

**BOARD OF COMMISSIONERS INFORMATIONAL
AND GENERAL AFFAIRS MEETING MINUTES**

July 26, 2021

The Informational and General Affairs Meeting of the Board of Commissioners of the Township of Upper St. Clair, duly advertised and posted in accordance with law, was called to order at approximately 7:30 PM, Monday, July 26, 2021, in the Board of Commissioners' Meeting Room, Township Municipal Building, 1820 McLaughlin Run Road, Upper St. Clair, PA 15241.

PRESENT: Commissioner Paoly Vice President
 Commissioner Burlingame
 Commissioner Enck
 Commissioner Orchowski
 Commissioner Plutko

 Mark S. Mansfield Assistant Township Manager
 Mark P. Romito Director of Finance
 Adam A. Benigni Director of Planning & Community Development
 Irving S. Firman Township Attorney
 Jennifer Slagle, P.E. Township Engineer
 Laura Long Recording Secretary

EXCUSED Commissioner Christie President
 Commissioner Pardini
 Matthew R. Serakowski Township Manager

PUBLIC: Approximately 16 people attended.

CITIZENS' COMMENTS

Ms. Diane Unetich, 1811 Woodland Circle, stated that she is a Ward 2 resident and attended the June Informational and General Affairs Meeting to propose that the Township consider creating dedicated pickleball facilities. She expressed that since it had been suggested that resident interest would help the Board to make any potential decisions, she brought a group of interested residents who share her enthusiasm for pickleball to speak at this meeting as well.

Ms. Unetich briefly discussed what is happening with pickleball throughout the country and locally, sharing that the Pittsburgh Convention Center will host a tournament this August with roughly 700 players and 31 courts. She shared that she and her husband are referees which has created opportunities to see how local communities accommodate the pickleball community. She referenced a state park in Kentucky with 16 dedicated pickleball courts, an independent facility in

Florida with 24 courts, and a restaurant, Chicken and Pickle, in the Midwest that combines the recreation of pickleball courts with drinks and dining.

Ms. Unetich stated that given the scope and quality of Upper St. Clair Township, it would be obvious to be on par with one of the top-notch facilities she previously mentioned. She proposed that the Township start small with six (6) courts. Since it had been suggested at the previous meeting to bring creative ideas and potential solutions to her next visit, she expressed an idea of creating a dedicated pickleball facility from scratch at the Community & Recreation Center.

Conversation between the Board of Commissioners and Ms. Unetich ensued regarding the following topics:

- The potential of resident vs. non-resident fees
- The importance of completing the recent survey regarding the Morton Field Complex Master Plan to provide data that can be used in the future when the Board may consider any potential action
- The Township's progress with potentially utilizing Trotwood Park in the interim
- While some residents may have interest in a private facility, Ms. Unetich confirmed that her group is interested in a Township facility
- The importance of balancing the pressures of not raising taxes against the capital money and ongoing maintenance expenses that would be needed for a dedicated facility
- Planning for the potential conflicts of scheduling who would use the facility and when

Ms. Gloria Dunkle, 273 Maple Ridge Drive, Canonsburg, addressed the Board and shared that a group of residents in her community independently raised approximately \$60,000 to create six (6) dedicated pickleball courts. The group started with 25 people and in less than two (2) years it has grown to 300 people. She shared that this sport can be played with the entire family from generation to generation.

In response to Commissioner Orchowski's inquiry, Ms. Dunkle stated that the resident group manages the scheduling of usage.

Ms. Laura Lund, 2337 Englewood Drive, stated that she would like to speak on behalf of the kids, referencing her three (3) children who went through the Upper St. Clair school system and played pickleball. She indicated that the players often had a difficult time locating places to practice in preparation of yearly tournaments. She suggested that the grounds along McLaughlin Run Road near the volleyball sandpit and three (3) hole golf course be considered for a dedicated facility. She indicated that this location would be closer to the High School for the kids who enjoy the sport.

Ms. Cindy England, 115 Locust Lane, supported Ms. Lund's suggestion of proposing that the land along the creek near the McLaughlin Run Activity Center be considered for the dedicated facility. She indicated that this location is more central to the entire community which would make it more accessible to Upper St. Clair residents.

Commissioner Paoly thanked the residents in support of pickleball facilities for their comments and stated that he believes their message has been received loud and clear. He thanked their efforts in completing the Morton Field Complex Master Plan survey and indicated that there would be more to come on this matter in the future.

Mr. Richard McMillan, 3328 Ponoka Road in Brookside Farms, commended the Township Commissioners and Administration for following up on a concern he brought forward the previous month regarding a mound of dirt that had been placed on the public park area by a private resident. He stated that he would like to address a new concern today. Although the mound has since been removed, the resident has now planted about a dozen trees on a portion of the Township park property adjacent to their driveway. Mr. McMillan thanked the Board and Staff again for the efforts they have made and requested that they continue to look into this matter.

Commissioner Paoly thanked Mr. McMillan for his comments and stated that Township Administration would continue to follow up with him with any updates on the matter.

Commissioner Paoly asked if there were any other comments from the public and there were none.

INFORMATIONAL ITEMS

COMMUNITY DEVELOPMENT – OLD BUSINESS

None.

COMMUNITY DEVELOPMENT – NEW BUSINESS

None.

OTHER AGENDA AND DISCUSSION ITEMS

Discussion Re. Approval of Multi-Year Contract for Janitorial and Cleaning Services.

Mr. Mansfield stated on Tuesday, July 13, 2021 only one (1) of the four (4) pre-qualified vendors, Patton Building Services (“Patton”), Morgantown, WV, submitted a bid for Janitorial and Cleaning Services for both Township Buildings and/or the Community & Recreation Center (C&RC).

As expected, the pricing for these services increased. Pricing for the C&RC was approximately 19% higher than the expiring contract with Martins Maintenance. Pricing for “Township Buildings” was approximately 94% higher and Staff is therefore recommending rejecting Patton’s bid on “Township Buildings”.

Funding for these services is allocated under contractual services in the General Fund Budget and C&RC Fund Budget.

Staff is recommending that the proper Township Officials be authorized to enter into a four-year Janitorial and Cleaning Services Contract (three years plus one option year) with Patton for the C&RC only for a total of \$950,130, and reject Patton’s bid, with the intent to re-bid for Janitorial and Cleaning Services for the Township Buildings at the Regular Board Meeting on August 2, 2021.

Conversation between Commissioner Orchowski, Commissioner Paoly and Mr. Mansfield ensued regarding some of the staffing challenges with Janitorial and Cleaning Services companies and if it would make sense for the Township to assign or hire staff members to take on these services. Mr. Mansfield stated that there had been a discrepancy with the square footage included in the bid for the

Township building which is why there is an intent to re-bid for these services when the correct dimensions are provided in the future.

In response to Commissioner Orchowksi's inquiry, Mr. Mansfield stated that Staff is recommending to move forward with the C&RC contract since the current vendor will not be able to continue offering cleaning services and the level of cleaning detail needed for sterilizing the public facility.

Commissioner Paoly asked if there were any additional comments from the Board and there were none.

Discussion Re. Authorization of Contract for Spot Lining and Manhole Rehabilitation.

Mr. Mansfield stated on Tuesday, July 13, 2021 four (4) pre-qualified vendors submitted bids for the Township's Spot Lining and Manhole Rehabilitation contract. State Pipe Services, Inc., Cranberry Township, PA was the best responsible bidder in the amount of \$215,300.00.

The Funding source for the Spot Lining and Manhole Rehabilitation contract is allocated in the Sanitary Sewer Fund for Corrective Sewer Line Rehabilitation.

Staff will recommend the proper Township Officials be authorized to enter into a contract with State Pipe Services, Inc. in the amount of \$215,3500.00 at the August 2, 2021 Regular Meeting of the Board.

Commissioner Paoly asked if there were any additional comments from the Board and there were none.

Discussion Re. Authorization to Reject Bids for Manhole to Manhole Lining Contract.

Mr. Mansfield stated on Tuesday, July 13, 2021 four (4) vendors submitted bids for the Township's Manhole to Manhole Lining contract.

Staff will recommend that the proper Township Officials authorize the rejection of all four (4) bids at the August 2, 2021 regular Meeting of the Board.

Commissioner Paoly asked if there were any additional comments from the Board and there were none.

Discussion Re. 2022-2026 Capital Improvement Program.

Mr. Romito stated that a public hearing for the Five-Year Capital Improvement Program for 2022-2026 has been scheduled for August 2, 2021.

In accordance with Chapter 25-2 of the Township Code, Staff will prepare a Resolution for Board adoption for the presented Capital Improvement Program.

Commissioner Paoly asked if there were any additional comments from the Board and there were none.

GENERAL AFFAIRS

Review of the Informational and General Affairs Meeting Minutes of June 28, 2021.

Commissioner Burlingame moved to approve the Informational and General Affairs Meeting Minutes of June 28, 2021. This was seconded by Commissioner Enck and carried with a 5-0 voice vote.

Consideration of the July 2021 Bill Sheet.

Commissioner Enck stated that the Bill Sheet was reviewed and moved for approval of the July 2021 Bill Sheet, which was seconded by Commissioner Burlingame and approved with a 5-0 voice vote.

Acknowledge Receipt of Financial Statements for the Six-Month Period ending June 30, 2021.

Commissioner Enck stated that she reviewed the financial statements and asked Mr. Romito to share additional comments. Mr. Romito stated that he had no additional comments.

Commissioner Paoly acknowledged receipt of the Financial Statements.

ADDITIONAL COMMENTS

Mr. Tom Duerr, Allegheny County Council, introduced himself to the newer Board members and stated that he will be making a point to attend more Board meetings in person now that many of the Pandemic restrictions have lifted. He shared that he would be happy to assist the Board with anything that may come up on a County level.

In response to Commissioner Orchowski's inquiry, Mr. Duerr stated that all County Council members are on the Appointments Review Committee and that At-Large Council Member, Bethany Hallam, chairs the committee. He stated that he would be on the lookout for Commissioner Orchowski at his reappointment interview for the Air Pollution Control Advisory Committee.

Commissioner Paoly thanked Mr. Duerr for his comments.

ADJOURNMENT

Commissioner Burlingame moved to adjourn the Informational & General Affairs Meeting, which was seconded by Commissioner Enck. This was approved by a 5-0 voice vote and the meeting was adjourned at approximately 8:11PM.

Laura Long
Recording Secretary
July 26, 2021

LITIGATION REPORT - SUMMARY
TOWNSHIP OF UPPER ST. CLAIR
July 23, 2021

I. CASES WHERE TOWNSHIP IS PLAINTIFF

- A. Township of Upper St. Clair v. Barbara Jean Depp Family Trust (No. CV-192-2020) (Magistrate Arnoni).
- B. Township of Upper St. Clair v. Path Generations, LLC (No. CV-222-2020) (Magistrate Arnoni).

II. CASES WHERE TOWNSHIP IS DEFENDANT NOT DEFENDED BY INSURANCE CARRIER

NONE.

III. CASES WHERE UPPER ST. CLAIR IS DEFENDANT AND INSURANCE COMPANY IS DEFENDING

- A. Estate of Wendy Abbott vs. Bloomin' Brands Inc. et al., GD 20-6398 (Allegheny County).
- B. Jeffrey S. Valperga ey ux. vs. The Municipal Authority of the Township of Upper St. Clair, Township of Upper St. Clair, and Municipality of Bethel Park, GD 20-9879 (Allegheny County).
- C. HUD Fair Housing Complaint (Jason Depp)

IV. OTHER LITIGATION INCLUDING BANKRUPTCY MATTERS

V. LAND USE

M & D Properties - Land Use Appeal, SA 20-469 (Allegheny County) (Commonwealth Court of Pennsylvania).

VI. OTHER LEGAL MATTERS

- A. Redinger v. Allegheny County Health Department

- B. United States Environmental Protection Agency Action Pursuant To 33 U.S.C. §138
- C. Township of Upper St. Clair V. Sujilida, S.A. No. 19-000168
- D. M & D Properties Board of Viewers, No. GD20-10982