



1. SWEARING IN OF RE-ELECTED COMMISSIONER REBECCA SRAY
2. SWEARING IN OF NEW POLICE OFFICER SAM GRECO
3. The meeting was called to order by Commissioner Lazzini at 7:06 PM at 100 Township Drive, South Fayette, PA 15017.
4. PRESENT: HONDRU, ORAVECZ, LAZZINI, SRAY

ALSO PRESENT: Township Solicitor: Gary Matta; Township Manager: John M. Barrett; Township Executive Assistant: Arianna Lower

5. PLEDGE OF ALLEGIANCE
6. PUBLIC COMMENT* - None.
7. PRESENTATION FROM THE WARRIOR CANINE CONNECTION

Sue Watson, Warrior Canine Connection – We are Warrior Canine Connection, and we raise highly skilled service dogs that go on to serve with a veteran. We also help veterans learn how to work alongside a service dog. Our local connection is with Mollie Morelli, who is our director of dog programs, and she grew up a mile from here. Our roots are in this area. We are looking for volunteers to be puppy raisers to help socialize the dogs and train them. We need help raising and training these dogs from eight weeks to eighteen months.

8. CORRESPONDENCE
 - A. SOUTH FAYETTE LIBRARY REPORT
 - B. OAK RIDGE VOLUNTEER FIRE DEPARTMENT REPORT
 - C. SOUTHBRIDGE EMS REPORT

Dan Miller, SouthBridge Executive Director – I wanted to thank you for your continued support.

9. CONSENT CALENDAR ITEMS
 - A. APPROVAL OF MINUTES

It was moved by HONDRU and seconded by ORAVECZ to approve the minutes from the December 9, 2025, regular meeting and the January 5, 2026, reorganization meeting. All members present voted AYE to the motion.

B. PAYMENT OF THE BILLS

Mr. Barrett reviewed the most expensive items on the list.

It was moved by ORAVECZ and seconded by HONDRU to pay the December 2025 bills. All members present voted AYE to the motion.

C. FINANCIAL REPORTS

According to our budget to actuals for the 2025 budget, the general fund budget was \$19.4 million and came within 0.64 percent of our actual revenues. For expenditures, we have a \$600,000 surplus.

It was moved by HONDRU and seconded by ORAVECZ to accept the financials. All members present voted AYE to the motion.

D. BANK ACCOUNT BALANCES

Our capital reserve balance is over \$10 million, which allows us to fund the library and public works projects.

It was moved by HONDRU and seconded by SRAY to accept the bank balances. All members present voted AYE to the motion.

10. LIAISON REPORTS

A. PUBLIC SAFETY – Commissioner Lazzini – The fire departments are still working through their First Due implementation. The Fire Coordinator role has been posted, and we are receiving applications.

B. PUBLIC INFRASTRUCTURE AND SERVICE – Commissioner Sray – No report.

C. FINANCE AND ADMINISTRATION – Commissioner Oravec – No report.

D. INTERGOVERNMENTAL RELATIONS – Commissioner Postufka – Absent.

E. COMMUNITY AND ECONOMIC DEVELOPMENT – Commissioner Hondru – No report.

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)

Mr. Barrett – We revised the map based on the feedback we received at the public hearing last month.

It was moved by HONDRU and seconded by ORAVECZ to approve the adoption of Ordinance 2026-01 (formerly 2025-04), amending and restating Chapter 220, Article VIII, Local Revitalization Tax Assistance (LERTA). All members present voted AYE to the motion.

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.

Jason Paulovich, Gibson Thomas Engineering – There are currently three parcels that will be consolidated into two. The Planning Commission recommends approval.

It was moved by HONDRU and seconded by SRAY to approve S-08-2025 McCracken-Popp, Preliminary and Final Minor Subdivision Application, 110-114 Boxwood Drive, Zoned R-3. All members present voted AYE to the motion.

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

Mr. Paulovich – This is on a 13.3-acre parcel in Alpine Pointe; there is no intended use or tenants of this building currently. The Planning Commission recommends approval.

Commissioner Oravec – Would this still come through the Board of Commissioners for approval when they intend to retrofit the building?

Mr. Paulovich – No, this would not have to come back through the Board of Commissioners. The board is approving the building with the parking and storm water management, but further approvals will not come through. They would only come back through if they needed a conditional use application, but that is not intended.

It was moved by ORAVECZ and seconded by HONDRU to approve SP-06-2025 Alpine Pointe Lot 4, Preliminary and Final Land Development Application, Parcel 482-G-3, Zoned B-1. All members present voted AYE to the motion.

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

It was moved by HONDRU and seconded by SRAY to approve adopting Ordinance 2026-02, accepting Rocco Lane in the estates of Lion Ridge. All members present voted AYE to the motion.

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

Mr. Barrett – This would allow all fire departments to bill insurance for the use of materials to clean up hazardous spills.

It was moved by HONDRU and seconded by ORAVECZ to approve adopting Ordinance 2026-03, establishing Emergency Service Cost Reimbursement of Hazardous Materials. All members present voted AYE to the motion.

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

Mr. Paulovich – This is a formality, as any developments that require planning modules must come through the municipality. The township has no ownership or maintenance of these lines.

It was moved by HONDRU and seconded by SRAY to approve Resolution 2026-1, Sewage Planning Module for the South Fayette Township School District's New Primary School. All members present voted AYE to the motion.

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

Commissioner Lazzini – This would also include the alternates. The scope of the project comes in at \$2.5 million, which is partially grant-related. The alternates come to \$476,000. Can any of that be value-engineered?

Mr. Paulovich – Those steps have already been taken. The vendor, FieldTurfUSA, already solicited individual pricing from several contractors to arrive at this proposal. This proposal comes in significantly less than their first.

Paula Willis, Director of Parks and Recreation – Based on the first proposal, we budgeted \$3.4 million. We have roughly \$1,145,000 in grant funding for this project.

Mr. Paulovich – We made several changes from the first design that helped with cost. The fields will be at the same elevation, which reduces costs, and we've reduced the stormwater management plans.

We are submitting permit modifications this week, with the projected start time for construction set at March and completion in August. These fields can be played on immediately since there will be no wait time for the grass to grow.

Ms. Willis – The designs have been passed along to the Athletic Associations to give feedback in deciding on the lines. The grant application stipulates that we include permanent lines for lacrosse, football, and soccer. We have both sideline and midfield logos listed, and those can be deducted once we decide on branding. There is an eight-year warranty on the fields, and they will require minimal maintenance from our parks team.

It was moved by HONDRU and seconded by SRAY to approve a motion to accept a 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. All members present voted AYE to the motion.

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 \$11,129.00, LEAVING A ZERO BALANCE

It was moved by SRAY and seconded by ORAVECZ to approve the first and final pay app to John Kosky Contracting for the demolition of 51 South Fayette Street in the amount of \$11,129.00, leaving a zero balance. All members present voted AYE to the motion.

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

Mr. Matta – This is to establish an escrow before they bring the final developer in. They'll put \$10,000 in now. Once the final developer starts, they'll have to fund the escrow as outlined in their original developer's agreement. No construction can begin until the escrow is fully funded.

It was moved by HONDRU and seconded by SRAY to approve a motion to execute the first addendum to TF South Fayette / Bass Pro Developer's Agreement attendant to escrow and financial security adjustments, subject to the same being finalized by TF South Fayette and South Fayette Township's professionals. All members present voted AYE to the motion.

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

It was moved by ORAVECZ and seconded by HONDRU to approve a motion to accept the Co-Development Agreement among Newbury Market property owners. All members present voted AYE to the motion.

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

It was moved by ORAVECZ and seconded by HONDRU to approve a motion to accept the Sixth Amendment to the Newbury Development Agreement. All members present voted AYE to the motion.

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

Mr. Barrett – We’d like to start this program early. Vitali is taking the lead on designing the project this year. We’re working on both a traditional, mill-and-fill program as well as some alternative paving solutions.

It was moved by HONDRU and seconded by ORAVECZ to approve a motion to advertise for the 2026 paving program. All members present voted AYE to the motion.

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

It was moved by HONDRU and seconded by SRAY to approve appointing Dan Cali and Steve Dobis to the South Fayette Athletic Association Board. All members present voted AYE to the motion.

13. DEPARTMENT REPORTS - COMPLETE DEPARTMENT REPORTS ARE INCLUDED AS ATTACHMENTS ON THE AGENDA

A. MANAGER’S REPORT

Mr. Barrett – We are working on an ordinance to update a few zoning items that include adjustments to the PED and R-1 Zoning Districts. That is set to go before the Planning Commission this month. We will have a public hearing in March.

We received 90% drawings from our architect for the Library Project at 515 Millers Run Road. We are reviewing it now and should be ready soon to put that out to bid. Our next project would shift to the Public Works building. We started the process by engaging a design professional to start a conceptual design.

B. ASSISTANT MANAGER'S REPORT

Pat Catena, Assistant Manager – The township received our certified values for this year, and even with the Common Level Ratio reductions and the tax assessment appeals, we still managed to reach a \$20 million gain in assessed value year over year.

Commissioner Lazzini – What was the Public Utilities Commission situation?

Mr. Catena – We had an incident earlier this year where we hit a poorly marked line, and the Commission levied a \$5,000 fine against us. We went through some training and were able to get the fine removed.

C. BUILDING PERMITS REPORT

Mr. Barrett – We had mostly residential permits this month. For the end-of-year report, we were much slower than in 2024. We ended up with \$155,000 in permit fees, which is almost half of 2024, when we had \$302,000. It is slightly skewed due to the permit fees for the Apex Apartment construction project, which brought it over \$100,000 in 2024.

D. COMMUNICATIONS & COMMUNITY DEVELOPMENT REPORT

Andrea Iglar, Director of Communications and Community Development – The next issue of the South Fayette Connect magazine will be published in early February. I would like to highlight some stats from the year-end survey. Respondents mentioned that the magazine was the number one way of hearing about upcoming township activities and township community event sponsors.

We were selected by the local government academy to have a communications intern this summer.

We attended and supported the opening of Roots Natural Kitchen in the Newbury Market Shops. We are also partnering with Dollar Bank in South Fayette for a networking event on January 30.

As for my quarterly and year-end report, we had nearly half a million individual people visit the website this year. Looking at our social media, our top posts were about public works, Joy Thru Fairview lights and highlights, the artificial turf project at Fairview, our greetings from K9 O'Neil for Halloween, highlights from our Haunted Harvest event, and the Splash Pad opening.

E. ENGINEER'S REPORT

Mr. Paulovich – We met with PennDOT representatives for the Bridge Street bridge replacement project. Preliminary discussions show that PennDOT and federal funds may fully fund the project, except for the temporary bridge. It's projected to be a \$3 million bridge replacement.

The LaFayette 180 Project at the entrance of Newbury has received its environmental permits, so they're going back through the Planning Commission to get approvals. We're working through several developers' agreements with the Solicitor. The Tractor Supply team has worked through all the comments on their plans, and that should be headed towards a developer's agreement soon. We are also working through the South Fayette Township School District's consolidation for the campus parcels.

F. FACILITIES REPORT

Vitali Alexandrov, Facilities Director – I was able to calculate the amount of solar power generation, converted to a dollar amount, for the Municipal Building. We are generating about \$10,000 a year, which would cover one month of high consumption and two months of regular consumption.

Commissioner Lazzini – Are we looking to expand the solar panels to our other buildings, especially those projects we are currently working through?

Mr. Alexandrov – I am working on getting all the data to explore if it can be implemented for future projects.

Through the Paving Program this year, we are working on a project to widen Hickory Grade Road, where there is a blind curve, to try to prevent future accidents.

Commissioner Lazzini – What is the Cape Seal paving? Is there still a plan to do full-depth reclamation of Cecil-Reising Road?

Mr. Alexandrov – It's a multiple-layer application on top of the existing roadway, which should increase the life of the roadway by five to seven years. There is still a plan to do Cecil-Reising Road. We will be doing that partially in-house and partially with a contractor.

G. PARKS & RECREATION REPORT

Ms. Willis – We were awarded a \$320,000 grant through DCNR for the trailhead on Mayview Road. This will connect with the trail system we are currently working on in Fairview and connect it to Hastings and Upper St. Clair.

In the annual report, I would like to highlight that we have served over 20,325 participants in our programs and events throughout the year. We launched the Rec Report this year with over 3,000 subscribers. We had 197 pavilion rentals, and we had 3,162 hours on our multipurpose fields. For projects, we started the ballfields and trails through Fairview. We also opened the concession stand at the Splash Pad. We held 15 events with an estimated attendance of over 14,000 people and 125 volunteers.

Looking forward to 2026, we are adding before and after-camp care to accommodate working parents. For the first time since 2017, we are raising the price of camp by \$1 to accommodate raising costs. We are continuing to work on the trail network through Fairview and looking to add more programs for kids under five and teens.

Commissioner Sray – Will the trails be ADA accessible? If so, what percentage?

Ms. Willis – The main trail that will stretch from the LaFayette Pavilion to the Splash Pad will be fully ADA accessible. The one down to Mayview Road will not be due to the grade of the road. There will be one ADA accessible loop trail that goes from the LaFayette Pavilion to where the grassy knoll is, but the nature trails that branch off from that will not be ADA accessible. We will have signage that explains the difficulties in the surface to help folks understand if they can use the trails.

H. POLICE REPORT

John Phoennik, Chief of Police – Our current civil service eligibility list will expire at the end of February. I have started the process of renewing that and retesting to replace our retiring officers. Applications will be open from February 16 through March 16, and the test will be administered on March 24.

In 2025, we answered 6,694 calls for service, which is a 6.2% increase from the year prior. Our officers stopped 1,452 vehicles, which is a 1.6% decrease. Our investigators handled 133 in-depth investigations.

Our applications for our Citizen Academy are now open, with over 20 people signed up.

I. PUBLIC WORKS REPORT

Dan Dernosek, Director of Public Works – December was a busy month with snow. We had over 12 inches of snow, which used about 1,700 tons of salt. We currently have less than 3,000 tons left and are in the process of refilling our salt now.

The PA One team and mechanics have been busy keeping up this month. Our parks team was busy setting up for Joy Thru Fairview.

We installed one inlet and storm pipe for the ballfields in Fairview.

J. REQUEST TRACKER

Mr. Barrett – We have a lot of trash and recycling complaints this month.

12. SOLICITOR’S REPORT – No report.

13. PUBLIC COMMENT* - None.

14. BOARD DISCUSSION

Commissioner Lazzini – Back in 2014, South Fayette officials named the municipal center after Thomas Sray. To commemorate him, we placed a plaque inside the executive chambers here to rename it the Thomas J Sray Executive Conference Center.

15. ADJOURNMENT

It was moved by ORAVECZ and seconded by HONDRU to adjourn at 8:05 PM. All members present voted AYE to the motion.

John M. Barrett, Township Manager

Chuck Lazzini, President

Date

Date