

BOARD OF COMMISSIONERS MEETING MINUTES

APRIL 4, 2022

The regular meeting and public hearing 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 7:30 PM on Monday, April 4, 2022, in the Board of Commissioners' Meeting Room, Township Municipal Building, 1820 McLaughlin Run Road, Upper St. Clair, PA 15241. The Pledge of Allegiance was recited by all present.

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

 Matthew R. Serakowski Township Manager
 Mark P. Romito Director of Finance
 Adam A. Benigni Director of Community Development
 Irving S. Firman Township Attorney
 Jennifer J. Slagle, P. E. Township Engineer
 Eileen L. Drake Network Deposition Services
 Amy Wiszczor Recording Secretary

EXCUSED: Mark S. Mansfield Assistant Township Manager

PUBLIC: Eight people attended

RECOGNITION

Commissioner Plutko presented a Proclamation to Mr. Chris Gmiter, Library Director and Ms. Colleen Miles, Head of Youth Services Librarian in recognition of National Library Week, April 3-9, 2022. The theme for this year is ***“Connect With Your Library”***.

Mr. Gmiter thanked the Board, Directors, and the community for their continued support. He stated that he has never seen a community who supports the library more than Upper St. Clair. He continued that the library is undergoing renovation this year and is expected to be completed by the end of this year.

PRESENTATION RE. MORTON FIELDS COMPLEX STUDY

Mr. Paul Besterman stated back on December 6, 2021, Ms. Heather Cuyler from Pashek MTR attended the Board of Commissioners' meeting to discuss the progress of the Morton Fields Complex Study. Ms. Cuyler is attending tonight's meeting to review those concerns and suggestions shared from the previous meeting and present an updated summary of the Morton Field Complex Master Plan Study.

Ms. Cuyler began her presentation stating that this is the third public meeting to discuss the Morton Field Complex Master Plan. She stated that Pashek MTR had a lot of public input for this plan. She summarized that they had excellent community engagement in the form of a website and a digital

questionnaire. They also worked with the Parks and Recreation Advisory Board, Upper St. Clair Athletic Association, Township Staff, Board of Commissioners, and had site visits.

From all the input, there were several renderings compiled. They looked at the connectivity for both pedestrian and vehicle traffic and accessibility. Ms. Cuyler stated that there were concerns for safety throughout the park, so they looked at how the participants are using the park and how they are watching the sports and where are they sitting. The first rendering included a building where patrons could watch over the fields while being out of the sun.

Moving forward, with the cost of the building and the space available to build it, it was decided that this was not a viable solution. So, Pashek MTR continued to get feedback from other groups, including pickleball. For the second rendering, Ms. Cuyler stated that they looked at how the pickleball courts and the support amenities could be built into the plan, but looking further into the topography of the Morton Complex, it was decided that the Morton Complex would not be the best location for pickleball courts.

For the third rendering, the pickleball courts were removed and they looked at more connectivity and ways to get accessibility to the lower fields. The slope from the ADA parking lot above the concession stand is very steep, so they needed to look at a way to get the patrons down from the parking lot to the lower field. A pedestrian path was added for accessibility. There was also some discussion to add bleachers into the hillside and provide some shade, but this was not feasible.

Ms. Cuyler continued with the final draft of the plan. This draft takes into consideration the concerns and suggestions from the previous meeting. In the next few years, the playground area would need to be replaced and shade added. There was concern from the last meeting that the drawing showed hedges which would be a safety issue because it would block the ability to see the children playing at the playground. Ms. Cuyler advised this was corrected and these will be trees in this location. The next correction was the bleachers at Field #2 were missing from the last rendition and have been added to the final draft. The electric car charging station was moved to a new location to alleviate congestion. Another concern was the congestion in the parking lot when patrons are being dropped off, so a designated drop-off area was created. The batting cages were also moved next to the warm-up area and a kids play area was also added below the warmup area near Field #1.

Ms. Cuyler confirmed for Commissioner Paoly that the two brown boxes shown on the drawing at the bottom of Field #1 are the batting cages and warm up area. She also confirmed that the kids play area would be below the warm-up area.

Commissioner Paoly asked if there were any questions from the Board.

Commissioner Orchowski commended Ms. Cuyler and Pashek MTR for their work on this plan. He continued by asking if one of the elements of the project was to remove soil and replace it on one of the slopes. Ms. Cuyler confirmed that it is the slope between Field #3 and Field #1. There was an analysis done on this slope and it did not find this to be a major concern deep into the slope. The issue with the slope is mostly due to storm runoff. It was recommended to remove the topsoil and replant it to stabilize the slope. This is included in the master plan.

Ms. Cuyler confirmed for Commissioner Orchowski that this plan is a recommendation of phases on how to pursue this project.

Mr. Serakowski also confirmed for Commissioner Orchowski that the Township views this as a recommendation and Staff is recommending the Board take action to accept the plan and allow the Staff to advise an implementation phasing plan. This would include additional engineering and give the Township a better idea of what can be accomplished and the availability of funding. This process would be the same as how the Staff handled the Boyce Mayview Master Plan. He continued there may be changes to the Morton Field Complex Master Plan based on the additional engineering results and availability of funding.

Commissioner Orchowski continued that he is also in favor of having the vehicle mobility improved at this site.

Ms. Cuyler stated for Commissioner Pardini that the cost associated with the Plan is approximately \$15 million. Discussion then ensued between Commissioner Pardini and Mr. Serakowski regarding the cost and availability of funding. Mr. Serakowski also confirmed for Commissioner Pardini that projects within this plan would go out for bid when it is time to do so.

Mr. Serakowski confirmed for Commissioner Burlingame that the next stage of this plan would include the prioritization of items that are within the plan.

Ms. Cuyler confirmed for Commissioner Enck that if the Township was to implement this entire plan that it would be the recommendation from Pashek MTR to start the project at the softball field. Ms. Cuyler continued that it all depends on when these items can occur due to the weather and funding that is in place.

Discussion ensued between Commissioner Orchowski and Mr. Serakowski regarding the turfing of the lower field and the reasons behind starting with this field. Ms. Cuyler also stated that the reason for starting with this field is because it is at the lowest point and collects a significant amount of storm water runoff.

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

Commissioner Paoly asked if there were any questions from the public.

Mr. Joe Krolczyk, 85 Warwick Drive, has been with the Athletic Association for 20 years and has also run the baseball program. He confirmed that the lower field is the most utilized field within Upper St. Clair. He stated that this field is used for kids' soccer, softball and baseball. He continued that this field is saturated with water during the months of April and May and this field would be the number one prioritization for fields.

Commissioner Burlingame asked Mr. Krolczyk about the durability of the field during the season to which he responded that it takes about 2 days for the water from the upper fields to get down to the lower field and the right side of the outfield is the worst area for water saturation which can be a safety issue. Mr. Krolczyk went on to say that the Public Works department does a great job on these fields.

Discussion continued between Commissioner Burlingame and Mr. Krolczyk regarding the dirt field and portable mounds.

Mr. David Rowles, 1417 Deep Wood Drive, is the President of the Windgate Homeowners Association and due to his issues with the detention pond in his plan, he shared his concerns for the stormwater runoff at the Morton Complex and if there is a detention pond to hold that water. Ms. Cuyler advised that there is an existing detention/retention pond at the Morton Field Complex that may need to be enlarged. This is included in the study.

Commissioner Orchowski mentioned that the Upper St. Clair High School has detention facilities that are underground, so this may be another solution for stormwater control.

Commissioner Paoly asked if there were any additional questions from the Board or the public and there were none.

Mr. Serakowski stated that Staff recommends that the Board take action and formally accept the plan that has been presented and studied over the past year and also direct the staff to develop a prioritization and implementation plan. The Staff will then report back to the Board on how to proceed and advise more engineering detail and funding availability. This may be accomplished by a simple motion and voice vote.

Commissioner Paoly thanked Ms. Cuyler for her presentation this evening.

MOTION AND VOTE TO ACCEPT MORTON SPORTS FIELD COMPLEX MASTER PLAN STUDY

Commissioner Burlingame moved to accept Morton Sports Field Complex Master Plan Study and direct Staff to develop a prioritization plan. This was seconded by Commissioner Plutko and carried with a 6-1 voice vote. Commissioner Pardini cast the negative vote.

REVIEW OF BOARD OF COMMISSIONERS' REGULAR MEETING MINUTES OF MARCH 7, 2022

Commissioner Burlingame moved to approve the Regular Meeting Minutes of March 7, 2022. This was seconded by Commissioner Orchowski and carried with a 7-0 voice vote.

PUBLIC COMMENTS

Mr. Renz Weinmann, 2528 Shenandoah Drive, stated his concerns to the Board regarding the steel guiderail along a portion of the Perimeter Trail on Morton Road. He is concerned that if a child or adult hit one of the steel guiderails while riding their bicycle that they could be injured. Mr. Weinmann shared photos of the guiderail with the Board and also displayed a wooden cap that could be placed on the top of the steel guiderails to cover the sharp edges.

Mr. Weinmann continued that he brought this issue to the attention of the Public Works Department, who directed him to attend a Board of Commissioners meeting to express his concerns.

In response to Commissioner Burlingame's question, Mr. Weinmann confirmed he is concerned, not only about the tops of the guiderails, but for anyone being injured from the sharp edges of the guiderail.

Commissioner Paoly asked Mr. Serakowski if the Township had investigated this issue in the past. Mr. Serakowski advised that the guiderail is there to guide the vehicles and keep them on the road.

He continued that there has been some discussion about building a buffer along the guiderail and Public Works is aware of this issue. He advised a resolution would not be done immediately, but the Township will continue to look into this issue. Mr. Serakowski thanked Mr. Weinmann for attending tonight's meeting and expressing his concerns.

Mr. Weinmann confirmed for Commissioner Orchowski that protection from the guiderails is needed only on certain sections of the trail along Morton Road.

Commissioner Paoly thanked Mr. Weinmann for sharing his concerns with the Board.

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

OLD BUSINESS

CONTINUED PUBLIC HEARING RE. PLC21-0017 – CHICK-FIL-A RESTAURANT – UNIFIED CONDITIONAL USE/PRELIMINARY AND FINAL LAND DEVELOPMENT APPROVAL

Mr. Benigni stated that this is the continued public hearing Re. PLC21-0017 – Chick-Fil-A Restaurant – Unified Conditional Use/Preliminary and Final Land Development Approval.

Mr. Benigni reviewed the public hearing procedures.

Commissioner Paoly asked if there was anyone wishing to testify that was not sworn in at the last meeting. There were none.

Mr. Benigni then entered Township Exhibit #15 into the record.

Mr. Benigni stated that the applicant is requesting approval of additions to the west and south sides of the existing building, canopies on the north and south of the building and a reconfiguration of the drive-through facility. The reconfiguration will add an additional drive-through lane around the building.

Mr. Benigni advised that Mr. Tyler Prime is available tonight on behalf of the applicant for any questions. Mr. Prime did clarify that the temporary buckets and posts will be removed and all items after the renovation will be permanent such as the bollards between the lane markings and the lanes themselves will be delineated with pavement markings.

Commissioner Paoly asked if there were any questions from Board.

In response to Commissioner Orchowski's question regarding the bollards, Mr. Prime advised the bollards are typically steel and concrete filled.

Commissioner Paoly asked if there were any additional questions from the Board or the public and there were none.

Mr. Benigni stated that Staff recommends that the public hearing be closed and that the Board of Commissioners grant approval subject to the conditions outlined in Bill No. 3-22. This may

be accomplished by a roll call vote.

MOTION AND VOTE TO CLOSE PUBLIC HEARING RE. PLC21-0017 – CHICK-FIL-A RESTAURANT – UNIFIED CONDITIONAL USE/PRELIMINARY AND FINAL LAND DEVELOPMENT APPROVAL

Commissioner Thomas moved to close the Public Hearing Re. PLC21-0017 – Chick-Fil-A Restaurant – Unified Conditional Use/Preliminary and Final Land Development Approval. This was seconded by Commissioner Enck and carried with a 7-0 voice vote.

MOTION AND VOTE TO ADOPT BILL NO. 3-22

Commissioner Enck moved to adopt Bill No. 3-22 Re. PLC21-0017 – Chick-Fil-A Restaurant – Unified Conditional Use/Preliminary and Final Land Development Approval. This was seconded by Commissioner Thomas and carried with a 7-0 roll call vote.

NEW BUSINESS

RECOMMENDATION RE. PLC22-1061 – AMENDMENT TO CHAPTER 106 OF THE TOWNSHIP CODE, ENTITLED “SEWERS AND DRAINS”

Mr. Benigni stated that Staff has recently reviewed Chapter 106 of the Township Code, “Sewers and Drains”, and has discovered a few numerical inconsistencies with Code references. This ordinance amendment will correct those inconsistencies so the Township can properly enforce the requirements of Chapter 106.

Staff recommends that the Board of Commissioners adopt Bill No. 4-22. This may be accomplished by a roll call vote.

Commissioner Paoly asked if there were any questions from the Board or public and there were none.

MOTION AND VOTE TO ADOPT BILL NO. 4-22

Commissioner Pardini moved to adopt Bill No. 4-22 to amend Chapter 106 of the Township Code, Entitled “Sewers and Drains”. This was seconded by Commissioner Burlingame and carried with a 7-0 roll call vote.

RECOMMENDATION RE. APPROVAL OF CONTRACTS

Mr. Serakowski reviewed the following contracts for the Board’s approval in accordance with the Township Code:

Landscape Structures, Inc. Delano, MN	Hays Park Playground Renovation	\$76,158.18
General Recreation, Inc. Newtown Square, PA	Wiltshire Park Playground Surface Replacement	\$65,675.00

Mr. Serakowski stated that a simple motion and voice vote will authorize the above action.

Commissioner Paoly asked if there were any questions from the Board.

In response to Commissioner Plutko's question regarding the life span of the playground surface, Mr. Serakowski stated it typically lasts seven to ten years.

Commissioner Paoly asked a question regarding the appearance of the equipment, to which Mr. Romito advised it will be typical playground structures including a slide, swing set and climbing structure and some interactive play for the younger children. There will be two separate sections: one for ages 5 to 12 and another for ages 2 to 5.

Commissioner Paoly asked if there were any additional questions from the Board or the public and there were none.

MOTION AND VOTE TO APPROVE THE ABOVE-MENTIONED CONTRACTS

Commissioner Burlingame moved to approve the above-mentioned contracts. This was seconded by Commissioner Plutko and carried with a 7-0 voice vote.

OTHER BUSINESS

Mr. Serakowski asked the Board to check their emails tomorrow for the Planning Priorities tally sheets for their votes and to respond back in 7 to 10 days. The results will be reviewed at the next Board of Commissioners' Informational meeting held on April 25, 2022.

Commissioner Orchowski stated we typically make corrections to ordinances throughout the year, however, during the Planning Priorities meeting he stressed that the Township should review the older sections of the Charter and Code and see if any items need revised.

Commissioner Paoly announced the Board would be meeting in Executive Session to discuss legal and personnel matters following adjournment of this Regular Meeting of the Board of Commissioners.

ADJOURNMENT

Following a motion for adjournment by Commissioner Burlingame and a second by Commissioner Pardini, which carried with a 7-0 voice vote, the meeting was adjourned at approximately 8:28 PM.

Amy Wiszczor
Recording Secretary
April 2022