



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

SWEARING IN OF NEW PATROLMAN CHRISTIAN RYAN AND PROMOTION OF SERGEANT JOHN LEININGER TO LIEUTENANT

REPRESENTATIVE ORTITAY PRESENTED A CEREMONIAL CHECK FOR THE DCNR PLAYGROUND GRANT

State Representative Jason Ortitay presented a \$300,000 ceremonial check from DCNR.

Mr. Barrett – This is being applied to the township playgrounds. This will upgrade four playgrounds, one in Boys Home and three in Fairview. This is a matching grant and the project is about \$800,000. The remaining funds will come out of our capital fund.

PUBLIC COMMENT

Denis Valentine, SouthBridge EMS – I came to invite you to our second annual golf outing at Topgolf on April 9, from 1:00 -5:00. It is a fundraiser for community CPR, and we are looking for support from the community.

Commissioner Malosh asked Andrea Iglar, Communications Director, to help promote this fundraiser.

CORRESPONDENCE

A. LETTER FROM THE REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY

Mr. Barrett – This is a letter of denial for the playgrounds project but from different funding, the county CITF grant.

CONSENT CALENDAR ITEMS

A. APPROVAL OF MINUTES

It was moved by HOROWITZ and seconded by MALOSH to approve the minutes from the January 15, 2020 regular meeting. All members voted AYE to the motion.

B. PAYMENT OF THE BILLS

It was moved by HOROWITZ and seconded by SRAY to pay the January 2020 bills. All members present voted AYE to the motion.

C. BANK ACCOUNT MONTH-END BALANCES

Mr. Barrett – This is just a new piece of information: our bank account balances.

DEPARTMENT REPORTS

A. BUILDING PERMITS REPORT

Mr. Barrett – This month we are going to ask our department heads to speak about each department's monthly activities.

Andrew Blenko, Township Engineer – Things are a little slow this winter. I will be putting together a list of roads for the paving program this year and the scope of work. Hopefully, we will have that next month so we can get your authorization to advertise that contract. We anticipate two different contracts because it is a large program.

B. COMMUNICATIONS & COMMUNITY DEVELOPMENT REPORT

Andrea Iglar, Director of Communications & Community Development – We sold fundraising bricks for the 175th anniversary back in 2017 and now that Preservation Park is complete, the bricks are going to be installed there around the flagpole. We are also going to put the time capsule in the ground with special bricks to mark that spot so it can be unearthed for the township's bicentennial in 2042. I also wanted to mention, in cooperation with Parks & Rec, we are off to a good start with sponsorships. Some businesses are requesting digital marketing in addition to print marketing.

Thank you to John Barrett and Andy Blenko who joined me at the Public Relations Society of America, Pittsburgh Chapter annual awards ceremony, where South Fayette won an award for the community relations campaign surrounding Community Day last year. This year will be our 5th Community Day, and it will also be the 5th year for the South Fayette Connect magazine.

C. PARKS AND RECREATION REPORT

Paula Willis, Recreation Director – We brought a temporary recreation admin person on at the township and she will be here later to meet you all. She is being trained to take the department on during my leave.

The 2020 event calendar is up (referring to the slide) and one new item is the Kids Play Day. We kind of did it last year when we did the groundbreaking for the new swing. We have the dates for summer camp all set. I am going to start including my transaction report from CivicRec so you can see the registrations we have each month for the different programs.

We are applying for another grant from DCNR, for the splashpad in Fairview Park on the Mayview site. The representative from DCNR, Kathy Frankel, was very excited about it.

E. PUBLIC WORKS REPORT

Butch Truitt, Public Works Director – You have a copy of what we have already accomplished, and we are working on Cecil Reissing and Cecil Sturgeon right now. Most of the turnpike traffic is gone from there and we are starting to get ready to install cross-drains, and eventually want to seal those roads to make them passable. They have been in bad shape for quite a while.

We are also installing 200 feet of 18-inch pipe along Wabash Avenue to help prevent flooding. We are installing 300 feet of pipe on Hunting Ridge and Big Meadow because they were never hooked up. We are going to install 300 feet of 12-inch pipe in Fairview Park behind field A and also behind the tennis courts to try to eliminate the flooding there. We have used 1,439 tons of salt so far this year, and last year at this time we used 3,038 tons.

D. POLICE REPORT

Mr. Barrett – Chief Phoennik is applying for a grant for body cameras, and the Topgolf detail started. The promotion and the new hire were the big things for the police this month.

OLD/UNFINISHED BUSINESS

A. DISCUSS AND CONSIDER LIAISON APPOINTMENTS

It was moved by MALOSH and seconded by SRAY to appoint HOROWITZ as the Public Safety (Police/Fire and Ambulance) liaison. All members present voted AYE to the motion.

It was moved by HOROWITZ and seconded by DERNOSEK to appoint SRAY as the Public Infrastructure and Service (Streets and Refuse). All members present voted AYE to the motion.

It was moved by HOROWITZ and seconded by SRAY to appoint MALOSH as the Finance and Administration (Pension and Personnel) liaison. All members present voted AYE to the motion.

It was moved by HOROWITZ and seconded by MALOSH to appoint RODI as the Intergovernmental Relations (Authority, Library and School) liaison. All members present voted AYE to the motion.

It was moved by HOROWITZ and seconded by SRAY to appoint DERNOSEK as the Community and Economic Development (Recreation, Planning, ZHB, and Athletic Associations) liaison. All members present voted AYE to the motion.

B. DISCUSS AND CONSIDER APPOINTING A LEGAL COMMITTEE

Commissioner Horowitz – We still have a legal committee; we just haven't used it a lot. If something comes up with the township and we need someone to jump into action, we can get on it quicker. I would like to stay on this committee, and I would like one more person to be on it.

It was moved by MALOSH and seconded by SRAY to appoint HOROWITZ to the legal committee. It was moved by HOROWITZ and seconded by SRAY to appoint MALOSH to the legal committee. All members present voted AYE to the motion.

NEW BUSINESS

A. DISCUSS AND CONSIDER ORDINANCE 01-2020, ACCEPTING MANNI WAY

It was moved by HOROWITZ and seconded by MALOSH to approve Ordinance 01-2020, accepting Manni Way. All members present voted AYE to the motion.

B. DISCUSS AND CONSIDER APPOINTING WILLIAM C. PRICE TO THE VACANCY BOARD

It was moved by MALOSH and seconded by SRAY to appoint William C. Price to the Vacancy Board. All members present voted AYE to the motion.

C. DISCUSS AND CONSIDER A REQUEST FROM TRUMBULL CORPORATION TO RELEASE TWO BONDS IN THE AMOUNT OF \$20,250.00 AND \$37,500.00

Mr. Blanko – This is for Bowman Road and a small piece of Hickory Grade Road and Parks Road. They used these roads when working on the turnpike and they came in and fixed them up. I have no problem giving them the bonds back.

It was moved by HOROWITZ and seconded by MALOSH to approve the request from Trumbull Corporation to release two bonds in the amount of \$20,250.00 and \$37,500.00. All members present voted AYE to the motion.

D. DISCUSS AND CONSIDER APPROVING RESOLUTION 02-2020, STONEGATE HOMES PLANNING MODULE

It was moved by HOROWITZ and seconded by SRAY to approve Resolution 02-2020, Stonegate Homes planning module. All members present voted AYE to the motion.

E. DISCUSS AND CONSIDER A PROPOSAL FROM INKS LANDSCAPING & EXCAVATING, INC. FOR DEMOLITION OF 653 MILLERS RUN ROAD

Mr. Barrett – The solicitor worked on this, and we would like the board to authorize this.

It was moved by HOROWITZ and seconded by DERNOSEK to approve a proposal from Inks Landscaping & Excavating, Inc. for demolition of 653 Millers Run Road. All members present voted AYE to the motion.

F. DISCUSS AND CONSIDER A MOTION TO ENTER INTO AN AGREEMENT WITH INTERCARE PROPERTIES FOR THE PURCHASE OF PROPERTY ON HICKORY GRADE ROAD, BLOCK & LOT 323-J-110 IN A FINAL FORM ACCEPTABLE TO THE SOLICITOR

Mr. Barrett – The township is interested in purchasing this property for a new township building and police station. We just welcomed a new officer and we have twenty officers in about 1,800 sq. feet, which is not sustainable. This agreement allows us to enter into a sales agreement and provides us with a 90-day due diligence period, with an optional additional thirty days. During that time, we would look at some of the engineering work that has been done already.

The next motion that we are going to have is for a consultant to do some geotechnical soil samples of the property to make sure it can accommodate development. We will bring that information back to you and confirm that you want to take it to a closing.

It was moved by MALOSH and seconded by DERNOSEK to approve entering into an agreement with Intercare Properties for the purchase of property on Hickory Grade Road, Block & Lot 323-J-110 in a final form acceptable to the solicitor. All members present voted AYE to the motion.

G. DISCUSS AND CONSIDER A MOTION TO ACCEPT A PROPOSAL FROM CIVIL & ENVIRONMENTAL CONSULTANTS INC. (CEC) FOR GEOTECHNICAL SERVICES FOR THE INTERCARE PROPERTY ON HICKORY GRADE ROAD, BLOCK & LOT 323-J-110

It was moved by HOROWITZ and seconded by SRAY to accept a proposal from Civil & Environmental Consultants Inc. (CEC) for geotechnical services for the Intercare Property on Hickory Grade Road, Block & Lot 323-J-110. All members present voted AYE to the motion.

H. DISCUSS AND CONSIDER A MOTION TO ADVERTISE FOR PROPOSALS FOR THE INSTALLATION OF NEW TRAFFIC CONTROL SIGNALIZATION TO BE INSTALLED AT THE INTERSECTION OF SR 50 AND ALPINE ROAD

It was moved by MALOSH and seconded by HOROWITZ to advertise for proposals for the installation of new traffic control signalization to be installed at the intersection of SR 50 and Alpine Road. All members present voted AYE to the motion.

PUBLIC COMMENT - None

BOARD DISCUSSION

Commissioner Horowitz – I am excited for the opportunity to purchase that property, and I hope it all works out.

A. DISCUSS AND CONSIDER AMENDMENTS TO THE TOWNSHIP ORDINANCE TO PERMIT ROOF TOP SIGNS IN THE B-1 BUSINESS ZONING DISTRICT AND TO INCREASE THE MAXIMUM ROOF TOP SIGN SIZE TO 240 SF

Mr. Barrett – Last month we discussed the proposed sign ordinance that would require changing the zoning code. We submitted it to Allegheny County for review and were waiting for their comments and recommendation. We also wanted to let the Planning Commission look it over closer and we engaged a municipal consultant to look at the ordinance objectively and give us some feedback. Both the review letter from the county and the analysis from HRG are attached to the agenda. In my report, I gave a rough timeline to get this advanced in the next couple of months. The two biggest changes are to allow roof signs and to allow for the square footage of that sign to be increased. I was hoping to get the board’s affirmation that those items are OK with you. We would then have the Planning Commission weigh in on it at their February meeting, and we would continue to use the consultant to put this into ordinance form. We would have to bring this to the county and advertise the changes, and I think we would be able to adopt it in April or May.

Mr. Garvin – Do you want to authorize the advertisement of that ordinance to get the clock going?

It was moved by HOROWITZ and seconded by MALOSH to authorize the advertisement of the new ordinance. All members present voted AYE to the motion.

MANAGER'S REPORT

Mr. Barrett – I gave you a synopsis of the meetings that I was a part of over the last month, and I wanted to recap some of what came out of those meetings. We are making the effort to reach out to our HOAs and get to know the people on their boards. We met with the Berkshires regarding the installation of speed bumps in that development a few years back. The speed bumps were installed and the HOA loves them, but they are damaging the township roads, so we need to find an alternate solution. We talked about other traffic calming solutions.

We also visited with the Lakemont Farms HOA for the second time and they have concerns with stormwater issues. One of the issues is, the existing ponds were not actually designed to handle stormwater. They don't seem to be functioning properly, causing erosion and fear of ongoing property damage. We could look at some flood mitigation grants through DCED that would have the township being the applicant and we would partner with the HOA for some of the design and there might be some cost sharing with other components. The HOA had hired an engineering firm a couple of years ago and we would work with Tetra Tech to explore what remedies are out there.

We had a long meeting with the developer of Hastings/Charter Homes. They were required to do an alternative transportation plan which forces them to make off-site traffic improvements. The report was completed, and we needed to identify intersections that are failing or would fail with the additional traffic from the development. We are looking at the intersection of Boyce Road and Washington Pike, which seems to be an area that would benefit from having a traffic signal and we are looking to move forward with that.

A. REQUEST TRACKER REPORT

SOLICITOR'S REPORT

Mr. Garvin – We have a problem with completing the HOP requirements associated with the Newbury Development, specifically the traffic control signal for the left turn lane off of Washington Pike onto Route 50, which has not been opened or signalized. Andy Blenko attended a meeting with PennDOT last week and was told that one of the subcontractors was not paid for the work on this project and is refusing to go back onsite to complete this work. With Bill Price's efforts with his lenders at Newbury, we got enough money to pay Folino for what we thought was a complete project, but now we are surprised by these recent developments. Despite assurances by Eric Newhouse that this was going to be complete, it now appears that a contractor is owed a significant amount of money. It is not real clear to me who owes it, but it is not the township. This needs to be completed quickly, and hopefully before next month, so we can have a plan to get the work completed.

Eric Newhouse – I was also at the PennDOT meeting and since that time I have done some research. The information that came out of that meeting was also new to me,

specifically that a subcontractor had not been paid. We went through a rigorous process last year to find out what scope of the work was remaining and how much it would cost to complete that process. All of the information assembled was provided by Folino, the general contractor. Jones Lang LaSalle made the request on behalf of the Newbury lenders so there wouldn't be any confusion where that information came from. All of the money and funds that Folino requested were paid to them, less the retainer since the job was not complete. We are both surprised and disappointed, along with the township. Based on what we know today, we believe this is a dispute between the general contractor and the subcontractor.

Commissioner Rodi – Why did we wait until the end of the project to find out this information?

William Price, Thistle representative, one of the primary lenders for Newbury – I agree with what Mr. Newhouse said with respect to the protocol and cost verify. I personally have copies of the letters for the invoice requests by Folino to return, resume and complete. It is a small amount of work that needs to be done to signalize the intersection. The lenders have no objection to taking the money from the escrow account we have established but we need to be consulted about the amount. We also want this work to be completed and are supportive of getting this complete. We believe the unpaid invoice that predates the request for all remaining funds that need to be dispersed in order to bring that subcontractor back is an issue for another day between the general contractor, the lender, the borrower and the township.

There was further discussion on this topic.

Commissioner Rodi – We have one personnel item, one real estate item, and one contractual item for Executive Session.

ADJOURNMENT & EXECUTIVE SESSION

It was moved by MALOSH and seconded by SRAY 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