



## PUBLIC HEARING

A. RZ-01-2022 REZONING, 111 MORGAN HILL ROAD, CURRENTLY ZONED R-3. REQUEST TO REZONE PARCEL 325-H-8, 111 MORGAN HILL ROAD (0.99 ACRE) FROM AN R-3 ZONING TO AN I-P INDUSTRIAL PARK ZONING, THE SAME AS THE ADJOINING PARCEL

B. INTERMUNICIPAL TRANSFER OF A RESTAURANT LIQUOR LICENSE #R-8355 FROM MIKE DITKA'S WEXFORD TO PRIMANTI CORPORATION

The meeting was called to order by Commissioner Rodi at 515 Millers Run Road, Morgan, PA 15064

PRESENT: DERNOSEK, SRAY, HOROWITZ, RODI

ALSO PRESENT: Township Solicitor: Robert Garvin; Township Assistant Manager: Pat Catena; Township Executive Assistant: Peggy Patterson

## PLEDGE OF ALLEGIANCE

## RECOGNITION OF STUDENT VISHWAS VURA

Andrea Iglar, Director of Communications & Community Development – I appreciate the opportunity to bring to the commissioners' attention the volunteer work that Vishwas Vura has done for the township. Vishwas has volunteered for 30 hours for the township. He also created mask straps and door handle pullers on a 3D printer and donated them.

Vishwas Vura – I feel that I got connected to the community by volunteering for Ms. Andrea, and I am grateful for the opportunity.

## PUBLIC COMMENT

Susan Coyle, CEO of Chartiers Center – We run a nonprofit mental health organization headquartered in Bridgeville, but we have had a presence in South Fayette since the 1990s.

About a year ago, we lost the lease to our property and relocated. I am here today to ask for a rebate of our final month's rent of \$5,600.

Commissioner Rodi – You were on the agenda for the two prior meetings. We tabled it at the first meeting since you were not there, and last month when you didn't show up, we dealt with that. We can take another look at it and get back to you.

## CORRESPONDENCE

### A. OAK RIDGE VOLUNTEER FIRE DEPARTMENT REPORT

### B. SOUTHBRIDGE EMS REPORT

Mr. Catena – These reports are straightforward.

## CONSENT CALENDAR ITEMS

### A. APPROVAL OF MINUTES

It was moved by HOROWITZ and seconded by DERNOSEK to approve the minutes from the March 9, 2022, regular meeting. All members present voted AYE to the motion.

### B. PAYMENT OF THE BILLS

It was moved by HOROWITZ and seconded by DERNOSEK to pay the March 2022 bills. All members present voted AYE to the motion.

### C. FINANCIAL REPORTS

### D. BANK ACCOUNT BALANCES

Mr. Catena – These reports are for transparency.

## DEPARTMENT REPORTS

### A. BUILDING PERMITS REPORT

Mr. Catena – Commercial permits are down a little bit from 2021, but residential permits are up from 2021. We are up overall for the year.

### B. COMMUNICATIONS & COMMUNITY DEVELOPMENT REPORT

Ms. Iglar – The spring issue of South Fayette Connect has been published.

We celebrated the groundbreaking for the new building on March 31, and information and photos have been distributed on social media and our website. There also was an article in The Almanac.

We will be hosting a free paper shredding event, in partnership with Washington Financial Bank, that will occur on Saturday, July 30, here in the township building parking lot.

We have the public Zoom comprehensive plan session that will be held on Thursday, May 5. This will be held on Zoom only.

Saturday, May 7, is our spring yard waste collection, and starting on that same day is our glass recycling collection here at the township building.

We now have access to permanent glass recycling at Village Square Mall and the Moon Township Public Works garage through the Pennsylvania Resources Council.

My quarterly report is attached to the agenda also. The biggest topic across all channels was PennDOT's Boyce-Mayview road project.

### C. ENGINEER'S REPORT

Jason Paulovich, Division Manager, Gibson-Thomas Engineering – We are looking for approval for the advertising of three items on the agenda. They include the 2022 paving project, the Preservation Park restroom project, and the Parkes Farm stormwater facility modification project.

We have been working with Paula Willis and staff on Boys Home, where Public Works is working on the demolition of concrete in preparation for a permanent restroom facility there. They are also helping us out with utility connections on that project.

We also have several review projects that are in various phases from site inspections through developing projects that are still in planning. We have been reviewing a number of permits for the planning department.

### D. PARKS AND RECREATION REPORT

Paula Willis, Parks & Recreation Director – We have a lot going on in the parks. They are open for the season, and we turned the water on this week.

We turned in the DCNR grant application for one million dollars to turf two of our multi-purpose fields in Fairview Park. These are desperately needed because one of the fields is closed due to the condition of the field. I was able to secure \$40,000 from the athletic associations to put toward the new fields and \$25,000 from Washington Financial Bank. That will help our grant application because they like to see partnership money that can be used.

We are going to laser grade some of the ballfields: Morgan A, Morgan E and Fairview A & B. We can't do all the fields because of the high cost. Public Works will do the rest of the fields.

We are going to have a \$1 million grant celebration in Fairview Park for our ballfields and the DCNR deputy will be attending.

I am working with the school district on getting girls lacrosse to be able to use one of their fields. We are going to put sod on the field that is unusable in the hopes it can be better for football season.

I also submitted for a Kubota Hometown grant for \$100,000 for the turf fields. Top five will receive the \$100,000 and the top one will get an additional \$100,000, so we could potentially get \$200,000.

Our Bunny Hop Trail event is tomorrow, and we have over 450 cars registered. Recreation Coordinator-Ian McNeill did a great job with this event. He said we have brought in over \$15,300 of sponsorships just for the first quarter.

We have summer camp interviews under way, and we will be hiring counselors in the next two weeks.

We did a traffic study on Mayview Road to make sure we are prepared for the increased traffic before we open the Mayview entrance to Fairview Park. We are changing the stop signs currently there to other positions and adding more stop signs and speed bumps.

The new signage for the parks has been delayed because they had a hard time getting the materials. They will probably be installed in June before the Mayview entrance is opened.

Commissioner Rodi asked when the Mayview entrance would be open and was told by Ms. Willis that it would hopefully be sometime in June.

#### E. POLICE REPORT

Chief John Phoennik – We have completed the backgrounds on the candidates, and Nick Walter is the one I think will be the best fit, and he passed everything.

We have been getting a lot of requests for solicitation permits, and I wanted to recommend to the board that we open the solicitation permits on May 1.

There was further discussion about the solicitation permits.

#### F. PUBLIC WORKS REPORT

Butch Truitt, Public Works Director – Mike Cardillo fabricated the debris rack in front of the pipe (referring to picture). We had to rebuild the inlet on Fairview Drive by the firehouse. We used the Gradall to clean the wall going up Alpine Road. We used to have to take the guide rail down, but this is much easier.

We built new bins by the salt shed to get the stones out of the driveway.

Mike Cardillo sharpens our chainsaws, and then he and Matt Saunoras repair the snowplows and do brake jobs on equipment.

We put new signage up for the firehouse and new signs on the back of each plow truck.

We removed a fence and big pine tree at Morgan Park and cleaned up the area. We lined the fields at Fairview Park.

We ordered salt for next year because we anticipate it will be more expensive next year.

We are putting another salt shed over at Mayview, and it also makes sense for us to put one at Boys Home Park.

I ordered a new F600 truck back in July of 2021. I ordered a F350 on September 24, 2021, and it has not been built. We only have 11 big trucks and 16 snow routes, which we use 10 big dumps and 6 smaller ones. If we have the salt bin at Mayview and Boys Home, we can go to smaller trucks and not have to replace the bigger ones. The large trucks fitted with a plow and spreader cost around \$200,000. The small dump is \$180,000, and we are suggesting an F600 because you can carry 2500 more pounds.

There was discussion about the salt contract.

#### G. REQUEST TRACKER REPORT

Mr. Catena – Garbage and recycling comprise most of the report.

#### H. ASSISTANT MANAGER'S REPORT

Mr. Catena – I continue to manage the escrows. I have been working with West Penn Power to coordinate the power at the new building site and also to transfer the streetlights from the Lafayette Meadow plan to our billing.

We finally got the transition for the police pension done. John Barrett and I will be meeting with CS McKee, the new police pension fund managers.

We are submitting a new grant opportunity for five million dollars for Community Project Fund for 2023 through U.S. Representative Conor Lamb.

Last month I told you I was applying for the American Rescue Plan for ballfield improvements, and I was told that we were awarded the \$500,000 grant.

I reviewed the LERTA process and worked with the county assessor's office to determine a new schedule for BJ's Wholesale Club. I also am meeting with the tax collector to review our process and to review how his office administers the LERTA.

#### I. MANAGER'S REPORT

Mr. Catena – I am open to answer any questions about John Barrett’s report.

OLD/UNFINISHED BUSINESS - NONE

NEW BUSINESS

Commissioner Rodi – Before we get into any new business, we have an item to add to the agenda so we will need a motion.

Mr. Catena – It is a grant that was just announced yesterday for trail funding for Fairview Park through the Allegheny County Redevelopment Authority. We need to pass a resolution for this grant.

A. DISCUSS AND CONSIDER RESOLUTION 2022-11, TRAIL DEVELOPMENT – CONCURRING

It was moved by HOROWITZ and seconded by DERNOSEK to amend the agenda to include and approve Resolution 2022-11. All members present voted AYE to both motions.

B. DISCUSS AND CONSIDER RZ-01-2022 REZONING, 111 MORGAN HILL ROAD, CURRENTLY ZONED R-3. REQUEST TO REZONE PARCEL 325-H-8, 111 MORGAN HILL ROAD (0.99 ACRE) FROM AN R-3 ZONING TO AN I-P INDUSTRIAL PARK ZONING, THE SAME AS THE ADJOINING PARCEL

It was moved by DERNOSEK and seconded by SRAY to approve RZ-01-2022 rezoning, 111 Morgan Hill Road, currently zoned R-3 from an R-3 zoning to an I-P Industrial Park zoning, the same as the adjoining parcel. All members present voted AYE to the motion.

C. DISCUSS AND CONSIDER A MOTION TO EXTEND AN OFFER OF EMPLOYMENT TO NICK WALTER FOR THE POSITION OF POLICE OFFICER TO START ON MAY 9

It was moved by HOROWITZ and seconded by DERNOSEK to approve a motion to extend an offer of employment to Nick Walter for the position of police officer to start on May 9. All members present voted AYE to the motion.

D. DISCUSS AND CONSIDER THE INTERMUNICIPAL TRANSFER OF A RESTAURANT LIQUOR LICENSE #R-8355 FROM MIKE DITKA’S WEXFORD TO PRIMANTI CORPORATION, RESOLUTION 2022-07

It was moved by DERNOSEK and seconded by HOROWITZ to approve the intermunicipal transfer of a restaurant liquor license #R-8355 from Mike Ditka’s Wexford to Primanti Corporation, Resolutions 2022-07. All members present voted AYE to the motion.

E. DISCUSS AND CONSIDER APPROVING RESOLUTION 2022-08, ADOPTING THE EMERGENCY OPERATION PLAN

It was moved by DERNOSEK and seconded by HOROWITZ to approve Resolution 2022-08, adopting the Emergency Operation Plan. All members present voted AYE to the motion.

F. DISCUSS AND CONSIDER APPROVING RESOLUTION 2022-09, COMMUNITY PROJECT FUNDING

It was moved by HOROWITZ and seconded by SRAY to approve Resolution 2022-09, Community Project Funding. All members present voted AYE to the motion.

G. DISCUSS AND CONSIDER RESOLUTION 2022-10, ACED ALLEGHENY COUNTY ECONOMIC DEVELOPMENT GRANT

It was moved by DERNOSEK and seconded by HOROWITZ to approve Resolution 2022-10, ACED Allegheny County Economic Development grant. All members present voted AYE to the motion.

H. DISCUSS AND CONSIDER A CHANGE ORDER OF \$318,710.00 FOR MURIN & MURN FOR SLOPE STABILIZATION FOR PHASE 1 OF FAIRVIEW

It was moved by HOROWITZ and seconded by DERNOSEK to approve a change order of \$318,710.00 for Murin & Murn for slope stabilization for phase 1 of Fairview project. All members present voted AYE to the motion.

I. DISCUSS AND CONSIDER A BOND REDUCTION FOR HASTINGS PHASE 2 IN THE AMOUNT OF \$1,821,533.45 LEAVING A BALANCE OF \$397,105.45

It was moved by HOROWITZ and seconded by SRAY to approve a bond reduction for Hastings phase 2 in the amount of \$1,821,533.45 leaving a balance of \$397,105.45. All members present voted AYE to the motion.

J. DISCUSS AND CONSIDER A MOTION TO ADVERTISE FOR A PUBLIC WORKS LABORER/TRUCK DRIVER

It was moved by DERNOSEK and seconded by HOROWITZ to approve a motion to advertise for a Public Works laborer/truck driver. All members present voted AYE to the motion.

K. DISCUSS AND CONSIDER A MOTION TO ADVERTISE THE 2022 PAVING PROGRAM

It was moved by HOROWITZ and seconded by SRAY to approve a motion to advertise the 2022 paving program. All members present voted AYE to the motion.

L. DISCUSS AND CONSIDER A MOTION TO ADVERTISE PRESERVATION PARK SITE GRADING AND UTILITIES

It was moved by HOROWITZ and seconded by DERNOSEK to approve a motion to advertise Preservation Park site grading and utilities. All members present voted AYE to the motion.

L. DISCUSS AND CONSIDER A MOTION TO ADVERTISE PARKES FARM ESTATES STORMWATER POND IMPROVEMENTS

It was moved by DERNOSEK and seconded by HOROWITZ to approve a motion to advertise Parkes Farm Estates stormwater pond improvements. All members present voted AYE to the motion.

L. DISCUSS AND CONSIDER A MOTION TO ADVERTISE A PUBLIC HEARING FOR CU-01-2022, CONDITIONAL USE APPLICATION FOR PIAZZA PROPERTIES, LLC

It was moved by DERNOSEK and seconded by HOROWITZ to approve a motion to advertise a public hearing for CU-01-2022, conditional use application for Piazza Properties, LLC. All members present voted AYE to the motion.

O. DISCUSS AND CONSIDER A MOTION TO APPROVE THE TAX APPEAL SETTLEMENT AGREEMENT FOR LOT BLOCK 323-G-4 FOR TAX YEARS 2016-2022 PER THE TAX APPEAL STIPULATION

It was moved by DERNOSEK and seconded by HOROWITZ to approve the tax appeal settlement agreement for lot block 323-G-4 for tax years 2016-2022 per the tax appeal stipulation. All members present voted AYE to the motion.

P. DISCUSS AND CONSIDER A MOTION TO SET THE ABATEMENT SCHEDULE FOR THE PREVIOUSLY APPROVED LERTA FOR ABOVE MENTIONED PROPERTY (LOT BLOCK 323-G-4)

It was moved by HOROWITZ and seconded by DERNOSEK to approve a motion to set the abatement schedule for the previously approved LERTA for above mentioned property (lot block 323-G-4). All members present voted AYE to the motion.

Q. DISCUSS AND CONSIDER ACCEPTANCE OF A TIMELY LERTA APPLICATION FROM 1400 BROCKWELL STREET

It was moved by HOROWITZ and seconded by DERNOSEK to accept a timely LERTA application from 1400 Brockwell Street. All members present voted AYE to the motion.

R. DISCUSS AND CONSIDER PAY APPLICATION 1 FOR PAYMENT TO WESTMORELAND ELECTRIC SERVICES LLC IN THE AMOUNT OF \$39,722.48 FOR WORK ON FAIRVIEW PHASE 1

It was moved by DERNOSEK and seconded by HOROWITZ to approve the pay application 1 for payment to Westmoreland Electric Services LLC in the amount of \$39,722.48 for work on Fairview phase 1. All members present voted AYE to the motion.

S. DISCUSS AND CONSIDER THE FINAL PAY APPLICATION FOR PAYMENT TO ACME ENTERPRISES IN THE AMOUNT OF \$12,360.40 FOR PLAYGROUND IMPROVEMENTS AT FAIRVIEW AND BOYS HOME

It was moved by DERNOSEK and seconded by HOROWITZ to approve the final pay application for payment to Acme Enterprises in the amount of \$12,360.40 for playground improvements at Fairview and Boys Home. All members present voted AYE to the motion.

T. DISCUSS AND CONSIDER TAX REFUND FOR 8 LEE STREET

It was moved by HOROWITZ and seconded by SRAY to approve the tax refund for 8 Lee Street in the amount of \$19.39. All members present voted AYE to the motion.

PUBLIC COMMENT - None

BOARD DISCUSSION

Commissioner Rodi – We had the groundbreaking for our new building two weeks ago and it is to be completed in 14 months. While that is being constructed, we are in the process of planning for the community center. We will start that as soon as the municipal building is done.

Commissioner Horowitz – Many of the police chiefs who attended the ALOM conference had wonderful things to say about our police department.

Commissioner Rodi – There was a difficult situation that occurred in the township today.

Chief Phoennik – All of the training that our guys have been through really paid off. The officers did an excellent job.

Commissioner Rodi spoke about the fact that South Fayette Township was complimented at the ALOM conference for many achievements.

SOLICITOR’S REPORT

Mr. Garvin – The I-79 toll argument is still scheduled for the week of May 16. We have discussed this litigation in Executive Session.

We have had discussions with Tim Quinn, in-house legal counsel for Burns Scalo, about acquisition of Hickory Grade right-of-way. When John Barrett comes back, we will schedule a conference call with Mike Haberman to review some of their plans.

I have had many discussions with Pat Catena concerning issues and problems with LERTA, with various properties and taxing bodies.

We filed an exemption application for the community center property.

Commissioner Rodi – We did have executive session prior to the meeting to discuss litigation.

ADJOURNMENT

It was moved by HOROWITZ and seconded by SRAY to adjourn, not to return. 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