

**NORTH FAYETTE TOWNSHIP  
REGULAR MEETING  
FEBRUARY 23, 2021  
7:00 P.M.**

The North Fayette Township Board of Supervisors met in regular session on Tuesday, February 23, 2021 at 7:00 P.M. with Chairman Jim Morosetti presiding. 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 Michael Baker, Chief of Police Donald Cokus, Solicitor Michele Cromer, and Township Secretary Marlyn Jordan.

**OTHERS PRESENT:** David Lodovico – Fiscal and Administrative Services Director, Andrew Hartwell – Community Development Director, Patrick Felton – Public Works Director, Gary Hamilton – NFTVFD Chief, Darlene Hildebrand – Recreation Director, and Kevin Brett – Township Engineer.

**COMMENTS FROM THE FLOOR REGARDING AGENDA ITEMS**

There were no comments from the floor regarding agenda items.

- **A MOTION WAS MADE BY MANGAN SECONDED BY DODDATO AND CARRIED TO APPROVE PAYMENT OF PAYROLL AND INVOICES AS LISTED. DODDATO ABSTAINED FROM THE HIGHMARK BILL.**
- **A MOTION WAS MADE BY DODDATO, SECONDED BY MANGAN AND CARRIED TO APPROVE THE MINUTES FROM THE FEBRUARY 9, 2021 INFORMATION AND GENERAL AFFAIRS MEETING.**

**ENGINEER’S REPORT**

Kevin Brett presented LSSE’s Monthly Engineers Report dated February 19, 2021.

**2021 Road Program:** LSSE to prepare bid documents late March bid opening for the second Joint Bid Program. LSSE to work with Township staff to finalize the list of roads and budget for 2021 roads.

**Base Bid: \$264,000.00**

**Farmcrest Drive (Steubenville Pike to Palomino Drive)  
Farmcrest Drive (Palomino Drive to Silo Court)  
Silo Court (Farmcrest Drive to cul-de-sac)  
Chelsea Drive (Timberglen Drive to cul-de-sac)**

**Alt 1 – Hankey Farms Drive (Steubenville Pike – Steubenville Pike): \$132,837.00  
Alt 2 – Palomino Drive (Farmcrest Drive to Swiss Drive): \$43,485.00**

- Alt 3 - Valley Street (North Branch Road to Township Boarder): \$107,365.00**
- Alt 4 - Gay Street (Ivy Street to Sitarik Street): \$36,287.00**
- Alt 5 - Ivy Street (Dawn Street to Dead End): \$14,271.00**
- Alt 6 - Dawn Street (North Road to Ivy Street): \$6,864.00**

**West Allegheny Road Traffic Signal and Turning Lanes:** Ongoing. Township staff and Solicitor have come to agreement regarding the easements with all parties but one. HRG to obtain and bid traffic signal. LSSE and HRG held a utility coordination meeting on February 10, 2021 and reviewed the utilities in the field. HRG to coordinate electrical service for signal with DLC. Township staff to coordinate with School District to relocate the monument sign once California Hollow Road is reconfigured. HRG recently submitted traffic signal permit. PennDOT does not permit signal to be activated until 2022 per traffic study approval.

**DCED Multimodal Transportation Fund Grant Applications**

**Grant applications were submitted for the following projects:**

- a) Donaldson Road Intersection Improvements: Requested \$1,061,500.00 from total project cost of \$1,380,000.00
- b) Summit Park Drive and Park Lane Bicycle Lane Improvements: Requested \$1,440,700.00 from total project cost of \$1,873,005.00

**North Road Sanitary Sewer Extension:** Punchlist items remain for completion. Final pay request being held until items are complete.

**Consent Order:** Draft document to be out in next few weeks from DEP. Tap request approved February 17, 2021, until June 2021 for 150 taps.

- **A MOTION WAS MADE BY DODDATO, SECONDED BY MANGAN AND CARRIED TO ACCEPT THE ENGINEER'S REPORT AS READ.**

**TREASURER'S REPORT**

Bob Doddato presented the following for the month of January 2021.

**Consolidated Fund Report**

Beginning Statement Balance -	1/1/21	\$ 9,042,210.92
Deposits and Credits		\$ 3,159,856.97
Funds Interest		\$ 554.80
Disbursements and Debits		<u>\$ 3,863,569.02</u>

Ending Statement Balance -	1/31/21	\$ 8,339,053.67
Deposits in Transit	2	\$ 5,073.79
Outstanding Checks -	146 @	\$ <u>392,613.60</u>
Adjusted Statement Balance	1/31/21	\$ 7,951,513.86

- **A MOTION WAS MADE BY MOROSETTI, SECONDED BY MANGAN AND CARRIED TO ACCEPT THE TREASURER'S REPORT AS READ.**

### **SOLICITOR'S REPORT**

Michele Cromer presented the Board of Supervisors with the confidential Solicitor's Report prior to the meeting and had nothing to add.

- **A MOTION WAS MADE BY MANGAN, SECONDED BY DODDATO AND CARRIED TO ACCEPT THE SOLICITOR'S REPORT.**

### **OLD OR UNFINISHED BUSINESS**

Mr. Doddato wanted to talk about the Community Center reopening proposal that Ms. Hildebrand submitted to the board per their request.

Mr. Doddato wanted to know if there was anyone signed up for the first session and if Ms. Hildebrand had put anything out to gage interest.

Ms. Hildebrand stated that she has not put anything out yet because she wanted to have the ok to do so. She doesn't believe that there will be a problem getting people signed up. She thinks that they may need to push the start date back a week to the second week of March, but it would still be in the range to be finished before summer camp.

Mr. Doddato asked what the anticipated cost of labor would be and who would she need to bring back.

Ms. Hildebrand stated that if she could have Steve Fox back, they would be able to get things done. Then they could bring others back slowly before summer camp. She said that Steve and she would be able to do the different sports and get things ready for summer camp.

Mr. Morosetti wanted to know if Ms. Hildebrand has had many questions about summer camp.

Ms. Hildebrand stated that she has had 108 people respond yes to the survey that was sent out. People have also been asking when camp will take place and when the Community Center will reopen.

Mr. Doddato stated that summer camp is definite. As far as reopening, if we put it out there and people start signing up for things, we can bring Mr. Fox back quickly and get things going.

Ms. Hildebrand wanted to know if there was any way to bring Mr. Fox back to help with sign-ups.

The board agreed that they can authorize the advertising of the programs and to bring back Mr. Fox on March 1<sup>st</sup>.

### NEW BUSINESS

- A MOTION WAS MADE BY DODDATO, SECONDED BY MANGAN AND CARRIED TO APPROVE REQUISITION NO. 78 OF THE 2014 GENERAL OBLIGATION BOND ISSUE IN THE AMOUNT OF \$933.00 FOR THE NORTH ROAD SEWER PROJECT.

Roll Call:	Bob Doddato	Yes
	J.R. Mangan	Yes
	Jim Morosetti	Yes

- A MOTION WAS MADE BY MANGAN, SECONDED BY DODDATO AND CARRIED TO APPROVE APPLICATION 2021-3-SU, KNOWN AS THE NORTH FAYETTE BUSINESS PARK REVISION 1 SUBDIVISION APPLICATION, FILED BY BATEMAN NFIA AND ASSOCIATES, LLC, FOR PRELIMINARY AND FINAL APPROVAL OF A MAJOR LAND DEVELOPMENT ON 164.2541 ACRES OF LAND LOCATED ON BATEMAN ROAD IN THE B-2 GENERAL BUSINESS ZONING DISTRICT AND THE PNRD OVERLAY ZONING DISTRICT (ALLEGHENY COUNTY PARCEL ID NO. 799-M-9), AS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION ON FEBRUARY 4, 2021, CONTINGENT ON ALL ITEMS BEING ADRESSED IN THE DEPARTMENT OF COMMUNITY DEVELOPMENT MEMORANDUM DATED FEBRUARY 2, 2021, THE TOWNSHIP ENGINEER'S REVIEW LETTERS DATED DECEMBER 29, 2020 AND JANUARY 26, 2021, AND THE ACED REVIEW EMAIL DATED JANUARY 27, 2021.

Roll Call:	Bob Doddato	Yes
	J.R. Mangan	Yes
	Jim Morosetti	Yes

- A MOTION WAS MADE BY DODDATO, SECONDED BY MANGAN AND CARRIED TO APPROVE A MODIFICATION REQUEST SUBMITTED BY BATEMAN NFIA AND ASSOCIATES, LLC, TO MODIFY THE REQUIREMENTS OF THE TOWNSHIP OF NORTH FAYETTE MINIMUM CONSTRUCTION STANDARDS AND DETAILS, PAGE 41 - CONCRETE SIDEWALK, TO PERMIT THE SIDEWALKS LOCATED ALONG INTERNATIONAL DRIVE TO BE BUILT NEXT TO THE CURB AS AN INTEGRAL CURB/SIDEWALK, THEREBY

**NEGATING THE NEED FOR A GRASS STRIP BETWEEN THE CURB AND SIDEWALK, AS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION ON FEBRUARY 4, 2021.**

<b>Roll Call:</b>	<b>Bob Doddato</b>	<b>Yes</b>
	<b>J.R. Mangan</b>	<b>Yes</b>
	<b>Jim Morosetti</b>	<b>Yes</b>

- **A MOTION WAS MADE BY MANGAN, SECONDED BY DODDATO AND CARRIED TO APPROVE A MODIFICATION REQUEST SUBMITTED BY BATEMAN NFIA AND ASSOCIATES, LLC, TO MODIFY THE REQUIREMENTS OF THE TOWNSHIP OF NORTH FAYETTE MINIMUM CONSTRUCTION STANDARDS AND DETAILS, PAGE 54, AND PAGE 55 - TYPE M INLET, FRAME AND GRATE AND TYPE C INLET, FRAME AND GRATE, TO PERMIT THE MAXIMUM HEIGHT OF THE INLET BOX TO BE GREATER THAN 10 FOOT IN HEIGHT FOR INLETS NOT IN THE MAIN ACCESS ROAD TO THE DEVELOPMENT, AS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION ON FEBRUARY 4, 2021.**

<b>Roll Call:</b>	<b>Bob Doddato</b>	<b>Yes</b>
	<b>J.R. Mangan</b>	<b>Yes</b>
	<b>Jim Morosetti</b>	<b>Yes</b>

- **A MOTION WAS MADE BY DODDATO, SECONDED BY MANGAN AND CARRIED TO APPROVE A MODIFICATION REQUEST SUBMITTED BY BATEMAN NFIA AND ASSOCIATES, LLC, TO MODIFY THE REQUIREMENTS OF THE TOWNSHIP OF NORTH FAYETTE MINIMUM CONSTRUCTION STANDARDS AND DETAILS, PAGE 52 - STORM SEWER MANHOLE, TO PERMIT THE MAXIMUM HEIGHT OF THE MANHOLE BOX TO BE GREATER THAN 20 FOOT IN HEIGHT FOR MANHOLES NOT IN THE MAIN ACCESS ROAD TO THE DEVELOPMENT, AS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION ON FEBRUARY 4, 2021.**

<b>Roll Call:</b>	<b>Bob Doddato</b>	<b>Yes</b>
	<b>J.R. Mangan</b>	<b>Yes</b>
	<b>Jim Morosetti</b>	<b>Yes</b>

- **A MOTION WAS MADE BY MANGAN, SECONDED BY DODDATO AND CARRIED TO APPROVE APPLICATION 2021-2-SP, KNOWN AS THE NORTH FAYETTE BUSINESS PARK - PHASE 1 APPLICATION, FILED BY BATEMAN NFIA AND ASSOCIATES, LLC, FOR PRELIMINARY AND FINAL APPROVAL OF PHASE 1 OF THE PLANNED NON-RESIDENTIAL DEVELOPMENT (PNRD) ON 168.256 ACRES OF LAND LOCATED ON BATEMAN ROAD IN THE B-2 GENERAL BUSINESS ZONING DISTRICT AND THE PNRD OVERLAY ZONING DISTRICT (ALLEGHENY COUNTY PARCEL ID NO. 799-M-9), AS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION ON FEBRUARY 4, 2021, CONTINGENT ON ALL ITEMS BEING ADDRESSED IN THE DEPARTMENT OF**

**COMMUNITY DEVELOPMENT MEMORANDUM DATED FEBRUARY 2, 2021  
AND TOWNSHIP ENGINEER'S REVIEW LETTERS DATED DECEMBER 29, 2020,  
JANUARY 25, 2021, FEBRUARY 8, 2021 AND FEBRUARY 9, 2021.**

**Roll Call:     Bob Doddato        Yes  
                  J.R. Mangan         Yes  
                  Jim Morosetti        Yes**

- **A MOTION WAS MADE BY DODDATO, SECONDED BY MANGAN AND CARRIED TO ADVERTISE AS REQUIRED THE SALE OF A 2014 FORD EXPLORER CURRENTLY OUT OF SERVICE FROM THE POLICE DEPARTMENT. THE VEHICLE HAS ACCUMULATED 78,500 MILES AND THE VIN IS 1FM5K8AR1EGB74262.**

**Roll Call:     Bob Doddato        Yes  
                  J.R. Mangan         Yes  
                  Jim Morosetti        Yes**

- **A MOTION WAS MADE BY DODDATO, SECONDED BY MANGAN AND CARRIED TO APPROVE RESOLUTION NO. 9-21, A RESOLUTION OF THE TOWNSHIP OF NORTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA, ACCEPTING FOR PUBLIC DEDICATION THOSE CERTAIN "AS BUILT" SANITARY SEWERS AND ASSOCIATED EASEMENTS, AS CONSTRUCTED IN THE FAYETTE FARMS PRD, PHASE NO. 11, AS RECOMMENDED FOR APPROVAL BY THE TOWNSHIP ENGINEER.**

**Roll Call:     Bob Doddato        Yes  
                  J.R. Mangan         Yes  
                  Jim Morosetti        Yes**

**COMMENTS FROM THE FLOOR**

Mr. Doddato wanted to thank the road crew for the amazing job that they have done.

**ADJOURNMENT**

- **A MOTION WAS MADE BY DODDATO, SECONDED BY MANGAN AND CARRIED TO ADJOURN THE MEETING AT 7:36 P.M.**

Respectfully submitted,

Marlyn Jordan  
Township Secretary