



SWEARING IN OF NEWLY ELECTED COMMISSIONERS

Magistrate Maureen McGraw-Desmet swore in Commissioners Horowitz and Malosh

PUBLIC HEARING

A. REZONING REQUEST RZ-01-19 FROM MAYVIEW PROFESSIONAL REGARDING PROPERTY ON MAYVIEW ROAD BLOCK AND LOT 572-H-36, 572-H-34, AND 572-M-4

The meeting was called to order by Commissioner Rodi at the South Fayette Township Building, 515 Millers Run Road, South Fayette, PA 15064.

PRESENT: DERNOSEK, SRAY, HOROWITZ, RODI, MALOSH

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

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

CORRESPONDENCE

A. CUDDY PARTNERS, LP LETTER

B. ECKERT SEAMANS LETTER

C. BRIDGEVILLE REALTY REQUEST LETTER

Mr. Barrett – Cuddy Partners sent us a letter to request to the township to look at our PED zoning and to consider adjusting it.

Eckert Seamans is asking South Fayette and surrounding communities to look at games of chance. They want us to deem them as nuisances, and they provided a sample resolution for the township to consider.

Bridgeville Realty is complaining about cars parked in the Aldi parking lot that are not customers, and they would like the township to help enforce customer-only parking.

CONSENT CALENDAR ITEMS

A. APPROVAL OF MINUTES

It was moved by MALOSH and seconded by HOROWITZ to approve the minutes from the December 11, 2019 regular meeting and the January 6, 2020 reorganization meeting. All members voted AYE to the motion.

B. PAYMENT OF THE BILLS

It was moved by MALOSH and seconded by HOROWITZ to pay the December 2019 bills. All members present voted AYE to the motion.

C. MONTHLY FINANCIALS

It was moved by MALOSH and seconded by HOROWITZ to accept the monthly financials. All members present voted AYE to the motion.

DEPARTMENT REPORTS

A. BUILDING PERMITS REPORT

Mr. Barrett – These are predominantly single-family accessory type permits; one exception is from Junior Achievement for their sign.

B. COMMUNICATIONS & COMMUNITY DEVELOPMENT REPORT

Andrea Iglar, Director of Communications & Community Development – We are trying to increase our sustainability rating in the township from gold to platinum, and part of the way we're doing that is by promoting air quality. We are partnering with a non-profit, Group Against Smog and Pollution, GASP. We will publish an educational article in the next magazine, and they provided us with some free signs. One type of sign is for in the parks and says "No Idling, Young Lungs at Work" and the other one is for the Public Works building and says "No Idling for Diesel Powered Vehicles."

C. PARKS AND RECREATION REPORT

Mr. Barrett – We had a kick-off meeting with DCNR regarding the \$300,000.00 grant the township received for the replacement of playgrounds at Boys Home and Park Fairview Park.

The 2020 budget did call for a part-time temporary person, and we are moving forward with that.

Paula Willis, Recreation Director – My last day in the office before my leave of absence will be February 28, so I am trying to get things situated before I leave.

D. POLICE REPORT

Chief John Phoennik – A company by the name of Athos reached out to us to provide security for Topgolf on Friday and Saturday nights from 6:00 PM – 2:00 AM, and we started that detail on the 10th and 11th of January. Topgolf will be paying for this special detail.

We started our process for the promotion to the position of lieutenant back in December, and I am recommending Sergeant John Leininger to be promoted to lieutenant.

E. PUBLIC WORKS REPORT

Butch Truitt, Public Works Director – We got a lot of work done that would normally have to wait until spring because of the mild weather we have been having.

OLD/UNFINISHED BUSINESS

A. DISCUSS AND CONSIDER TOPGOLF’S LERTA REQUEST TO BE EFFECTIVE FOR A LERTA ABATEMENT COMMENCING IN THE 2020 TAX YEAR

Mr. Garvin – Topgolf’s attorney is agreeable to having the first year of LERTA be effective in 2020, which would avoid us having to give them a refund.

It was moved by HOROWITZ and seconded by MALOSH to approve Topgolf’s LERTA request to be effective for a LERTA abatement commencing in the 2020 tax year. All members present voted AYE to the motion.

B. DISCUSS AND CONSIDER CORRECTING THE SPECIAL APPOINTMENT TO THE ACT 32 (EIT TAX COLLECTION) REPRESENTATIVE/ALTERNATE

Mr. Barrett – This was a mistake from the reorganization meeting. This committee should be staffed by administrative personnel. Historically, the Finance Director and the Township Manager serve as the representative and alternate, and I think we should have Nancy Degenhardt and myself be the representatives and rescind the prior appointments.

It was moved by HOROWITZ and seconded by MALOSH to appoint the Finance Director as representative and the Township Manager as alternate to the ACT 32 (EIT tax collection) and to rescind the prior appointments. All members present voted AYE to the motion.

NEW BUSINESS

It was moved by HOROWITZ and seconded by MALOSH to move item J of the agenda to the first item. All members present voted AYE to the motion.

J. DISCUSS AND CONSIDER REZONING REQUEST RZ-01-19 FROM MAYVIEW PROFESSIONAL REGARDING PROPERTY ON MAYVIEW ROAD BLOCK AND LOT 572-H-36, 572-H-34 AND 572-M-4

It was moved by HOROWITZ and seconded by MALOSH to DENY the rezoning request RZ-01-19 from Mayview Professional regarding property on Mayview Road block and lot 572-H-36, 572-H-34 AND 572-M-4. All members present voted AYE to the motion.

A. MOTION AUTHORIZING EXTENDING AN OFFER OF CONDITIONAL EMPLOYMENT TO CHRISTIAN RYAN AS A POLICE OFFICER TO BEGIN FEBRUARY 5, 2020

Mr. Barrett – All the scores have been verified by the Civil Service Commission.

Chief Phoennik – He has passed the background test, and the only test he has left is his polygraph, which is scheduled for Friday, January 17.

It was moved by MALOSH and seconded by SRAY to extend an offer of conditional employment based on successful completion of the polygraph to Christian Ryan as a police officer to begin February 5, 2020. All members present voted AYE to the motion.

B. DISCUSS AND CONSIDER THE PROMOTION OF JOHN LEININGER TO THE RANK OF LIEUTENANT, PER THE RECOMMENDATION OF THE CHIEF OF POLICE TO BE EFFECTIVE FEBRUARY 17, 2020.

It was moved by MALOSH and seconded by HOROWITZ to approve the promotion of John Leininger to the rank of lieutenant, per the recommendation of the chief of police to be effective February 17, 2020. All members present voted AYE to the motion.

C. DISCUSS AND CONSIDER DONATING 7,926 SQ. FT. OF THE TOWNSHIP'S FAIRVIEW PARK PROPERTY LOCATED ON MAYVIEW ROAD TO CHARTER HOMES SUBJECT TO THEIR DONATION OF THE PROPERTY TO PENNDOT IN CONNECTION WITH THEIR HOP REQUIREMENTS FOR MAYVIEW ROAD IMPROVEMENTS

Mr. Barrett – This is related to improvements to be made to Mayview Road by widening the road for a turning lane. This would encroach upon township property at the bottom of Fairview Park. We would provide the right-of-way in exchange for them widening the road.

It was moved by DERNOSEK and seconded by MALOSH to approve donating 7,926 sq. ft. of the township's Fairview Park property located on

Mayview Road to Charter Homes subject to their donation of the property to PennDOT in connection with their HOP requirements for Mayview Road improvements. All members present voted AYE to the motion.

D. DISCUSS AND CONSIDER 6th DRAW DOWN FOR LAFAYETTE MEADOWS

Andy Blenko, Township Engineer – As Lafayette Meadows gets bills from their contractors, the bank requires us to sign off that the work has been done, and then the bank pays the contractors. We recommend approval.

It was moved by HOROWITZ and seconded by SRAY to approve the 6th draw down for Lafayette Meadows. All members present voted AYE to the motion.

E. DISCUSS AND CONSIDER A MOTION TO ACCEPT A PERFORMANCE BOND FOR THE LAFAYETTE MEADOWS PLAN OF LOTS IN THE AMOUNT OF \$796,783.87 AND RELEASE THE WASHINGTON FINANCIAL LETTER OF CREDIT IN THE ORIGINAL AMOUNT OF \$934,051.33 WHICH HAS BEEN REDUCED BY BOND RELEASES TO \$796,783.87

Mr. Barrett – Lafayette Meadows is changing to a more traditional bond. This action will allow them to close out their letter of credit and get a more traditional performance bond.

Mr. Garvin – They have already submitted their performance bond.

It was moved by HOROWITZ and seconded by SRAY to approve accepting a performance bond for the Lafayette Meadows plan of lots in the amount of \$796,783.87 and release the Washington Financial letter of credit in the original amount of \$934,051.33 which has been reduced by bond releases to \$796,783.87. All members present voted AYE to the motion.

F. DISCUSS AND CONSIDER THE ESCROW REDUCTION REQUEST FROM ST. GEORGE SYRIAN ORTHODOX CHURCH

Mr. Blenko – This was an account set up to guarantee completion of some parking lot improvements, storm water management and landscaping. The only thing that is outstanding is the landscaping and that cannot be done until the spring. We recommend release of \$15,413.71 which will leave a balance of \$6,000.00 for the landscaping.

It was moved by HOROWITZ and seconded by MALSOH to approve the escrow reduction request from St. George Syrian Orthodox Church. All members present voted AYE to the motion.

G. DISCUSS AND CONSIDER ENTERING INTO AN EASEMENT AGREEMENT WITH T&J COLUSSY LLC TO PERMIT THE TOWNSHIP TO

ERECT A REPEATER POLE ON A PORTION OF THEIR PROPERTY ON WASHINGTON PIKE

Mr. Barrett – The purpose of this repeater pole is to allow the adaptive lights in front of Sheetz and Get Go to talk to each other.

It was moved by HOROWITZ and seconded by DERNOSEK to enter into an easement agreement with T&J Colussy LLC to permit the township to erect a repeater pole on a portion of their property on Washington Pike. All members present voted AYE to the motion.

H. DISCUSS AND CONSIDER RESOLUTION 2020-01, O’PATCHEN SEWAGE PLANNING MODULE

It was moved by HOROWITZ and seconded by DERNOSEK to approve Resolution 2020-01, O’Patchen sewage planning module. All members present voted AYE to the motion.

I. DISCUSS AND CONSIDER ADVERTISING AN ORDINANCE TO ACCEPT DEDICATION OF MANNI WAY IN THE MANNI SUBDIVISION PLAN

It was moved by HOROWITZ and seconded by MALOSH to advertise an ordinance to accept dedication of Manni Way in the Manni subdivision plan. All members present voted AYE to the motion.

K. DISCUSS AND CONSIDER PP-04-19 & F-13-19, STONEGATE PHASE 1 & 2 PRELIMINARY & FINAL SITE PLAN, MAJOR SUBDIVISION, BATTLE RIDGE ROAD, ZONED R-1

Mr. Blenko – This is a proposed residential plan that will eventually be five phases. Phase one will be 40 homes and phase two is 38 homes. They are proposing sidewalks within the development because sidewalks on Battle Ridge Road are almost impossible. There are nine or ten modifications requested by the applicant, and the Planning Commission agreed with all but one of those. The Planning Commission does recommend approval with the modifications.

Mr. Garvin – So it would be approval of the nine waivers recommended by the Planning Commission and denial of the one waiver.

Pat Cooper, engineer for Stonegate – We can withdraw that request. We have agreed to pave the road.

It was moved by HOROWITZ and seconded by MALOSH to approve PP-04-19 & F-13-19, Stonegate Phase 1 & 2 preliminary & final site plan, major subdivision, Battle Ridge Road, Zoned R-1 and granting of nine waivers as requested by

the applicant and recommended by the Planning Commission. All members present voted AYE to the motion.

L. DISCUSS AND CONSIDER ADVERTISING AN ORDINANCE TO REVISE SECTION 240-115 THROUGH 240-221 OF THE TOWNSHIP CODE

Mr. Barrett – This is related to the sign ordinance. Last month we gave the board a draft of an ordinance and we asked for some input from the Planning Commission. They have not completed their review, but the Planning Commission did agree that some of the details of the sign ordinance need reviewed. We have submitted a copy of the ordinance to Allegheny County for them to review and provide feedback but have not received their feedback yet. The Planning Commission did ask for more details of the changes to the ordinance. We would like to ask HRG to look at this ordinance and give us some recommendations before the Planning Commission meeting in February, and then it would come back to the board.

Mr. Garvin – This wasn't really in the format of an ordinance, and I am looking for the recommendation from the consultant. We know that this needs to be done, but it needs to be done in the correct format.

There was further discussion about this topic.

It was moved by HOROWITZ and seconded by DERNOSEK to table advertising an ordinance to revise section 240-115 through 240-221 of the township code. All members present voted AYE to the motion.

M. DISCUSS AND CONSIDER AN ADVERTISEMENT OF A REQUEST FOR PROPOSALS FOR BANKING SERVICES

Mr. Barrett – Given the number of banks that have opened in the township, we should open this, on a competitive basis, to any new vendor. The first step is to issue an RFP, collect the bids and then come back to you with a recommendation at that point.

It was moved by MALOSH and seconded by SRAY to approve an advertisement for the Request for Proposal for banking services. All members present voted AYE to the motion.

N. DISCUSS AND CONSIDER ADVERTISING FOR VOLUNTEER MEMBERS OF A TOWNSHIP FINANCE COMMITTEE

Mr. Barrett –The board requested to try to recruit residents for a volunteer township finance committee. This would be the first step.

It was moved by MALOSH and seconded by HOROWITZ to approve advertising for volunteer members of a township finance committee. All members present voted AYE to the motion.

PUBLIC COMMENT - None

BOARD DISCUSSION

A. WORKSHOP MEETINGS

Commissioner Rodi – We have so much going on, and I thought maybe it might be a good idea to add workshop meetings to our calendar.

Commissioner Dernosek – I think it would be a good idea.

Commissioner Horowitz – There are some months that we need a workshop meeting. If we knew that there are times when we need a workshop meeting and we can even work it around our schedules.

There was further discussion about this. It was decided that they would hold workshop meetings when the board or staff thought workshop meetings would be helpful.

It was moved by HOROWITZ and seconded by MALOSH to authorize the township manager to advertise a workshop on an as needed basis after consultation with the board. All members present voted AYE to the motion.

MANAGER’S REPORT

Mr. Barrett – I have supplied you with a bound 2020 budget which has descriptions of what makes up the line items.

I put the notes from the Strategic Planning meeting we had in December on the agenda for us to add to and keep track of.

I have two things for Executive Session regarding personnel and real estate.

SOLICITOR’S REPORT – No report tonight.

ADJOURNMENT & EXECUTIVE SESSION

It was moved by HOROWITZ and seconded by MALOSHI to adjourn to Executive Session, not to return. All members present voted AYE to the motion.

John M. Barrett, Township Manager

Gwen A. Rodi, President

Date

Date