



**TOWNSHIP OF NORTH FAYETTE  
BOARD OF SUPERVISORS  
INFORMATION AND GENERAL AFFAIRS MEETING  
MUNICIPAL BUILDING  
7:15 P.M.**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

**Board of Supervisors:** James Morosetti, Chairman  
Bob Doddato, Vice Chairman  
Mark O'Donnell, Treasurer

**Township Manager:** James Mangan

**Assistant Township Manager:** Andrew Hartwell

**Chief of Police:** Donald Cokus

**Solicitor:** Michele Cromer

**Township Secretary:** Marlyn Jordan

4. PUBLIC COMMENTS

Comments from the floor regarding Agenda items.

5. REPORTS

6. Department of Public Works

- Patrick Felton, Director, Public Works

7. Road Master's

7.1. Call for a motion to accept the Road Master's Report

Documents:

[ROAD REPORT .PDF](#)

8. Department of Budget & Finance

9. Department of Recreation

- Darlene Hildebrand, Director, Recreation

9.I. Recreation Report

Documents:

[RECREATION REPORT.PDF](#)

10. Department of Community Development

- Andrew Hartwell, AICP, Director, Community Development

10.I. Call for a motion to accept the Department of Community Development Report

Documents:

[COMMUNITY DEVELOPMENT REPORT.PDF](#)

11. Department of Public Safety

- Police & EMS
  - Donald Cokus, Chief, Police Department
- Fire
  - Gary Hamilton, Chief, Fire Department

11.I. Call for a motion to accept the Police and EMS Reports

Documents:

[POLICE REPORT.PDF](#)  
[POLICE CRASH REPORT.PDF](#)  
[POLICE MCSAP REPORT.PDF](#)  
[EMS REPORT.PDF](#)

11.II. Call for a motion to accept the Fire Report

Documents:

[FIRE REPORT.PDF](#)

12. Assistant Township Manager

- Andrew Hartwell

13. Township Manager

- James Mangan

14. SUPERVISOR COMMENTS

- Bob Doddato

- Jim Morosetti
- Mark O'Donnell

15. PAYROLL & INVOICES

15.I. Call for a motion to approve the payment of payroll and invoices as listed.

16. APPROVAL OF MEETING MINUTES

16.I. Call for a motion to approve the minutes from the July 12, 2022, Public Hearing and the July 12, 2022, Combined Meeting.

Documents:

[07 JULY 12, 2022 PH .PDF](#)  
[07 JULY 12, 2022 COMBINED.PDF](#)

17. OLD OR UNFINISHED BUSINESS

18. NEW BUSINESS

18.I. Call for a motion to hire Cameron Smith as a part-time police officer at a pay rate of \$26.45 per hour, effective July 3, 2022.

18.II. Call for a motion to adopt Resolution No. 36-22, a resolution authorizing the disposition of certain records by the police department.

Documents:

[RESOLUTION NO. 36.22.PDF](#)

18.III. Call for a motion to approve Bond Reduction No. 9, for the North Fayette Business Park, Phase 1 – Common Improvements, project from \$2,173,176.43 to \$2,034,987.75.

Documents:

[NF IND PARK PNRD FINAL PH 1 \(LSSE BOND REDUCTION NO. 9\).PDF](#)

18.IV. Call for a motion to approve Bond Reduction No. 2, for the Pointe West Plan 12B project from \$88,579.00 to \$7,700.00.

Documents:

[POINTE WEST PLAN 12B \(LSSE BOND REDUCTION NO. 2\).PDF](#)

18.V. Call for a motion to authorize payment to Wal-Mart Real Estate Business Trust, in the amount of \$3,500.00, for right-of-way acquisition associated with the Summit Park Complete Street Project, as recommended for approval by the Township Solicitor.

Documents:

[WALMART - ROW ACQUISITION LTR \(8-2-2022\).PDF](#)

18.VI. Call for a motion to adopt Resolution 37-22, a resolution approving that the acquisition and subsequent disposition by the Redevelopment Authority of Allegheny County of a parcel of vacant property known as block and lot number 584-P-50 is in accord with the 2014 Comprehensive Plan.

Documents:

[RES NO 37-22.PDF](#)

- 18.VII. Call for a motion to adopt Resolution No. 38-22, a resolution amending a revising the Schedule of Fees per Township Ordinances.

Documents:

[RES NO 38-22.PDF](#)

- 18.VIII. Call for a motion to appoint Andrew Hartwell as Executive Director of the North Fayette Transportation and Business Improvement Authority, effective August 9, 2022.
- 18.IX. Call for a motion to accept the resignation of Katherine Bartha as Operational Accounting Assistant in the Department of Budget & Finance, and to appoint her to the position of Administrative Assistant in the Department of Recreation, and to reclassify her as a part-time employee, effective August 31, 2022.
- 18.X. Call for a motion to accept the bid submitted by Cargill, Inc. in the amount of \$88.96 per ton for Rock Salt, bulk delivery, as submitted to the SHACOG Purchasing Alliance for its bid opening on July 30, 2022, and to authorize the Assistant Township Manager to execute the necessary SHACOG purchase agreement, as recommended for approval by the Director of Public Works.

Documents:

[CARGILL AGREEMENT \(8-9-2022\).PDF](#)  
[CARGILL ACCEPTANCE LTR \(8-9-2022\).PDF](#)

- 18.XI. Call for a motion to approve application EEA-2022-9, an easement encroachment agreement requested by Candice and Steven Yeckel, property owners of 105 Horseshoe Drive, Oakdale, PA, 15071, County Tax Parcel I.D. No. 798-C-43, to allow for the construction of a fence over, upon and across portions of the 30' Storm Sewer and Sanitary Sewer easement located on the rear of the property, and to authorize the Chairman of the Board of Supervisors to execute said agreement.

Documents:

[EEA - 105 HORSESHOE DRIVE \(YECKEL\).PDF](#)

- 18.XII. Call for a motion to ratify the action of the Township Manager to approve Partial Payment No. 1, in the amount of \$154,605.37, to J.S. Paris Excavating, Inc., for work completed on the 2022 Stormwater Improvements Project.

Documents:

[CONTRACT NO. 22-ST01 - PARTIAL PAYMENT NO. 1.PDF](#)

- 18.XIII. Call for a motion to approve Partial Payment No. 2, in the amount of \$152,334.88, to J.S. Paris Excavating, Inc., for work completed on the 2022 Stormwater Improvements Project.

Documents:

[CONTRACT NO. 22-ST01 - PARTIAL PAYMENT NO. 2.PDF](#)

- 18.XIV. Call for a motion to enter into an agreement with Edmunds Govtech, Inc., to provide

financial and budgeting software services, and to authorize staff to execute any required paperwork, as recommended for approval by the Assistant Township Manager.

- 18.XV. Call for a motion to adopt Ordinance No. 496, an amendment to the emergency management ordinance (Chapter 7, Part 1) authorizing reimbursement of certain costs and establishing protocols for addressing false emergency alarms.

Documents:

[ORD. 496 - FIRE FALSE ALARMS \(FINAL DRAFT\).PDF](#)

- 18.XVI. Call for a motion to adopt Ordinance No. 499, an amendment to the Zoning Ordinance to revise the minimum lot size requirements and to repeal and replace Article XII, Planned Neighborhood Development (PRD), in its entirety, as recommended for adoption by the Planning Commission.

Documents:

[ORD. 499 - PRD ZONING AMENDMENT \(FINAL DRAFT\).PDF](#)

- 18.XVII. Call for a motion to adopt Ordinance No. 500, an amendment to the Zoning Ordinance to establish a Traditional Neighborhood Development (TND) Mixed-Use Overlay District and regulations related thereto and to amend the Official Zoning Map (§27-301) to add the TND-Mixed Use overlay zoning district designation to several parcels located on or in the vicinity of Seabright Road, Kelso Road, and Steubenville Pike, as recommended for adoption by the Planning Commission.

Documents:

[ORD. 500 - TND OVERLAY ZONING AMENDMENT \(FINAL DRAFT\).PDF](#)

- 18.XVIII. Call for a motion to adopt Ordinance No. 501, an amendment to the Township Code of Ordinances to repeal Chapter 3, Construction Standards, and to enact a Public and Private Improvements Code (PPIC), as recommended for adoption by the Planning Commission.

Documents:

[ORD. 501 - PPIC \(FINAL DRAFT\).PDF](#)

- 18.XIX. Call for a motion to adopt Ordinance No. 502, an amendment to the Stormwater Management Ordinance (Chapter 19) to include various revisions relative to Public and Private Improvements Code (PPIC), as recommended for adoption by the Planning Commission.

Documents:

[ORD. 502 - SWM ORDINANCE AMENDMENT \(FINAL DRAFT\).PDF](#)

- 18.XX. Call for a motion to adopt Ordinance No. 503, an amendment to the Zoning Ordinance to include various revisions relative to the Public and Private Improvements Code, as recommended for adoption by the Planning Commission.

Documents:

[ORD. 503 - PPIC ZONING AMENDMENTS \(FINAL DRAFT\).PDF](#)

- 18.XXI. Call for a motion to adopt Ordinance No. 504, an amendment to the Subdivision and

Land Development Ordinance to include various revisions relative to the Public and Private Improvements Code, as recommended for adoption by the Planning Commission.

Documents:

[ORD. 504 - PPIC SALDO AMENDMENT \(FINAL DRAFT\).PDF](#)

19. PUBLIC COMMENTS

19.I. Comments from the floor

20. ADJOURNMENT

**Upcoming Meetings:**

Planning Commission	Thursday, September 1, 2022
Information & General Affairs	Tuesday, September 13, 2022
Parks and Recreation	Monday, August 15, 2022
Zoning Hearing Board	Thursday, August 25, 2022
Board of Supervisors	Tuesday, August 23, 2022