



**TOWNSHIP OF NORTH FAYETTE
COMBINED MEETING
MUNICIPAL BUILDING
JULY 11, 2023
7:00 P.M.**

The North Fayette Township Board of Supervisors met in regular session on Tuesday, July 11, 2023, 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 Bob Doddato, Treasurer Mark O'Donnell, Township Manager J.R. Mangan, Assistant Township Manager Andrew Hartwell, Chief of Police Donald Cokus, Solicitor Michele Cromer, and Township Secretary Marlyn Jordan.

OTHERS PRESENT: Mike Wozniak - Assistant Community Development Director, Gary Hamilton - NFTVFD Chief, Shawn Wingrove - Township Engineer, Lean Attanucci - Court Reporter, Jim Curry, Erin Gogolin, Beth Sullivan, Rich Valentine, and Chad Wheatley.

COMMENTS FROM THE FLOOR REGARDING AGENDA ITEMS

There were no comments from the floor regarding agenda items.

PRESENTATION

Mr. Morosetti presented Officer Malesky and Officer Paternity with their Oath of Office.

PUBLIC WORKS REPORT

Mr. Felton submitted the Roadmaster's report. He just wanted to add that they are very close to finishing the Hankey Farms Park Project. They are still waiting on West Penn Power. They are finishing up some landscaping. Once they pave the parking lot and get the sidewalks in, they will touch up the landscaping around that. The grass is also starting to grow.

ROADMASTER'S REPORT

DISTRICT #1 MARK O'DONNELL

- Cold Patching on: Finks Run Road
- Street Sweeping On: Hoffman Lane, Locust Lane, Emily Lane, First Street, and Noblestown Road
- Mowed Berms On: Stewart Road and McWreath Road
- Assisted with work in Districts 2 and 3

DISTRICT #2 JIM MOROSETTI

- Removed guide rail on Park Lane
- Street Sweeping on: Walden Woods Plan
- Hankey Farms Park: Infrastructure work
- Mowed Berms on: Stonesipher Road
- Assisted with work in Districts 1 and 3

DISTRICT #3 BOB DODDATO

- Cold Patching On: Steubenville Pike and Kelso Road
- Street Sweeping on: Barbara Street and Walnut Street
- Mowed Berms on: Donaldson Road and Partridge Lane
- Assisted with work in Districts 1 and 2.

- A motion was made by **DODDATO**, seconded by **O'DONNELL**, and carried to accept the Road Master's Report.

FISCAL AND ADMINISTRATIVE SERVICES REPORT

Mr. Hartwell just wanted to give an update that on August 1, 2023, we will be switching to our new finance software, Edmonds.

RECREATION REPORT

Ms. Hildebrand submitted her written report. She just wanted to give a few reminders. August 5th is Community Days. The PALS golf outing will be on August 26th. Next week they will begin registration for after school. Ms. Hildebrand also stated that summer camp is going well.

DEPARTMENT OF COMMUNITY DEVELOPMENT

Mr. Wozniak stated that the board needs to start thinking about selecting members for the traffic impact advisory board. It is a committee that is made up of no fewer than 7 members but no more than 15 members. No employees or elected officials can be on the committee. Forty percent of the members need to be involved in real estate, commercial or residential.

Mr. Wozniak also stated that Texas Roadhouse has reached out to Mike Saville for their final inspection so they should be opening soon.

Mike Wozniak presented the Department of Community Development report for the month of June 2023.

There were (2) Signs, (1) Commercial Renovation/Interior Build-Out, (1) Fire Alarm System, (1) Miscellaneous, (5) Residential Fence, (7) Residential Shed/Bldg. (Less than 1,000 sq. ft.), (1) New Single-Family Home, ((1) Residential Addition, (4) Residential Decks, (1) Residential Deck Roof, (1) Residential Generator, (7) Residential Pool or Hot Tub, (6) Residential Solar Panels, (39) Total Permits Issued, (23) Occupancy Permits, (70) Total Building Inspections Performed.

Total Construction Value	\$1,482,357.00
Zoning	\$ 1,950.00
Building Fee	\$ 5,849.10
Technology Fee	\$ 185.00
PA UCC Fee	\$ 103.50
Occupancy	\$ 350.00
Fire Permit Fee	\$ 750.00
Sewer Tap	\$ 4,634.99
Total Fees Collected	\$ 13,822.59

- A motion was made by **DODDATO**, seconded by **O'DONNELL**, and carried to accept the Department of Community Development report.

POLICE AND EMS REPORT

Chief Cokus presented the June 2023 Police and EMS Reports.

The police responded to 2,000 calls for service during the month of June 2023. There were (12) Arrestees, (1) DUI Arrests, (12) Traffic Citations, and (4) Non-Traffic Citations.

There were (30) Total Part I Crimes: (7) Assault, (22) Larceny, and (1) Motor Vehicle Theft. There were (28) Total Part II Crimes: (4) Fraud, (1) Embezzlement, (1) Stolen Property, (4) Vandalism, (1) Family Offense, (2) DUI, (1) Drunkenness, (8) Disorderly, (6) All Other.

Northwest EMS reported a total of 126 Emergency and Non-Emergency 911 Responses. There were 125 emergency calls with an average response time of 8 minutes and 18 seconds. Total highest priority was 73 calls with an average response time of 7 minutes and 0 seconds.

- A motion was made by **DODDATO**, seconded by **O'DONNELL**, and carried to accept the Police and EMS reports as read.

FIRE REPORT

Chief Hamilton presented the Fire Report for June 2023.

Total activity for the North Fayette Volunteer Fire Department (34) calls. Total calls for 2023 in North Fayette Township (175).

Chief Hamilton stated that things are going well with the part-time staff. They are trying to fill out the schedule.

Chief Hamilton said that they are approximately 2 weeks away from getting QRS service for responding with EMS to calls up and running. Additionally, all the hose and ground ladders for the department has been tested.

Mr. Doddato asked if the food trucks were going well.

Chief Hamilton said they have them up at the fire department every other Monday and they are going very well. They are going to try and schedule the next one around the same time as the grand opening for the park.

- A motion was made by O'DONNELL, seconded by DODDATO, and carried to accept the Fire Report.

ENGINEER'S REPORT

Shawn Wingrove presented LSSE's monthly Engineer's Report dated July 10, 2023.

2023 Roadway Improvements: The pre-construction meeting was held on May 24, 2023. Work at Hankey Farms Park anticipated for July. Roadway paving anticipated for late August.

2023 Road Maintenance - Seal Coat: The pre-construction meeting to be scheduled for the week of July 10, 2023.

Park Lane Drive/Summit Park Drive Sidewalks: Work began week of June 19, 2023. Construction is ongoing.

North Fayette Boulevard: LSSE to prepare bid documents for bidding of first contract for grading and E&S Controls.

Mr. Morosetti asked if something could be done with the fence around the retention pond at The Pointe.

Mr. Felton and Mr. Mangan said they would take a look at it.

- A motion was made by DODDATO, seconded by O'DONNELL, and carried to accept the Engineer's Report.

TREASURER'S REPORT

Mr. O'Donnell stated that the Treasurer's Report was not finished for the month of June. He said he will have the report for June and July at the August meeting.

SOLICITOR'S REPORT

Ms. Cromer presented the confidential Solicitor's Report. She didn't have anything to add but would like to provide some updates in executive session in regard to potential land acquisition associated with North Fayette Boulevard and updated in regard to condemnation litigation as well as personnel issues.

- A motion was made by DODDATO, seconded by O'DONNELL, and carried to accept the Solicitor's Report.

ASSISTANT TOWNSHIP MANAGER

Mr. Hartwell stated that the Transportation and Business Improvement Authority needs to have 5 people appointed by the board. Ms. Cromer is ready to move forward with that as soon as the board identifies who they would like to appoint. One of the members has to be nominated by the school board, so we will need to reach out to them.

TOWNSHIP MANAGER

Mr. Mangan wanted to thank the crew that cleaned up at The Pointe on Saturday. He also wanted to thank Chief Cokus for taking the lead on that. We adopted a highway, and the signs should be coming in soon.

Mr. Mangan stated that the racetrack officially sold on July 5th. The new owner lives in North Fayette, so he plans to reach out to them. He said they do plan on keeping it as a racetrack.

Mr. Mangan wanted to compliment Public Works on all the work they have done at the park.

SUPERVISOR DODDATO

Mr. Doddato wanted to thank Chief Cokus and all the officers and employees that came out and helped with the cleanup.

Mr. Doddato stated that Maryann Wiesner has done a wonderful job taking and categorizing all of the assets of the township and preparing them for Maher Duessel.

SUPERVISOR MOROSETTI

Mr. Morosetti said that he was looking at the warrant list. He wanted to know why \$1,200.00 was paid for tennis. He wanted to know if there was a tennis pro that came in.

Ms. Hildebrand said yes that is a combination of all the seasons. They do tennis programs in the spring, summer, and fall.

SUPERVISOR O'DONNELL

Mr. O'Donnell didn't have any comments.

PAYROLL & INVOICES

- A motion was made by **DODDATO**, seconded by **O'DONNELL**, and carried to approve the payment of payroll and invoices as listed.

APPROVAL OF MEETING MINUTES

- A motion was made by **MOROSETTI**, seconded by **O'DONNELL**, and carried to approve the minutes from the June 27, 2023, Board of Supervisors Meeting.

OLD OR UNFINISHED BUSINESS

There was no old or unfinished business.

NEW BUSINESS

- A motion was made by **DODDATO**, seconded by **O'DONNELL**, and carried to adopt Resolution No. 48-23, a resolution authorizing the execution of an easement encroachment agreement for Allegheny County Parcel ID 798-P-317 (116 Village Circle).

Roll Call:	Bob Doddato	Yes
	Jim Morosetti	Yes
	Mark O'Donnell	Yes

- A motion was made by **O'DONNELL**, seconded by **DODDATO**, and carried to adopt Resolution No. 49-23, a resolution granting preliminary and final plan approval to Erica Campbell for a simple subdivision application.

Roll Call: Bob Doddato Yes
 Jim Morosetti Yes
 Mark O'Donnell Yes

- A motion was made by **DODDATO**, seconded by **O'DONNELL**, and carried to adopt Resolution No. 50-23, a resolution granting Conditional Use approval to TK Robinson, LLC to allow a drive-thru associated with the Chick-fil-A restaurant located on Tax Parcel No. 412-B-3.

Roll Call: Bob Doddato Yes
 Jim Morosetti Yes
 Mark O'Donnell Yes

- A motion was made by **O'DONNELL**, seconded by **DODDATO**, and carried to adopt Resolution No. 51-23, a resolution granting Conditional Use approval to Key Development Partners LLC to allow a Shopping Center on Tax Parcel No. 412-B-2.

Roll Call: Bob Doddato Yes
 Jim Morosetti Yes
 Mark O'Donnell Yes

- A motion was made by **DODDATO**, seconded by **O'DONNELL**, and carried to adopt Resolution 52-23, a resolution granting preliminary and final land development plan approval with conditions for the Chick-fil-A Drive-Thru Improvements Land Development Application.

Roll Call: Bob Doddato Yes
 Jim Morosetti Yes
 Mark O'Donnell Yes

- A motion was made by **O'DONNELL**, seconded by **DODDATO**, and carried to adopt Resolution No. 53-23, a resolution granting preliminary and final land development plan approval with conditions for the Chick-fil-A Drive-Thru improvements Land Development Application.

Roll Call: Bob Doddato Yes
 Jim Morosetti Yes
 Mark O'Donnell Yes

- A motion was made by **DODDATO**, seconded by **O'DONNELL**, and carried to adopt Resolution No. 54-23, a resolution authorizing the Chairman and the Township Manager to execute all documents and agreements between the Township and the

Commonwealth Financing Authority to assist in obtaining a grant in the amount of \$3,000,000.00 under the Multimodal Transportation Fund to be used for the North Fayette Boulevard Improvements Project.

Roll Call: Bob Doddato Yes
 Jim Morosetti Yes
 Mark O'Donnell Yes

- A motion was made by O'DONNELL, seconded by DODDATO, and carried to approve Bond Reduction No. 15, a request to reduce the performance bond for the NFBP Phase 1 - Common Improvements Project from \$483,076.88 to \$348,827.82.

Roll Call: Bob Doddato Yes
 Jim Morosetti Yes
 Mark O'Donnell Yes

- A motion was made by DODDATO, seconded by O'DONNELL, and carried to enact Ordinance No. 510, an ordinance amending Chapter 21 of the Township Code to establish Part 6, to regulate Street Trees within the Township.

Roll Call: Bob Doddato Yes
 Jim Morosetti Yes
 Mark O'Donnell Yes

- A motion was made by MOROSETTI, seconded by DODDATO, and carried to table Ordinance No. 511, an ordinance amending Chapter 14, Part 4, of the Township Code to prohibit the parking of vehicles along certain public streets within the Township.

Roll Call: Bob Doddato Yes
 Jim Morosetti Yes
 Mark O'Donnell Yes

- A motion was made by O'DONNELL, seconded by DODDATO, and carried to adopt Ordinance No. 512, an ordinance amending the official zoning map to change the zoning classification of tax parcel ID No. 413-L-1 from "B-2 General Business" to "I-2 Heavy Industrial".

Roll Call: Bob Doddato Yes
 Jim Morosetti Yes
 Mark O'Donnell Yes

- A motion was made by DODDATO, seconded by O'DONNELL, and carried to authorize the publication of a legal notice providing public notice that at its meeting on

August 8, 2023, at 7:00 P.M., the Board of Supervisors will meet to consider and may enact Ordinance No. 514, an ordinance amending Chapter 1, Part 8 of the Township Code regarding Departmental Organization.

Roll Call:	Bob Doddato	Yes
	Jim Morosetti	Yes
	Mark O'Donnell	Yes

- A motion was made by O'DONNELL, seconded by DODDATO, and carried to authorize the publication of a legal notice providing public notice that at its meeting on August 8, 2023, at 7:00 P.M., the Board of Supervisors will meet to consider and may enact Ordinance No. 515, an ordinance amending Chapter 6, Part 4 of the Township Code to repeal and replace regulations regarding fireworks.

Roll Call:	Bob Doddato	Yes
	Jim Morosetti	Yes
	Mark O'Donnell	Yes

COMMENTS FROM THE FLOOR

There were no comments from the floor.

ADJOURNMENT

- A motion was made by DODDATO, seconded by O'DONNELL, and carried to adjourn the meeting to executive session at 7:46 P.M.
- A motion was made by O'DONNELL, seconded by DODDATO, and carried to adjourn executive session at 9:05 P.M.

Respectfully submitted,

Marlyn Jordan
Township Secretary