC Approval Recommendation Letter - McCracken-Popp Subdivision \(12-22-2025\) S-08-2025.Pdf](#)

- B. DISCUSS AND CONSIDER SP-06-2025 ALPINE POINT LOT 4, PRELIMINARY AND FINAL LAND DEVELOPMENT APPLICATION, PARCEL 482-G-3, ZONED B-1.

Documents:

[Application SP-06-2025.Pdf](#)
[25-055 Gateway Alpine AR Rpt.pdf](#)
[Agent Authorization.pdf](#)
[Project Narrative.pdf](#)
[LD Plans \(Reduced\).Pdf](#)
[GTE Review Letter 12-16-2025.Pdf](#)
[GTE Review Letter 12-10-2025.Pdf](#)
[Allegheny County Review Letter 12-9-2025.Pdf](#)
[MATSF Review.doc](#)
[2025-12-17 LD Comment Response 1R.pdf](#)
[Preliminary Elevations.pdf](#)
[STEEP SLOPE EXHIBIT.pdf](#)
[Recorded Subdivision.pdf](#)
[PC Approval Recommendation Letter - Alpine Point Lot 4 Preliminary And Final Land Development \(12-22-2025\) SP-06-2025.Pdf](#)

- C. DISCUSS AND CONSIDER ADOPTING ORDINANCE 2026-02, ACCEPTING ROCCO LANE IN THE ESTATES OF LION RIDGE

Documents:

[Ordinance 2026-02, Dedication Of Rocco Lane.pdf](#)
[Ordinance 2026-01, Dedication Of Rocco Lane - Exhibit A.pdf](#)

- D. DISCUSS AND CONSIDER ADOPTING ORDINANCE 2026-03, ESTABLISHING EMERGENCY SERVICE COST REIMBURSEMENT OF HAZARDOUS MATERIALS

Documents:

[Ordinance 2026-03, Emergency Service Reimbursement Of Hazardous Materials.pdf](#)

- E. DISCUSS AND CONSIDER RESOLUTION 2026-1, SEWAGE PLANNING MODULE FOR THE SOUTH FAYETTE TOWNSHIP SCHOOL DISTRICT'S NEW PRIMARY SCHOOL

Documents:

[Resolution 2026-1, DEP Sewage Facilities Planning Module.pdf](#)

- F. DISCUSS AND CONSIDER A MOTION TO ACCEPT PROPOSAL FROM FIELDTURF FOR INSTALLATION OF ARTIFICIAL TURF ON MULTIPURPOSE ATHLETIC FIELDS IN FAIRVIEW PARK FOR AN AMOUNT NOT TO EXCEED \$3,014,067.41

Documents:

[Fairview Park Multipurpose Field-KPN Proposal.pdf](#)

- G. DISCUSS AND CONSIDER 1ST AND FINAL PAY APP TO JOHN KOSKY CONTRACTING FOR THE DEMOLITION OF 51 SOUTH FAYETTE STREET IN THE AMOUNT OF \$11,129, LEAVING A ZERO BALANCE

Documents:

[Pay App 1 And Final - 51 South Fayette Street.pdf](#)

- H. DISCUSS AND CONSIDER MOTION TO EXECUTE FIRST ADDENDUM TO TF SOUTH FAYETTE/BASS PRO DEVELOPER'S AGREEMENT ATTENDANT TO ESCROW AND FINANCIAL SECURITY ADJUSTMENTS SUBJECT TO SAME BEING FINALIZED BY TF SOUTH FAYETTE AND SOUTH FAYETTE TOWNSHIP'S PROFESSIONALS

Documents:

[First Amendment-BASSPRO.pdf](#)

- I. DISCUSS AND CONSIDER A MOTION TO ACCEPT THE CO-DEVELOPMENT AGREEMENT AMONG NEWBURY MARKET PROPERTY OWNERS

Documents:

[TFSF - Co-Development Agreement.pdf](#)

- J. DISCUSS AND CONSIDER A MOTION TO ACCEPT THE SIXTH AMENDMENT TO THE NEWBURY DEVELOPMENT AGREEMENT

Documents:

[TF South Fayette LLC - Sixth Amendment To Development Agreement.pdf](#)

- K. DISCUSS AND CONSIDER A MOTION TO ADVERTISE FOR THE 2026 PAVING PROGRAM

Documents:

[2026 Paving Program.pdf](#)

- L. DISCUSS AND CONSIDER APPOINTING DAN CALI AND STEVE DOBIS TO THE SOUTH FAYETTE ATHLETIC ASSOCIATION BOARD

13. DEPARTMENT REPORTS

A. MANAGER'S REPORT

Documents:

[January 2026 Managers Report.pdf](#)

B. ASSISTANT MANAGER'S REPORT

Documents:

[January Meeting Updates.pdf](#)

C. BUILDING PERMITS REPORT

Documents:

[Building Permit Details Report December 2025.Pdf](#)
[Building Permit Report December 24-2025.Pdf](#)

D. COMMUNICATIONS & COMMUNITY DEVELOPMENT REPORT

Documents:

[January 2026 Monthly Communications And Community Development Report.pdf](#)
[Q4 And Year End 2025 Communications Report.pdf](#)

E. ENGINEERS REPORT

Documents:

[Monthly Engineers Report - South Fayette - January 8 2026.Pdf](#)

F. FACILITIES REPORT

Documents:

[Dec 2025 VA.pdf](#)

G. PARKS & RECREATION REPORT

Documents:

[December Monthly Report.pdf](#)

a. 2025 ANNUAL REPORT - PARKS AND RECREATION

Documents:

[2025 Annual Report Parks And Recreation.pdf](#)

H. POLICE REPORT

Documents:

[Police Report.pdf](#)

I. PUBLIC WORKS REPORT

Documents:

[Public Works - December 2025.Pdf](#)
[Updated Salt Amount For Dec Report.pdf](#)

J. REQUEST TRACKER REPORT

Documents:

[Request Tracker Items Submitted December 8, 2025 Through January 8, 2026.Pdf](#)

14. SOLICITOR'S REPORT

15. PUBLIC COMMENT*

16. BOARD DISCUSSION

17. ADJOURNMENT & EXECUTIVE SESSION

* The Board will hear comments from residents and/or taxpayers. The time limit of comments will not exceed three (3) minutes. The Board will not respond to questions during this session, but will only hear public comment.

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