

**Minutes of the Regular Meeting
of the South Park Township**

Board of Supervisors

February 8, 2021

Pledge of Allegiance

Roll Call

Walt Sackinsky presiding. Board member Edward Snee and Brian Lucot were present. Also in attendance were: Karen Fosbaugh, Township Manager; Irving Firman, Solicitor; Dennis McDonough, Chief of Police; Tom Bonidie, Code Enforcement Officer; Aaron Laughlin, Director of Public Works; Carolyn Yagle, Planning Consultant; Joseph Sites, Gateway Engineers; and Dan Deiseroth, Township Engineer (via telephone).

Two or more members of the Board of Supervisors were together on the following occasions which were executive sessions, informational meetings, or Township-related events:

Monday, January 11, 2021 – After the regular meeting to discuss personnel issues.

Monday, February 8, 2021 – Prior to the regular meeting to discuss potential issues of litigation.

PLEASE BE INFORMED THAT THE TOWNSHIP OF SOUTH PARK RECORDS ALL PUBLIC MEETINGS AS PART OF THE MEETING MINUTES PROCESS.

ANYONE SPEAKING THIS EVENING IS REQUESTED NOT TO REPEAT THE SAME POINTS ADDRESSED AT A PRIOR MEETING. RESIDENTS ARE REMINDED THAT THE BOARD OF SUPERVISORS IS REGULATED TO ADHERE TO EXISTING ORDINANCES.

THE AUDIENCE AGENDA WAS PLACED ONLINE FOR RESIDENTS WHO MAY WISH TO OFFER PUBLIC COMMENT OR ASK A QUESTION WHICH WILL BE ENTERED INTO THE RECORD AT THE MEETING THIS EVENING. COMMENTS/QUESTIONS WERE TO BE SUBMITTED NO LATER THAN 4:00 P.M. TODAY. Mrs. Fosbaugh stated for the record that no emails or comments were received.

Call on the People

Sharon Guzek, 4131 Woodland Ave. – Ms. Guzek stated that she is also part owner of the house at 4130 Woodland Ave., and she has lived here for more than 65 years. She commented on the decision to only partially widen Woodland Avenue and mentioned that the previous solicitor stated that Woodland Avenue must be brought up to standards in order to be

approved. She remarked that by not bringing all of Woodland Avenue up to standards would be very unsafe. Ms. Guzek added that a “No Left Turn” sign coming off Zenith Lane would be very difficult to enforce, and it does not prevent vehicles coming down or up Woodland Avenue. She commented that it is almost impossible for two vehicles to currently pass without adding a walking path. She stated for the record that this decision could create a very unsafe condition. If it is not the developer’s responsibility, then Ms. Guzek feels that the Township should bring Woodland Avenue up to standards.

Donna Stewart, Woodland Ave. - Ms. Stewart thanked the Board of Supervisors for listening to their comments and providing a call-in number. She stated that she agrees with Ms. Guzek’s comments. Ms. Stewart mentioned that she had submitted questions to the Township a couple of weeks ago, and Ms. Yagle responded to them. They were reviewed at the Planning Commission meeting, but she would like the questions on record at the Board of Supervisors’ meeting. One of her questions was concerning Ordinance #683 which mentioned a secondary access to the TOD site to allow emergency and public vehicles to readily access the TOD site. Ms. Stewart inquired as to the secondary access off Woodland Ave. She stated that Ms. Yagle responded that there is one off Summit Drive, connecting the existing Brownsville Road, and Crown Drive which connects to the existing Wood Street. Ms. Stewart remarked that there is no access road that would connect the new Zenith Lane to another access site, and she believes that it is unsafe. Another question relative to Ordinance #683 pertained to access to the T. It is her understanding that part of the TOD requirements was to have the new development have direct access to the T, and she does not believe that Woodland Avenue, Zenith Lane, and the new development off Woodland Avenue would connect to any type of transit. Ms. Stewart stated that Ms. Yagle’s response was that Summit Drive provides vehicle access to the transit facility via connection to Brownsville Road, and Zenith Lane is connected to the transit facility by the existing roadway network, via Woodland Avenue, High Street, and Pleasant Street. Ms. Stewart commented that if Zenith Lane is connecting to an existing roadway, she does not believe that it is part of the new TOD development. Her last issue is concerning the Noise Ordinance, and she requested that a copy be provided to her so that she is aware of when construction work is permitted. She inquired as to who she should contact when there is a violation to the Noise Ordinance.

Action on Minutes

Motion by Mr. Snee, seconded by Mr. Lucot, to approve the minutes of the Public Hearing held on January 11, 2021, to receive testimony on the Conditional Use Application submitted by Allegheny County, with regard to the property located at the intersection of McConkey Road and Corrigan Drive. All members voted aye. Motion carried.

Action on Minutes Motion by Mr. Snee, seconded by Mr. Lucot, to approve the minutes of the regular meeting of the Board of Supervisors held on January 11, 2021. All members voted aye. Motion carried.

Action on Invoices Motion by Mr. Snee, seconded by Mr. Lucot, to approve the payment of invoices for the month January, 2021. All members voted aye. Motion carried.

Action on Bids – 2021 Restoration of Various Streets Motion by Mr. Snee, seconded by Mr. Lucot, to accept the bids received on Wednesday, February 3, 2021, with regard to the project identified as the 2021 Restoration of Various Streets; and awarding the bid to the lowest responsible bidder, being Alex E. Paris Contracting Co., in the amount of \$401,302.63, contingent upon the receipt of the appropriate bonding and insurance certificates prior to the onset of the project, as recommended by the Project Engineer. All members voted aye. Motion carried.

Action on Bids – 2021 Township-Wide Sanitary Sewer Project Motion by Mr. Snee, seconded by Mr. Lucot, to accept the bids received on February 3, 2021, with regard to the project identified as the 2021 Township-Wide Sanitary Sewer Project; and awarding the bid to the lowest responsible bidder being JetJack, Inc., as follows:

Base Bid	\$213,050.00
Alternate	<u>\$42,250.00</u>
Total Bid	\$255,300.00

as recommended by the Project Engineer, contingent upon the receipt of the appropriate bonds and fees prior to the onset of the project. All members voted aye. Motion carried.

Action on Minor Subdivision – Summit Station Phase 1 – Subdivision of Parcel No. 14 – Preliminary and Final Approval Motion by Mr. Snee, seconded by Mr. Lucot, to approve granting preliminary and final approval to the minor subdivision identified as Summit Station Phase 1 – Subdivision of Parcel No. 14, as submitted by NVR, Inc., to be located at 4027-4035 Crown Drive, as recommended by the Planning Commission, Township Engineer, and Planning Consultant. All members voted aye. Motion carried.

Action on Minor Subdivision – Summit Station Phase 1 – Subdivision of Parcel No. 18 – Preliminary and Final Approval Motion by Mr. Snee, seconded by Mr. Lucot, to approve granting preliminary and final approval to the minor subdivision identified as Summit Station Phase 1 – Subdivision of Parcel No. 18, as submitted by NVR, Inc., to be located at 4044-4052 Crown Drive, as recommended by the Planning Commission, Township Engineer, and Planning Consultant. All members voted aye. Motion carried.

**Action on Major
Subdivision –
Summit Station
Phase 2 – Final
Approval –
Woodland Avenue,
Pinnacle Way and
Crown Drive**

RJ Sabatino, Mero South Park Ventures – Mr. Sabatino explained that they are present for the final development plan for Phase 2 of the Summit Station Development. He continued explaining that there are 58 single family lots, with a combination of single family attached and detached. This phase is primarily an extension of existing roadways, with the exception of Woodland Avenue. They will be widening Woodland Avenue, as requested. They are also adding a sidewalk and a guardrail for additional safety. He added that they feel all of Ms. Stewart’s questions from previous meetings have been adequately answered.

Ms. Yagle – Ms. Yagle explained that there is an opportunity with the pedestrian connection between Woodland Avenue and over towards the east, and eventually heading down to the transit facility, to have a pedestrian connection. The grading has been identified to be feasible for the pedestrian connection, making this an alternative route between the vehicular traffic and the pedestrian connection. Mr. Sackinsky asked if Ms. Yagle had received any further questions since the Planning Commission meeting. She responded that other than the pedestrian connection, which she has just addressed, she has not received any other questions from a planning perspective.

Mr. Deiseroth – Mr. Deiseroth commented that the developer, as a part of the overall plan, prepared a traffic study; and the traffic study considered the extension of a road off Woodland Avenue. The traffic study indicated that there were no improvements required, mostly because it is a small 18-lot subdivision off a local road. Any traffic related to the 18 lots is considered minimal in terms of other required improvements. He and Mr. Sites have inspected the road with the developer and agree that the road needs to be improved. Their recommendation was to ask the developer to improve the road to Zenith Lane. The easiest way to navigate to the new street will be off High Street, onto Woodland Avenue, then on to Zenith Lane. Therefore, he feels that the road needs to be up to standard to enter on to Zenith Lane, and they do not want to encourage traffic to go there. The traffic engineer recommended no left turns. In order to have pedestrian safety coming out of the plan and going over to the Summit Station development, a sidewalk was requested and installed by the developer. There is also a trail that the developer will be constructing to also connect into the Summit Station development. He is asking the developer to do everything that he can do. The Township’s Planning Code can require developers to do adjacent site improvements. Where the developer’s property touches an existing Township street, such as this, he is required to develop his half of the road to Township standards. He is required to do that up to Zenith Lane. Beyond Zenith Lane, they are asking the developer to install a sidewalk connecting to the major part of the development. In Mr. Deiseroth’s opinion, the improvements that will be installed are sufficient to address the development and adequate to address South Park Township’s standards and ordinances. It is their

recommendation to proceed with the plan as submitted, with the contingencies listed on the agenda this evening.

Ms. Stewart – Ms. Stewart commented that Mr. Deiseroth was indicating that vehicles coming out of Zenith Lane, and making a right-hand turn onto Woodland Avenue, would have no reason to make a left turn. However, there are vehicles coming up the street; and just because they are not going to make the right turn, does not necessarily mean that other vehicles are not going to come around as they are making the right-hand turn. She inquired as to where the sidewalk will be installed. She remarked that because of local traffic, all of Woodland Avenue needs to be improved. Mr. Deiseroth explained that the sidewalk will be constructed from Zenith Lane to the trail that leads to the major part of the development. Ms. Stewart expressed her concern relative to the narrow roadway being a hazard. Ms. Yagle explained that the pedestrian connection is from Zenith Lane, to Woodland Avenue, and then down to the major portion of Summit Station’s overall master plan. If pedestrians chose to do so, they would be able to navigate to the T-Station using that connection.

Ron Sabatino, Mero South Park Ventures – Mr. Sabatino commented that the same will be true for the next Phase on Cardox Road. Cardox Road will only have one new road entering from Brownsville Road. It will also have a walkway connection to the main part of Summit Station. Ms. Stewart responded that she does not see a correlation between Cardox Road and Woodland Ave. It is her understanding that Cardox Road goes to Brownsville Road and then to Route 88. If you have a road coming off Cardox Road, emergency vehicles would have access to Route 88.

Motion by Mr. Snee, seconded by Mr. Lucot, to approve granting final approval to the major subdivision identified as the Summit Station Phase 2 Plan, to be located in the vicinity of Woodland Avenue, Pinnacle Way and Crown Drive, contingent upon all outstanding issues outlined in the letter dated January 26, 2021, being addressed prior to the onset of construction activities as follows:

A. A cost estimate for site amenities bonding, both for public and private improvements, must be submitted for review after the final plan approval prior to the onset of construction activities;

B. A DEP General Permit has been submitted to the Allegheny County Conservation District for the trail to Summit Drive pipe crossing. A copy of the permit approval letter must be submitted to the Township upon receipt, prior to the onset of construction activities;

C. A copy of the correspondence submitted by the Allegheny County Conservation District approving the Erosion and Sedimentation Control Plan must be provided, in addition to the amended approval of the NPDES permit for the project, prior to the onset of construction activities;

D. The Developer and the Township must enter into an agreement for ownership, maintenance, and escrow for storm sewers and/or storm water management systems and/or facilities, being Section 112.26-Stormwater Management, prior to the onset of construction activities;

E. A fully executed Developer's Agreement by and between the Township and the Developer, accompanied by the appropriate bonds and fees, must be in place prior to the onset of construction activities;

as recommended by the Township Engineer, Planning Consultant and Planning Commission. All members voted aye. Motion carried.

Action to Authorize the Preparation and Advertisement of an Ordinance Addressing Airbnb Facilities

Motion by Mr. Snee, seconded by Mr. Lucot, to approve authorizing the preparation and advertisement of an Ordinance amending Ordinance No. 556, "Zoning," as it pertains to Airbnb facilities; and scheduling a public hearing for May 10, 2021, at 6:30 p.m., with action on said Ordinance anticipated to take place at the regular meeting of the Board of Supervisors immediately following. All members voted aye. Motion carried.

Action on Sanitary Sewer Easement Agreement – Summit Station Phase II – Township of South Park and Shellie Spero

Motion by Mr. Snee, seconded by Mr. Lucot, to approve the Sanitary Sewer Easement Agreement by and between Shellie Spero ("Grantor") and the Township of South Park ("Grantee"), which defines the terms and conditions for the conveyance of a 20' permanent easement and right-of-way by the Grantor to the Grantee, in accordance with the plan prepared by GAI Engineers dated December 30, 2020, being GAI File No. C160369-05-000-00-V-ACAD2018, the aforesaid easement located on the following three (3) parcels owned by the Grantor: (1) 3608 Edgewood Street (Lot/Block No. 886-J-210); (2) vacant land on Wood Street (Lot/Block No. 886-J-222); and (3) vacant land on Wood Street (Lot/Block No. 886-J-228), the purpose of said easement is for the construction reconstruction, replacement, maintenance, modification, repair and/or extension of the sanitary and/or storm water lines and appurtenances in the Summit Station Phase II plan, as recommended by the Township Solicitor and Township Engineer. All members voted aye. Motion carried.

Action on Hiring of Part-Time Litter Collection Employee – Larry Bruce McGlothlin – Maple Drive

Motion by Mr. Snee, seconded by Mr. Lucot, to approve the employment of Larry Bruce McGlothlin, Maple Drive, to fill the part-time position of litter collection employee with South Park Township, at a rate of \$11.25 per hour, with a maximum of 20 hours of employment per month. All members voted aye. Motion carried.

**Action on
PennVEST Loan –
Clairton Municipal
Authority – Phase II
of the CMA
Expansion Project**

Motion by Mr. Snee, seconded by Mr. Lucot, to approve the request submitted by Clairton Municipal Authority (CMA) in correspondence dated January 22, 2021, to obtain additional financing via a PennVest Loan in an amount not to exceed \$23,000,000.00, for a term of twenty (20) years, with an interest rate of one percent (1%) per annum, and with the funding to be restricted solely to the completion of Phase II of the CMA Expansion Project. CMA has indicated the entity will be responsible for the interest payments for a period of three (3) years. All members voted aye. Motion carried.

**Action on
Membership
Agreement – Steel
Rivers Council of
Governments
Regional Training
Complex**

Motion by Mr. Snee, seconded by Mr. Lucot, to approve the Membership Agreement for the Steel Rivers Council of Governments (SRCOG) Regional Training Complex, which defines the terms and conditions for the participation of the members of the South Park Township Police Department in training activities at the Complex, as recommended by the Chief of Police. All members voted aye. Motion carried.

**Action to Authorize
the Purchase of
Vehicles – SHACOG
Purchasing Alliance
– South Park
Township Police
Department**

Motion by Mr. Snee, seconded by Mr. Lucot, to approve the request submitted by Chief Dennis M. McDonough to purchase two (2) 2021 Ford Police Utility Vehicles with extended warranties, from the firm Laurel Ford Group, Windber, PA, under the auspices of the South Hills Area Council of Governments (SHACOG) Purchasing Alliance as follows:

Two (2) 2021 Ford Utility Vehicles – Base Price	\$64,770.00
Two (2) Extended Warranties – 72 months/100K miles	<u>\$ 3,900.00</u>

TOTAL COST: \$68,670.00

All members voted aye. Motion carried.

**Action on Training
Request – Directors
201 by PALS –
Library Director
Amanda DeKnight**

Motion by Mr. Snee, seconded by Mr. Lucot, to approve the attendance of Library Director Amanda DeKnight to a virtual training session sponsored by the Pennsylvania Library Association entitled, “Directors 201 by PALS,” on the following dates: March 4, March 11, and March 25, and April 8, 2021, at a total cost to the Township of \$85.00. All members voted aye. Motion carried.

**Action on MS4
Report**

Mrs. Fosbaugh stated that the following is the MS4 Report for January, dated February 8, 2021. She explained that MS4 is an acronym for Municipal Separate Storm Sewer System:

1. The members of the Public Works Department are keeping the inlets free of leaves, debris, snow and ice, particularly since we are in the winter months. The Board of Supervisors also took action this evening to hire a new part-time employee to collect litter on Township streets to prevent trash from impacting the function of stormwater inlets.

2. The Public Works Department did not rebuild any inlets in January due to the inclement weather conditions.

3. A manhole on Brownsville road in the vicinity of Wood Street was replaced with a lamphole. The sanitary sewer pipe is being relined to prevent the infiltration of stormwater into the sanitary sewer system in this area. The project is being completed under a Community Development Grant in the amount of \$37,000.00, at no cost to the Township.

4. The bid was awarded this evening for the 2021 Road Program. The Public Works Department will be evaluating methods to control stormwater emanating from downspouts and French Drains on Zupancic Drive prior to paving.

5. The Public Works Department tied in three problematic rain leaders and a road drain on Westchester Road which will prevent icing on the street and limit contamination of the fresh water supply. A similar situation was also addressed on Springvale Drive.

6. The Administrative Assistant and the Local Government Academy intern have been scanning existing sanitary sewer tap-in drawings into the ESRI data base for easy reference. The drawings for approximately 104 streets have been scanned. The project will enable the members of the Public Works Department to more easily access critical sanitary sewer information when out in the field, particularly in emergency situations. The members of the Public Works Department have also been mapping stormwater lines in the field with the ESRI device.

7. It is anticipated that outfall testing will be initiated in 2021. The scope of the work has yet to be determined. The Administrative Assistant will be participating in a virtual class on February 19th that will address outfall inspections.

8. It was previously reported that repairs were made to a hillside slide on Ridgeway Drive in 2020. The project was completed last summer and included a new wall and guiderail to prevent erosion from runoff under the umbrella of the 2021 Road Program.

9. The Board took action this evening on the 2021 Township-Wide Sanitary Sewer Program. The repair to the deteriorating stormwater line, originating on Jackpine Drive and directing stormwater over the hillside, was included in the bid award and will be corrected this year.

Motion by Mr. Snee, seconded by Mr. Lucot, to approve the MS4 Report for the month of January, 2020. All members voted aye. Motion carried.

Police Chief's Report The Police Chief's report for the month of January, 2021:

Calls for Service	613
Arrests	4
Traffic Citations	11
Warnings Issued	46
Reportable Accidents	5
Non-Reportable Accidents	9
Fire Calls	10
Emergency Medical Assists to Tri-Community EMS	61
Deer Struck By Vehicle	5

Motion by Mr. Snee, seconded by Mr. Lucot, to accept the Police Chief's report for the month of January, 2021. All members voted aye. Motion carried.

**Supervisors'
Comments**

Mr. Lucot – Mr. Lucot thanked everyone for attending the meeting.

Mr. Snee – Mr. Snee had no comments.

Mr. Sackinsky – Mr. Sackinsky had no comments.

Adjournment

Motion by Mr. Lucot, seconded Mr. Sackinsky to adjourn the meeting. All members voted aye. Motion carried.

Time: 7: 44 p.m.