

**NORTH FAYETTE TOWNSHIP
WORKSHOP MEETING
July 14, 2015
6:00 PM**

The North Fayette Township Board of Supervisors and Administrative Staff met in regular session on Tuesday, July 14, 2015 at 6:00 p.m. Following the Pledge of Allegiance, roll was called with the following present: Chairman Jim Morosetti; Vice Chairman J.R. Mangan; Treasurer Bob Doddato; Township Manager Robert Grimm; Police Lieutenant Mike Hamm; Public Works Director Patrick Felton; Community Development Director Laura Ludwig; Recreation Director Darlene Hildebrand; Director of Support Operations Ray Yerkey; Township Engineer Kevin Brett; Township Secretary Cindy Turner, Community Development Intern Patrick Connors.

ENGINEER'S REPORT – Kevin Brett

Kevin Brett presented the following report:

1. **2014 Roadway Improvement Project** – Remaining work at the Community Center will tentatively begin the week of October 1, 2015.
2. **2014-2028 Long Range Plan for Roadway Maintenance Program** – No change this month.
3. **Municipal Separate Storm Sewer System (MS4)** – The DEP has begun the audit process with another area community.

PennDOT Bridge Reports – New reports are due summer of 2015.

4. **July and August 2012 Flooding Concerns**
 - a. **Virginia Drive/Intersection:** Public Works department is awaiting materials.
 - b. **Stormwater Detention Facility Maintenance** – LSSE to forward letter to Township to be issued in July.
5. **Community Center, Public Works/Municipal Building**
 - a. Contract No. 14-PW1 Equipment Storage Facility General Construction Contract (CB Structures) -- The Contract is complete. Project close-out was completed in June 2015. The Contractor has submitted their final pay request.
 - b. Contract No. 14-PW3 Equipment Storage Facility HVAC Contract (JB Mechanical): The Contract is complete. The Contractor has submitted their final pay request.
 - c. Contract No. 14-PW5 – Garage Addition General Construction (CB Structures): This Contract is complete. Project close-out was completed in June 2015. The contractor has submitted their final pay request.
 - d. Contract No. 14-PW6 – Garage Addition Electrical (A-1 Electrical): Only the contract work for wiring in the existing building remains to be complete. This work to be completed after the Public Works Storage Building is opened.

- e. Contract No. 14-PW7 – Garage Addition HVAC (McRandal Co.) Minor punchlist items remain. Project close-out to be completed in July 2015.
- f. Contract No. 14-PW8 Garage Addition Plumbing and Fire Suppression (McRandal Co.) -- Contract work 95% complete. Only minor items remain for completion in the existing building.
- g. Contract No. 14-PK1 Community Center Lighting (Independent Mechanical, Inc.) – No change this month.
- h. Community Center Landscaping Materials: To be bid August 2015 for September award. Planting is scheduled for October and November 2015.

Active Developments

1. **Fayette Farms** – A walkthrough of roadways ready for dedication was completed on July 1, 2015. Completion of punchlist items and installation of the final wearing course is scheduled to begin in July 2015. Earthwork began for Phase 5.
2. **Seabright** – No change this month.
3. **Pointe West** – Construction of storm and sanitary sewers for Phase 14 continued through June 2015.
4. **Bright Oaks Phase 1** – No change this month.
5. **West Peripheral Hotels** – No change this month.

Subdivisions and Land Developments

1. Steubenville Senior Residential Development, Land Development Review: LSSE issued review letters dated June 11, 2015 and June 16, 2015.
2. Pointe West Phase No. 14, Revised Sanitary Sewer Plan Review: LSSE issued review letters dated June 26, 2015 and June 30, 2015.
3. Senovich Farm Plan No. 3, Subdivision Plan Review: LSSE issued a review letter dated June 30, 2015.
4. Point West Phase No. 12B, Subdivision Review: LSSE issued a review letter dated June 30, 2015.
5. Speedy Furniture, Conditional Use Review: LSSE issued a review letter dated June 30, 2015.
6. Little Residence, Stormwater Management Review, LSSE issued a review letter dated July 1, 2015.

Bonds

1. Pittsburgh Botanic Garden, Bond Reduction Request No. 3: LSSE issued a letter dated June 24, 2015 recommending the Township reduce the bond amount from \$73,985.19 to \$0.00.
2. Imperial Business Park Phase II, Bonding Summary: LSSE issued a letter dated June 26, 2015 recommending the Township set the bond amount at \$445,542.20.

Grading Permit Applications

1. None

Sanitary Sewers

1. LSSE working on Engineering Services relating to the ACO. No change this month.
2. Old Steubenville Pike / Logan Road Sanitary Sewer Line Extension: No change this month.
3. Sturgeon Street Sewer Extension: Sewers are installed and have been tested. LSSE and Township Solicitor working to finalize dedication of the sanitary sewer extension.
4. Gamble Road Sewer Extension: LSSE and Township Solicitor working to finalize dedication of the sanitary sewer extension.
5. 2014 Sanitary Sewer Extensions: Project planning, design and permitting continued in June 2015.
6. Sanitary Manhole Rehabilitation: No change this month.

Road Occupancy Permit Applications

1. None

Drainage Complaints

1. None

Miscellaneous

1. Argenta Property Subdivision – No change this month.
2. Pointe West Subdivision Plan – LSSE revised the subdivision plan based on comments from the property owner. This plan will be submitted for Planning Commission's consideration at their August 2015 meeting.
3. King Subdivision Plan – LSSE is preparing a subdivision plan to separate the King Property near Hankey Farm into two parcels. This parcel is for use in the future for stormwater management.
4. Short Street Bridge Removal – LSSE submitted the Chapter 105 General Permit No. 11 Application to PaDEP on May 27, 2015. No change this month.
5. Casteel Drive – LSSE prepared a preliminary Opinion of Probable Cost for the milling and resurfacing of Casteel Drive as noted in our letter dated June 26, 2015.

PUBLIC WORKS DIRECTOR – Patrick Felton

Pat Felton discussed the plan which was previously presented about purchasing 2 new backhoes. The public works department has been evaluating different machines to see what would work best. The department has narrowed it down to 2 machines, a Caterpillar and a John Deere. This would be a 5 year lease and John Deere is offering the best price through CoStars. Two older machines would be traded in to purchase this new equipment. Pat Felton will send all information to the Board members for their review.

Jim Morosetti asked why trash is not currently being picked up with a front loader truck. Pat advised that both front loaders are in repair.

DIRECTOR OF SUPPORT OPERATIONS – Ray Yerkey

Ray Yerkey stated that the Community Center construction is moving slowly. The beams continue to cause delays – the contractor is working to modify the beams and move forward.

DIRECTOR OF FISCAL AND ADMINISTRATIVE SERVICES – Dave Lodovico

Dave Lodovico was not present for the meeting, but Bob Grimm mentioned that an amendment for the Township fee structure will be presented at the regular meeting. The fee changes include some additional fees for the pool and pavilion rentals, new daily fees for the summer camp, and a fee listing for the on-line credit card payments.

RECREATION DIRECTOR – Darlene Hildebrand

Darlene Hildebrand stated that the third annual PALS car cruise was last Sunday. 72 cars entered and attendance was very good. There is a parks and rec meeting next week and all Community Days plans will be finalized. The parade will begin at Walden Woods this year instead of Penn Lincoln. This was done because the new layout of the parking lot at Penn Lincoln makes it very hard to stage the parade there and the businesses at Penn Lincoln have complained about their business being affected by the parade. There are currently 37 vendors for Community Days. There are 3 major bands who are performing at Community Days. J.R. Mangan asked that Darlene reach out to Dan Hanczar who has performed in the past. The wristbands for the rides that can be purchased for the day will be \$10.

Jim Morosetti asked how much money was made for PALS on the car cruise. Darlene stated that she did not have that information yet.

COMMUNITY DEVELOPMENT -- Laura Ludwig

Special Event Permit:

Music 4 Meningitis – Proposed charity event at the Pittsburgh PA Motor Speedway on Saturday, September 19th from 4:30pm to 10:00pm to raise awareness for meningitis and to raise funds to find a cure – money raised will go to Meningitis Research at Children’s Hospital of Pittsburgh. The event will include live music, a wedding vow renewal ceremony, and a corn eating contest. The event will also feature a spider bike run ending at the speedway culminating with the presentation of a brand new Harley Davidson motorcycle to one raffle winner. Races will go on as scheduled at the Speedway that day, which normally go from about 6pm-11pm. The Board approved this request.

Planning Commission Applications:

- A Conditional Use Application was filed by Speedy Furniture to add onto existing Goodyear Pole Sign on Chauvet Drive (already installed – never got permits or approval).
- Fayette Farms Phase 6 – 10 single family lots off of Donaldson Road below Raymond Drive – Leon Chiri will be submitting a Revision to Fayette Farms Tentative PRD for this and other changes to the overall Fayette Farms Master Plan within the next month to two months; thus, this application will be on hold until the revisions to the PRD are approved.
- Senovich Plan of Lots No. 3 – Lot Consolidation – Adding some acreage to their orchard; purchasing from his brother

- Pointe West Phase 12B – resubmittal from last month
- O’Leary Lot Line Relocation - tabled last month to address an easement issue
- Projects on hold/in-limbo: Bright Oaks Phase 3 – Building #6; Tonidale Subdivision and Land Development

Zoning Hearing Board Applications:

Crossroads Church Sign Variance – proposing to add two additional ground signs – one along McKee Road across from existing sign (to grab attention of drivers in the other lane on McKee) and also a ground sign near Rt. 22 (to grab attention of those drivers)

Other Updates and/or Announcements:

Potential Developments:

Elmhurst Group – Plans seem to still be moving forward for the development of Parcel 5 at RIDC Park West by Elmhurst Group; they should be submitting for a grading permit soon. They need to do some grading work and then let that work sit for 6-8 months

Imperial Business Park – Lot 9B – Getting ready to start construction soon – the building on Lot 9A is almost complete and ready for occupancy

Life Span - Laura Ludwig spoke to Gwen Ogle last week and she said they have received County approval but are still waiting for the State’s approval before they can move forward with their conditional use; She said part of the reason for the delay may be the change in state administration – they have a verbal okay from the state, just nothing in writing. It should be soon.

ASA – The Senovich and Scott families have both acquired additional properties to their farms. As such, we will have to officially add this new acreage to the ASA. A round of additions to the ASA can be done in the fall sometime.

Shop n’ Save Flooding – Shop n’ Save’s loading dock continues to flood during heavy rainfalls; They had a problem prior to Tractor Supply’s construction but it was not nearly as frequent; LSSE is drafting a letter for the Township to send to Tractor Supply to ask them to address the issue and to review their stormwater management plan.

Ms. Ludwig thanked intern Patrick Connors for his hard work. His last day will be Thursday, August 6th. He has been a huge help with all the research he has done on the back end for the zoning ordinance rewrite, the signage inventory, banner information, etc.

PATRICK CONNERS -- Community Development Intern:

Patrick Connors presented information to the Board about welcome banners and potential budgets for banners at the Pointe. The suggested plan would be to get the banners up in September/October so that they would be up in time for the busy holiday season.

Patrick has also spoken to PennDOT regarding signage along the highways for Township identification.

POLICE REPORT – Mike Hamm

Lt. Hamm mentioned that the DARE Golf Outing is on Monday, August 3 at Montour Heights. He also mentioned that Park Lane would be closed on July 15 for a company event.

TOWNSHIP MANAGER – Robert Grimm

Bob Grimm reported on the following:

A request was received from the Stonebridge HOA to investigate the feasibility of a variance for width non-conformity and to take over complete maintenance of Kressview Dr. and Bridgewater Dr. Findlay has adopted a policy which outlines criteria for taking over requested streets which township staff will look at. Bob Grimm, Kevin Brett, and Tom McDermott will look over the Stonebridge request and look into what other townships are doing in these instances and advise the Board at a later date.

Bob Grimm received a request from Rob Danzik of the NFAA to take another look at the invoice for the national softball association tournament that took place at the township fields last month. While the bill was only for our costs associated with the weekend, the NSA and the NFAA find it excessive. The NFAA operates the concession stand as a fund raiser during the tournament and the fact that NSA will not return due to our charges, the association will lose revenue. Our position was and still is that the North Fayette taxpayers should not pay for out of town teams to use our fields. J.R. Mangan mentioned that he feels that the township needs to make certain that in the future the local teams and local players have priority in the use of the fields. These tournaments take time away from local players. Mr. Mangan felt that we should make an adjustment on the invoice in question, but that the NFAA needs to understand that the tournaments can no longer take time away from local players. The Board agreed that an adjustment be made to the invoice.

Mr. Grimm asked if any of the Board members had any thoughts on borrowing for the bond issue for the Community Center. The Board will look at the provided material and get back to Mr. Grimm before the August meeting.

Mr. Grimm also asked the Board to get any ideas on the building plan for the Township Building back to him as soon as possible.

Mr. Grimm also let the Board know that he will be attending a tax collection committee meeting on Thursday afternoon at the Bethel Park School District Administration Building. There is a proposal to change the voting from a weighted vote based upon collections which favors the school districts to a one entity one vote system. It would force more people to attend the meetings and give an equal voice to the smaller communities.

SUPERVISOR COMMENTS – Robert Doddato

Mr. Doddato commented that he had met with Turnley, our external auditor. They were very complimentary about how drastically the financial reporting has improved over the last several years. Mr. Doddato wanted to compliment Dave Lodovico on the work he has done to make those improvements.

SUPERVISOR COMMENTS – J R Mangan

Mr. Mangan commented that he had gotten a call from McDonald Borough. They had a very difficult time with their McSummerfest because of the excessive rain. They asked if we could lend

our equipment to McDonald to help clean up the fields that were destroyed by the bad weather. The Board agreed that we should give them the help that they need. Pat Felton will coordinate the effort.

SUPERVISOR COMMENTS – Jim Morosetti

Mr. Morosetti asked Darlene Hildebrand about the fireworks for Community Days. They are being done by Zambelli at 10 p.m. and will last approximately 20 minutes. Mr. Morosetti also mentioned that he had found the “Welcome to Hankey Farms Sign.” Residents had asked that the township cut the grass around the sign. Pat Felton will have his crew take care of that.

OLD OR UNFINISHED BUSINESS

There was no Old or Unfinished Business.

COMMENTS FROM THE FLOOR

There were no comments from the floor.

ADJOURN

- **A MOTION WAS MADE BY DODDATO, SECONDED BY MANGAN, AND CARRIED TO ADJOURN THE MEETING AT 7:37 P.M.**

Respectfully submitted,

Cindy Turner
Township Secretary