

Township of Upper St. Clair

THERE WILL BE AN INFORMATIONAL AND GENERAL AFFAIRS MEETING OF THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF UPPER ST. CLAIR AT 7:30 P.M. ON MONDAY, SEPTEMBER 29, 2025, AT THE MUNICIPAL BUILDING, TOWNSHIP OF UPPER ST. CLAIR, 1820 MCLAUGHLIN RUN ROAD, UPPER ST. CLAIR, PA 15241.

AGENDA

1. Call to Order.
2. Roll Call.
3. Citizens' Comments.

INFORMATIONAL ITEMS

4. Community Development

A. October 6, 2025, Regular Meeting Agenda Items. (Memorandum enclosed)

1. Old Business:

(a.) None.

2. New Business:

(b.) Discussion Re. PLC25-9901 – Amendment to Chapter 99 of the Township Code entitled “Public and Private Improvements” to Update the Specifications for Fire Hydrants.

B. Other.

(a.) None.

5. Other Agenda and Discussion Items

A. Discussion Re. Recognition. (Memorandum enclosed)

- Fire Prevention Week in Upper St. Clair October 5-11, 2025
- Presentation of Volunteer Fire Department Certificates of Service

B. Discussion Re. Community & Recreation Center Implementation Advisory Committee Recommendations & Presentation. (Memorandum enclosed)

- C. Discussion Re. Approval of Contract. (Memorandum enclosed)
 - New Ambulance
- D. Discussion Re. Approval for a Grant Application Through the Department of Community and Economic Development for a Statewide Local Share Account Grant for the McLaughlin Run Streambank Restoration Project. (Memorandum enclosed)
- E. Discussion Re. Approval for an Allegheny County Blight Removal Program (ACBRP) Grant Application Through the Allegheny County Economic Development (ACED) Division for the Demolition of 1610 McLaughlin Run Road. (Memorandum enclosed)
- F. Discussion Re. Approval of a Resolution Identifying Vacant and Dilapidated Structures within the Township. (Memorandum enclosed)
- G. Discussion Re. Resolution Authorizing the Appropriate Township Officials to Execute all Documentation regarding a Sidewalk Maintenance Agreement. (Memorandum enclosed)

GENERAL AFFAIRS

1. Discussion Re. Casey's Clubhouse (Formerly Miracle League of the South Hills) Site Enhancement Request. (Memorandum enclosed)
2. Review of the Informational and General Affairs Meeting Minutes of August 25, 2025. (Minutes enclosed)
3. Consideration of the September 2025 Bill Sheet. (Bill Sheet sent electronically 09/26/25)
4. Acknowledge Receipt of Financial Statements for Eight-Month Period ending August 31, 2025. (Financial Statement sent electronically 09/26/25)
5. Adjournment.

MEMORANDUM

To: Matthew R. Serakowski, Township Manager
From: Adam A. Benigni, Director of Planning and Community Development
Date: September 26, 2025



Subject: **COMMUNITY DEVELOPMENT DEPARTMENT INFORMATIONAL ITEMS FOR THE INFORMATIONAL AND GENERAL AFFAIRS MEETING ON SEPTEMBER 29, 2025**

A. OCTOBER 6, 2025 - REGULAR MEETING AGENDA ITEMS

Old Business

None.

New Business

1. DISCUSSION RE. PLC25-9901 – AMENDMENT TO CHAPTER 99 OF THE TOWNSHIP CODE ENTITLED “PUBLIC AND PRIVATE IMPROVEMENTS” TO UPDATE THE SPECIFICATIONS FOR FIRE HYDRANTS.

To improve firefighting efficiency and enhance public safety, the Township will be updating its specifications to require Storz connections on all new and replacement fire hydrants. Storz connections provide a quick-attach coupling that allows emergency responders to establish water supply more rapidly during fire events. A Bill granting approval will be prepared for consideration of the Board on October 6, 2025.

B. OTHER

None.

MEMORANDUM

To: Board of Commissioners

From: Matthew R. Serakowski, Township Manager

Date: September 26, 2025

Subject: **DISCUSSION RE. FIRE PREVENTION WEEK IN UPPER ST. CLAIR (OCTOBER 5-11, 2025) AND PRESENTATION OF VOLUNTEER FIRE DEPARTMENT CERTIFICATES OF SERVICE**

In recognition of Fire Prevention Week, Staff will prepare a Proclamation for adoption at the October 6, 2024 Board of Commissioners' Regular meeting. This year's theme is, "***Charge into Fire Safety: Lithium-Ion Batteries in Your Home™***". A Certificate of Appreciation for years of service will also be presented to the Volunteer Fire Department members listed below:

Doug Dennig – 50 years
John Doebler – 30 years
Michael Gannon – 20 years
Richard Jurik – 10 years

Staff will prepare the appropriate Proclamation and Certificates of Appreciation for adoption at the October 6, 2025 Regular Board meeting.

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MEMORANDUM

To: Board of Commissioners

From: Matthew R. Serakowski, Township Manager

Date: September 26, 2025

Subject: **DISCUSSION RE. COMMUNITY & RECREATION CENTER IMPLEMENTATION
ADVISORY COMMITTEE RECOMMENDATIONS & PRESENTATION**

As you are aware, the Community & Recreation Center (C&RC) Implementation Advisory Committee (IAC), comprised of three Commissioners and three Staff members, was formed last November to study the recommendations provided in the *C&RC Post COVID Facility Assessment*. This follows from the Township's consultant, Mr. Ken Ballard, who presented his findings to the Board at a publicly advertised meeting in July 2024. The report continues to be available on the Township website for public review.

Over the course of this past year, the IAC has evaluated enhancement options for the C&RC prioritizing the reports' recommendations with a focus on the safety, operational demands on the facility and the expressed desires of Township residents and C&RC members. Additionally, the IAC has provided regular progress reports to the Board of Commissioners via Commissioner liaisons at each of the past Informational and General Affairs meetings.

Attached for your review is a status report memo prepared by the Township Staff liaisons of the IAC highlighting phased enhancement recommendations. Several additional supporting documents are attached for review and consideration.

These recommendations will be presented with the support of Mark Edelman, Weber Murphy Fox, at the Regular Meeting of the Board of Commissioners on Monday, October 6, 2025.

The expectation would be to continue discussion of the recommendations presented, providing additional opportunities for Board and public input. This matter may be continued to the Monday, November 3, 2025, Regular Meeting of the Board.

Attachments:

- Staff Liaison IAC Memo
- IAC Timeline
- Estimate of Probable Costs
- USC C&RC Post COVID Facility Assessment
- C&RC Final Study Drawings



MRS/lll

sharedmgr/memos/Discussion Re CRC IAC Recommendations Sept 29, 2025

MEMORANDUM

To: Matthew R. Serakowski, Township Manager

From: Christopher Biswick, Director of Recreation and Leisure Services
Kristen Burch, Finance Manager
Melissa Lindberg, C&RC Membership/Marketing Supervisor

Date: September 26, 2025

Subject: C&RC IMPLEMENTATION AND ADVISORY COMMITTEE (IAC) UPDATE

This memorandum provides a summary of the Committee's work through the September 10, 2025, meeting. The IAC has evaluated multiple enhancement options for the C&RC to prioritize improvements that meet operational needs and community priorities. The Committee built upon the 2018 Ballard King Facility Assessment, the 2024 Post-COVID Facility Assessment, and feedback from five publicly advertised Committee meetings to develop the phased development plan presented herein.

Phase One: Exterior Pool Improvements

- Six additional lap lanes
- New speed slide to engage older children and teens
- Shaded family spray pad to reduce congestion at the main pool
- Relocated/upgraded outdoor pool control desk with turnstiles

Construction: mid-August 2026 – May 2027

Phase Two: Facility Interior Improvements

- Control desk placement – further discussion:
 - Option 1: Front-facing near the main entrance doors for maximum monitoring, with a limited seating area.
 - Option 2: Set back to allow easier access to the community rooms and provide additional seating.
 - Option 3: Desk moved back and narrowed to create more fitness floor space.
- Removal of wall between exercise studios with retractable wall for flexible room sizing
- Addition of two adult/family changing rooms, adult changing table, and entrance from locker room
- Relocation of one party room to the lobby to accommodate family changing rooms
- New offices: one in the recreation office and a membership office at the front of the center
- Repurpose the current lounge (which is underutilized) to create more program space, with added storage and a sink.
- Permanent main-floor fitness facility; continued use of lower-level space

- Key access to interior doors and turnstiles at main entrance for security
Construction: summer/fall 2027

Phase Three: Additional Gymnasium

- Additional gymnasium not recommended at this time
- May be reconsidered if membership/community demand grows
- Construction could occur later with minimal impact on operations

Recommendation

The IAC recommends moving forward with these phased enhancements and presenting them with support from Mark Edlmann of Weber Murphy Fox, on October 6, 2025, Regular Meeting of the Board of Commissioners.

Conclusion

These recommendations are the result of exploring multiple concept design studies, utilizing the Ballard-King assessments, community feedback, staff input, and committee input, including the three elected officials serving on the Committee. The phased improvements address current operational needs and member priorities while providing flexibility for future enhancements. With the increased demand and careful planning, these enhancements will refresh the facility and provide a modern, functional C&RC for decades to come. The only remaining discussion is the final location and configuration of the indoor control desk, to be determined with input from the full Board.

Attachments:

1. Concept Design Budget Estimate – 8-8-25
2. USC-C&RC Final Study Drawings – 8-12-25
3. Timeline of IAC
4. Ballard-King Post-COVID Facility Assessment

CB



Community & Recreation Center Implementation and Advisory Committee Timeline

The timeline below summarizes the key milestones that brought the project to its current stage.

Key milestones and activities:

- **September 2018:** Ballard-King & Associates completed a facility assessment that reviewed operations and identified the need for enhancements to the C&RC.
- **May 2023- June 2024:** Ballard-King & Associates conducted the Post-COVID Facility Assessment, including interviews with staff and surveys from Upper St. Clair residents and C&RC members. Study reviewed operations, programming, and facility use, and identified opportunities to enhance the center and user experience. Findings from the assessment guided all subsequent work.
- **Fall 2024:** Township administration established the Community & Recreation Center – Implementation and Advisory Committee (IAC).
- **November 13, 2024:** IAC held its first publicly advertised meeting; Committee Members took a tour of the C&RC highlighting areas where enhancements were recommended from the 2024 Ballard-King report. Committee priorities were discussed aligning with the Ballard/King Post Covid Facility Assessment.
- **January 8, 2025:** Second publicly advertised IAC meeting; The Committee ranked the Ballard-King Facility Recommendations by priority, identifying safety and security items as the highest.
- **March 6, 2025:** Township Staff conducted a facility walk-through with Weber Murphy Fox (WMF).
- **March 13, 2025:** WMF presented a Facility Improvement Concept Design Study proposal for conceptual design services to Township Staff.
- **June 11, 2025:** Third publicly advertised IAC meeting; Presentation by Mark Edelmann of WMF on the concept design renderings.
- **August 13, 2025:** Fourth publicly advertised IAC meeting; follow-up presentation by Mark Edelmann of WMF to review refined design concept drawings.
- **September 10, 2025:** Fifth publicly advertised IAC meeting; Discussed probable facility enhancements including Exterior Pool Improvements, Facility Interior Improvements, and Additional Gymnasium outlined in the Community & Recreation Center Facility Expansion Study Concept Design. Using the Concept Design Phase Project Budget Estimate updated on August 8, 2025, the IAC reviewed details of each phase. Mark Edelmann of Weber Murphy Fox joined the meeting virtually to assist with questions.

Township of Upper St.Claire- Community & Recreation Center- Facility Expansion Study Concept Design

Concept Design Phase- Estimate of Probable Project Costs

CLASSIFICATION: 4-Prime Project Delivery-Prevailing Wage

PROJECT:	Township of Upper St.Claire- C&RC Facility Expansion Study Concept Design
WMF#	2025.039.00
	5151 Mayview Road
	Upper St.Claire, PA 15241
	Allegheny County

This Concept Design Phase Project Budget Estimate is based on the Preliminary Design drawings prepared by WMF, Inc. and dated- July-2025. This estimate is based on information and interpretations known at this time and intended to provide a preliminary view of Total Anticipated Project Costs for the project presented. Variances and refinement of these budget numbers may occur as the refined project design process occurs, clarification of specific project details and requirements by the Owner. Estimated Project Costs presented are based on PA L&I Prevailing Wage labor rates and represent 2025 construction cost values (an averaged 5% escalation rate should be added per year for construction in following years). *Estimate presented to represent a Phased Construction Sequence of: PH-1 Outdoor Pool Improvements / PH-2 Interior Facility Improvements & PH-3 Additional Gymnasium Addition.*

Concept Design Phase- Estimate of Probable Costs:

Item:	Estimated Probable Cost	Remarks	Cost Factor
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PHASE-1: Exterior Pool Improvements:

Exterior Pool Area Improvements-Option-1 (Expand Lap Lane Area by 6 Lanes- (9 Lanes Total)

1	Prep & Access Control		\$	5,000	site protection and pedestrian control	Allowance
2	Minor Demo		\$	5,000	partial exisiting gate removal & install for site equipment access	Allowance
3	Renovation of Existing Pool Check-in Area for Guards Room		\$	30,000	120 SF renovation to accommodate new Guards Room addition	\$250 SF
4	New Guards Room Addition to Existing Check-in Area		\$	80,000	160 SF addition structure to existing exterior pool check-in area	\$500 SF
5	New Exterior Pool Check-in Pavilion		\$	100,000	200 SF free standing structure w/supplemental heat/cool	\$500 SF
6	Optical Turnstiles@ Entrance Control Portal		\$	80,000	(4) optical turnstiles w/credential readers. (1)@ 36" wide & (3)@ 28" wide.	\$20k ea installed
7	Sliding Alum. Entry Gate		\$	14,400	12 L x 8 FT high sliding ornamental gate to match existing fencing	\$1200 LF
8	Modifications to Existing Storm Inlet Grates		\$	12,500	remove existing yard drains / relocate to new concrete areas	Allowance
9	Remove Existing Sand Pit & Minor Grading		\$	6,500	fill and minor grading to accommodate new concrete surfaces	Allowance
10	New 20'-0" Diam. Shade Structures		\$	34,000	(4) fixed single post steel shade structure w/removable canopy fabric	\$8500/EA
11	Family Oriented Splash Pad		\$	285,000	Vortex Pirate splash pad- medium size- fixtures/mech. & install & conc surround	Vendor Allowance
12	Splash Pad Pump Vault		\$	18,500	underground pump vault w/plated traffic access lid	Allowance
13	Splash Pad Concrete Deck Expansion		\$	72,000	2,880 SF- 4" concrete deck w/minor grading & subbase	\$25 SF
14	Two Chute 30 FT Platform Speed Slide Tower		\$	600,000	Vortex 30 FT high platform double chute speed slide assembly (\$600k slide/install)	Vendor Allowance
15	Speed Slide Pump Vault		\$	18,500	underground pump vault w/plated traffic access lid	Allowance
16	Speed Slide Concrete Deck Expansion		\$	72,000	2,880 SF- 4" concrete deck w/minor grading & subbase	\$25 SF
17	Expand Exterior Pool	72,000 gal. additional water	\$	885,000	expand additional (6) lap lanes w/seating area	Allowance
18	Expanded Pool Concrete Deck Expansion		\$	75,250	3,050 SF- 4" concrete deck w/minor grading & subbase	\$25 SF
19	Landscaping		\$	16,000	disturbed lawn area sod replacement & supplemental plantings	Allowance
20	Furnishings		\$	12,000	additional deck chairs, lounge chairs & tables	Allowance

Subtotal Estimated Construction Costs:	\$	2,421,650
Contractor's OH/Profit & Bonds:		\$290,598
		12% allowance: OH&P/payment/performance/materials & maintenance bonds

Estimate of Probable Construction Contract Costs:	\$	2,712,248
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Anticipated Project Soft Costs:

1	Architectural/Engineering Services Fees:	\$	181,624	Architectural/Civil/Structural & MPE Engineering Fees @ 7.5%
2	Project Management Services Fees: (Optional Additional Services)	\$	81,367	Project Management / Owner's Site Representation Construction Phase Fees @ 3.0%- Based on 8-Month Construction Period @ 16 hr/wk average & standard hourly rates
3	Aquatics Design Consultant Service Fees:	\$	45,000	Estimate-Allowance
4	Construction Testing Services:	\$	20,000	Estimate-Allowance

Subtotal Estimated Project Soft Costs:	\$	327,991
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Estimate of Probable Project Costs:	\$	3,040,239
Recommended Project Design/Construction Contingency:		\$542,450
		20% of Estimated Probable Construction Cost @ Preliminary Design Phase

Exterior Pool Improvement Alternative Design Options: (ADD or (Deduct) from Option-1 Estimated Construction Costs Above)

1	Delete Optical Turnstile System at Pool Check-in	\$	(80,000)	delete optical turnstile system	Vendor Allowance
2	Vortex Pirate Splash Pad (Option-2) in Lieu of Family Oriented Splashpad	\$	(45,000)	Vortex Pirate Splash Pad- in lieu of Family Oriented Splash Pad	Vendor Allowance
3	Replace Interior Pool Zero-Depth Entry Aquatics Play Structure	\$	455,000	replace existing structure with new similar structure	Vendor Allowance
4	Expand Existing Lap Pool w/3 Additional Lap Lanes (Option-2)	\$	(210,500)	expand existing lap lanes by 3 lanes (6 lanes total) in lieu of 6 lane expansion	Estimate Summary
5	Expand Existing Lap Pool w/6 Additional Lap Lanes & Zero Depth Area (Option-3)	\$	521,000	expand existing lap lanes by 6 lanes (9 lanes total) & add Zero-Depth Entry Area	Estimate Summary

PHASE-2: Facility Interior Improvements:

Ground Floor Entrance Control & Front Community Room Areas

1	New Control Desk Assembly	\$	90,000	new desk millwork, low back wall & floating bulkhead	Allowance
2	Optical Turnstiles@ Entrance Control Portal	\$	80,000	(4) optical turnstiles w/credential readers. (1)@ 36" wide & (3)@ 28" wide.	\$20k ea installed
3	Control Desk Electrical & Data Pathways & Wiring & Devices	\$	18,000	elec. & comm. connections to desk through floating bulkhead	Allowance
4	Planter Box Wall System	\$	28,800	(6) custom 2'-0"W interior planter boxes & plantings	\$4,800 ea
5	Control Desk/Main Corridor & Community Room Flooring Modifications	\$	15,000	1,200 SF partial carpet & LVT flooring systems & wall base	\$12.50 SF
6	New Cardio Area Shallow Electrical/Data Floor Troughs	\$	48,000	120 lf -(3) 40 ft shallow elec/data trough floor boxes w/demo & patch & electrical	\$400 LF
7	New Cardio Area Flooring	\$	36,000	remove (E) carpet tiles & install 2,250 SF Dura-Flex rubber roll fitness flooring	\$16/SF

Subtotal Entrance Control & Front Community Room:	\$	315,800
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Vending/Lounge Area & New Member Meeting & Additional Rec Office Areas

1	Demo & Patch @ Existing Control Desk Area	\$	12,500	remove millwork & partial flooring & patch/finish adjacent walls	Allowance
2	Corridor Flooring Modifications @ New Vending/Seating Area	\$	8,500	supplement existing corridor tile & new floor tile at new membership office area	Allowance
3	New GVB Walls	\$	13,200	330 SF steel stud & GVB partition-pntd.	\$40 SF
4	Demo Existing Counter/Wall & Stl.Slat Counter Curtain	\$	4,500	remove/modify existing rec office help desk counter opening	Allowance
5	Doors & Hardware @ New Members Mtg. & New Rec Office	\$	7,000	(2) new SCWD's/frames & hardware	\$3500 ea
6	New HM Framed Glazing System & SCWD Infill	\$	24,000	100 SF HM framed ceramic glazing system to fill existing opening & SCWD	Allowance
7	Modify Existing ACT Ceilings/HVAC@ Membership Meeting/Rec Offices	\$	6,200	modify existing ACT ceiling & HVAC to accommodate new configuration	Allowance
8	New Carpet Tile Flooring @ Membership & New Rec Offices	\$	2,250	180 SF new carpet tile and wall base	\$12.50 SF
9	Electrical/Data Wiring, Devices & Lighting	\$	6,500	minor-modify existing electrical/data where possible & new lighting/controls	Allowance

Subtotal Membership Office & Expanded Rec Office Area:	\$	84,650
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Multi-Purpose Room (former Youth Lounge)

1	Demo Existing Flooring	\$	2,200	remove existing carpet & base	Allowance
2	Film Existing Corridor Windows	\$	1,200	interior room obscure or graphic film	Allowance
3	Storage Room Walls	\$	6,400	160 SF steel stud & GVB partition	\$40 SF
4	Storage Room Doors	\$	7,600	(2) 5'-0" SCWD pair doors/hardware w/painted HM frames	\$3,800 ea
5	Modified ACT Suspended Ceiling System	\$	2,800	modify existing grid to new room configuration & new clg. tile	Allowance
6	New LVT Flooring	\$	8,125	650 SF LVT flooring system & wall base	\$12.50 SF
7	Kitchenette Casework	\$	2,100	6 LF base & wall cabinets w/sink & AV cabinet	\$350/SF
8	Plumbing Work	\$	18,500	water & sanitary from Staff Toilet- floor sawcut to (E) Toilet chase	Allowance
9	Sound System	\$	12,500	ceiling speakers, amp & mike/source jacks	Allowance
10	Electrical/Data Wiring, Devices & Lighting	\$	10,500	minor-modify existing data where possible / new lighting	Allowance

Subtotal Multi-Purpose Room Area:	\$	71,925
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Locker Rooms & Modified Existing Changing Room Areas

1	Demo Existing DF's & Alcove Wall	\$	3,200	remove existing DF's & configure water/sanitary to new DF location	Allowance
2	New CMU Infill Partitions to Expand Changing Room	\$	14,800	6" CMU infill walls & finishing	Allowance
3	Adult Changing Station @ Existing Changing Room	\$	13,800	install Koala adult changing table & electrical supply	Allowance
4	New CMU Infill Partitions @ New DF Location	\$	22,500	6" CMU infill walls & finishing /cut & patch floor for sanitary extension	Allowance
5	Modify Water & Sanitary Plumbing for New DF Location	\$	16,500	extend water & sanitary from existing DF location to new location	Allowance
6	Remove (E) Alum. Door System & Install Storefront Glass Window System	\$	6,500	alum. Storefront framing & fixed glazing system	Allowance
7	New 6'-0" Alum. Door System at Locker Room Entrance from Corridor	\$	12,000	alum. Storefront framing, door & hardware	Allowance
8	Demo New 8'-0" High Opening In Pool Wall	\$	22,000	remove (E) CMU & new stl.lintel	Allowance
9	New 6'-0" Alum. Door System @ New Locker Room/Pool Entrance	\$	12,000	alum. door system & hardware enclosure to ceiling & walls	Allowance
10	New Ceiling at New Locker Room Entrance Opening	\$	4,800	new 9'-0" high cement board ceiling- pntd.	Allowance
11	New Floor Finishes at Locker Room Areas	\$	10,500	1,000 SY Fitzzone woven vinyl wet flooring roll	\$10.50/SF
12	Repaint Walls & Ceilings	\$	12,000	repaint CMU/GWG walls & ceilings to new color scheme	Allowance
13	Replace Toilet Room Accessories	\$	12,000	48 fixtures- mirrors, soap dispensers, grab bars, TP dispensers	\$250 ea
14	Electrical/Data Wiring, Devices & Lighting	\$	16,500	minor-modify existing data where possible / re-lamp lighting fixtures	Allowance

Subtotal Locker Room & Changing Room Areas:	\$	179,100
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Group Fitness Rooms

1 Demo Existing Demising Wall & Infill Wood Floor System	\$	9,500	remove (E) GWB demising partition-infill for active wood floor gap	Allowance
2 Modify Existing Storage Room w/New Infill Wall	\$	2,500	remove (E) SCWD/Frame-infill GWB Partition	Allowance
3 New GWB Walls @ Storage Room & Cubbies	\$	14,400	360 SF steel stud & GWB partition- pntd. Finish	\$40/SF
4 Modify Existing Floating Wood Floor for Cubbie Partitions	\$	8,000	remove partial active wood floor system for new wall sill plates @ conc. Floor	Allowance
5 New GWB Bulkheads, Column Wrap for Accordian Partition	\$	9,500	new GWB bulkhead, column wrap, door pockets and 42 STC accord. partition	Allowance
6 New Automatic Accordian Partition System & Floor Threshold	\$	26,600	380 SF 40 STC electric partition, overhead track & floor threshold system	\$70/SF
7 New Cubbies & AV Cabinet Millwork	\$	8,400	24 LF plam 3-high 12"W cubies and 36" AV base/wall cabinet	\$350/LF
8 Modify Existing ACT Ceiling System for Accordian Door & Cubbie Locations	\$	4,800	modify (E) ACT wall edge to accommodate new ceiling bulkhead	Allowance
9 Upgrade Lighting & Controls	\$	32,000	upgrade LED lighting & controls	Allowance
Subtotal Group Fitness Room Area:		\$ 115,700		

Party Room Area & Additional Changing Room Rooms

1 Demo Existing North Party Room Walls, Finishes & Windows	\$	7,800	remove existing flooring & alum. corridor & pool window/door systems & east wall	Allowance
2 New CMU Infill at Removed Window Systems	\$	9,500	6" CMU infill walls at (E) openings & finishing	Allowance
3 New Nursing Room w/Sink	\$	19,500	65 SF-walls, door, finishes, plumbing, HVAC & electrical	\$300/SF
4 (2) New Corridor Accessed Changing Rooms	\$	130,500	290 SF-walls, door, finishes, toilet accessories, plumbing, HVAC & electrical	\$450/SF
5 Adult Changing Station	\$	13,800	install Koala adult changing table & electrical supply @ (1) new changing room	Allowance
6 Underground Plumbing & Floor Restoration for New Changing Rooms & Nursing	\$	75,000	sawcut floors, underground sanitary, concrete floor restoration & floor finishes	Allowance
7 Existing Party Room Door Relocation	\$	5,200	remove (E) door & relocate to new wall location- patch/finish existing opng.	Allowance
8 Existing Vending Area Renovation to Party Room Cubbies	\$	10,000	80 SF relocate vending machines & install (10) 3-high 12" cubbies	\$145/SF
9 New Changing Room Corridor	\$	44,000	200 SF-walls, doors, finishes, ceiling, plumbing, DF, HVAC & electrical modifications	\$220/SF
10 New Party Room Vending Area	\$	11,800	80 SF new wall, alum door system, minor HVAC & electrical modifications	\$145/SF
11 New Party Room	\$	88,750	355 SF new walls, modified alum framing for door, door, plumbing, HVAC & electrical	\$250/SF
Subtotal Party Room Area & Additional Adult Changing Room:		\$ 415,850		

Second Floor Fitness & Support Areas

1 Relocate Existing IT Room to Existing Nutritionist Room	\$	75,000	abandon (E) IDF room being fed from 1st floor IT demark point & relocate current Nutritionist Room. Overhead cable tray fed connections to new IDF room and new rack and equipment. Confirm requirements with USC-IT Department & vendors	Allowance
2 New Cardio Area Flooring	\$	112,000	remove (E) carpet tiles & install 7,000 SF Dura-Flex rubber roll fitness flooring	\$16/SF
3 Add New Freeweight Area Mirrored Walls	\$	21,350	305 SF- tempered mirrored freestanding wall system w/structural support at 8'-0"H	\$70/SF
Subtotal Second Floor Fitness & Support Areas:		\$ 208,350		

Subtotal Estimated Construction Costs:	\$ 1,391,375	Concept Design Phase Estimated Construction Costs
Contractor's OH/Profit & Bonds:	\$166,965	12% allowance: OH&P/payment/performance/materials & maintenance bonds
Estimate of Probable Construction Contract Costs: \$ 1,558,340		

Anticipated Project Soft Costs:

1 Architectural/Engineering Services Fees:	\$ 116,876	Architectural/Civil/Structural & MPE Engineering Fees @ 7.5%
2 Project Management Services Fees: (Optional Additional Services)	\$ 67,200	Project Management / Owner's Site Representation Construction Phase Fees @ 3.0%- Based on 6-Month Construction Period @ 16 hr/wk average & standard hourly rates
Subtotal Estimated Project Soft Costs:		\$ 184,076
Estimate of Probable Project Costs: \$ 1,742,416		
Recommended Project Design/Construction Contingency: \$311,668		20% of Estimated Probable Construction Cost @ Preliminary Design Phase

Facility Interior Improvement Alternative Design Options:ADD or (Deduct) from Option-1 Estimated Construction Costs Above

1 Interior Repainting & Light Finish Renovations	\$ 125,000	repainting of existing painted walls, door frames with new refreshed color scheme	Allowance
2 Interior Controlled Access Door System	\$ 112,500	Vortex Pirate Splash Pad- in lieu of Family Oriented Splash Pad	\$2,500/per door
3 Graphic FRP Wall Panels@ Pool Corridor & Locker Rooms	\$ 66,240	replace existing structure with new similar structure	\$40/SF
4 Expanded Second Floor Fitness Mezzanine	\$ 912,000	1,880 SF steel framed & composite concrete deck floor mezzanine expansion off of 2nd Floor Walking Track & over (E) Front Community Room Area (current lower level cardio area). New cultured stone clad steel support colums below & modifications to existing foundation system. Exposed acoustical metal deck to below-pntd. New 42" high perimeter guard rails to match existing. New lighting at lower level below. HVAC & electrical modifications & construction reparations to existing floor below. Heavy temporary wall partitions & protection during construction to occupied spaces. Partial removal of exterior curtainwall system for construction access	\$485/SF

PHASE-3: Additional Gymnasium:

Gymnasium Addition

1 Sitework	\$ 145,000	relocate existing water & electrical utility feeds, modify asphalt drive & new trash encl.	Allowance
2 Gymnasium Addition	\$ 3,050,000	7,620 SF Gymnasium Addition of similar construction; floating structural concrete foundation system, recessed concrete slab, steel framed, epoxy pntd. acoustical CMU interior walls w/Hi-R R-40 exterior wall system w/jumbo brick masonry & metal rib siding systems & alum. storefront exterior doors at exterior. Standing seam metal roofing & roof insulation system to match existing. Curtainwall glazing at East end. to match existing. Exposed intumecent pntd. roof trusses & acoustical steel roof deck pntd. Active wood flooring system & retractible basketball backboards & volleyball sleeve inserts to match existing. Ground mounted HVAC air-handlers, exposed spiral duct at interior and high-bay pendant lighting systems to match existing	\$400/SF

Subtotal Estimated Construction Costs:	\$ 3,195,000	Concept Design Phase Estimated Construction Costs
Contractor's OH/Profit & Bonds:	\$383,400	12% allowance: OH&P/payment/performance/materials & maintenance bonds
Estimate of Probable Construction Contract Costs: \$ 3,578,400		

Anticipated Project Soft Costs:

1 Architectural/Engineering Services Fees:	\$ 268,380	Architectural/Civil/Structural & MPE Engineering Fees @ 7.5%
2 Project Management Services Fees: (Optional Additional Services)	\$ 67,200	Project Management / Owner's Site Representation Construction Phase Fees @ 3.0%- Based on 6-Month Construction Period @ 16 hr/wk average & standard hourly rates
Subtotal Estimated Project Soft Costs:		\$ 335,580
Estimate of Probable Project Costs: \$ 3,913,980		
Recommended Project Design/Construction Contingency: \$715,680		20% of Estimated Probable Construction Cost @ Preliminary Design Phase

Community & Recreation Center Post-COVID Facility Assessment

On July 29, 2024, Ballard*King & Associates presented a Post-COVID Facility Assessment on the Community & Recreation Center to the Board of Commissioners at the Informational and General Affairs meeting. This assessment included a market analysis, public input, recommendations and more.

At the Aug. 5, 2024, Board of Commissioners Regular Meeting, the Board accepted the study.

[Final Report](#)

[Final Report Presentation](#)



MEMORANDUM

To: Board of Commissioners
From: Matthew R. Serakowski, Township Manager
Date: September 26, 2025
Subject: **DISCUSSION RE. APPROVAL OF CONTRACT FOR NEW AMBULANCE**

Penn Care, Inc., Niles, OH, has submitted a proposal for a 2026 Ford F-450 4x4 Ambulance utilizing PA COSTARS government pricing contract #013-E24-312 in the amount of \$253,042. The pricing includes graphics, additional equipment (Technimount, oxygen mounts, and fire extinguishers), transfer of power load, and Penn Care's preventative maintenance program.

The Tri-Community South Administrative Committee has approved the purchase of the ambulance, and its funding will be incorporated in Tri-Community South's 2026 Capital Budget.

Staff will recommend that the proper Township officials, on behalf of Tri-Community South, be authorized to enter into a contract with Penn Care, Inc. for the purchase of an ambulance for \$253,042 at the October 6, 2025 Regular Meeting of the Board.

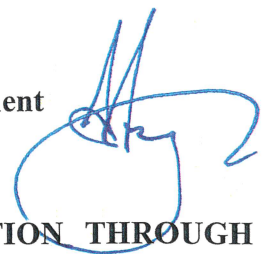


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MEMORANDUM

To: **Matthew R. Serakowski, Township Manager**
From: **Adam A. Benigni, Director of Planning and Community Development**
Date: **September 26, 2025**



Subject: **DISCUSSION RE. APPROVAL FOR A GRANT APPLICATION THROUGH THE DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT FOR A STATEWIDE LOCAL SHARE ACCOUNT GRANT FOR THE MCLAUGHLIN RUN STREAMBANK RESTORATION PROJECT**

The Township desires to apply for a Statewide Local Share Account (LSA) grant through the Department of Community and Economic Development (DCED) from the Commonwealth Financing Authority in the amount of \$1,000,000 for the McLaughlin Run Streambank Restoration Project.

Staff will prepare the appropriate Resolution for the October 6, 2025, Regular Board Meeting to authorize Mark S. Mansfield, Assistant Township Manager, to file all applications, documents, and forms between the Township and DCED.

Staff will recommend that the Resolution be adopted at the October 6, 2025, Regular Meeting of the Board of Commissioners.

MEMORANDUM

To: Matthew R. Serakowski, Township Manager

From: Adam A. Benigni, Director of Planning and Community Development

Date: September 26, 2025

Subject: **DISCUSSION RE. APPROVAL FOR AN ALLEGHENY COUNTY BLIGHT REMOVAL PROGRAM (ACBRP) GRANT APPLICATION THROUGH THE ALLEGHENY COUNTY ECONOMIC DEVELOPMENT (ACED) DIVISION FOR THE DEMOLITION OF 1610 MCLAUGHLIN RUN ROAD**

The Township desires to apply for a grant through the Allegheny County Economic Development (ACED) division's Allegheny County Blight Removal Program to be used for the demolition of 1610 McLaughlin Run Road.

Staff will prepare a Resolution for the October 6, 2025, Regular Board Meeting to authorize SHACOG to file all applications, documents, and forms between the Township and ACED.

MEMORANDUM

To: **Matthew R. Serakowski, Township Manager**

From: **Adam A. Benigni, Director of Planning and Community Development**

Date: **September 26, 2025**

Subject: **DISCUSSION RE. APPROVAL OF A RESOLUTION IDENTIFYING VACANT AND DILAPIDATED STRUCTURES WITHIN THE TOWNSHIP**

Related to the proposed demolition of 1610 McLaughlin Run Road, the Board of Commissioners must pass a Resolution that identifies vacant and dilapidated structures in the Township in order to apply for Allegheny County Blight Removal Program funding.

Staff will recommend that the Resolution be adopted at the October 6, 2025, Regular Meeting of the Board of Commissioners.

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MEMORANDUM

To: **Matthew R. Serakowski, Township Manager**

From: **Adam A. Benigni, AICP, Director of Planning and Community Development**

Date: **September 26, 2025**



Subject: **DISCUSSION RE. RESOLUTION AUTHORIZING THE APPROPRIATE TOWNSHIP OFFICIALS TO EXECUTE ALL DOCUMENTATION REGARDING A SIDEWALK MAINTENANCE AGREEMENT.**

As part of the Country Club Drive Bridge Rehabilitation Project, PennDOT will replace the sidewalks that cross the bridge at no cost to the Township. While PennDOT will continue to own and maintain the bridge and the wing walls along the sidewalks, the sidewalks themselves will be owned and maintained by the Township.

To finalize this arrangement, PennDOT requires the Board of Commissioners to adopt a resolution designating the appropriate Township Officials to execute a sidewalk maintenance agreement. Staff will prepare this resolution for the Board's consideration on October 6, 2025.

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MEMORANDUM

To: Board of Commissioners

From: Matthew R. Serakowski, Township Manager

Date: September 26, 2025

Subject: **DISCUSSION RE. CASEY'S CLUBHOUSE (FORMERLY MIRACLE LEAGUE OF THE SOUTH HILLS) SITE ENHANCEMENT REQUEST**

On Monday, August 25, 2025, Sean Casey, President, and Tim Gebhart, Executive Director, of Casey's Clubhouse (formerly Miracle League of the South Hills) provided a status report to the Commissioners at the Informational & General Affairs Meeting highlighting the growth and success of the organization over the past 15 years.

During the status report, Mr. Casey and Mr. Gebhart proposed site enhancements to greater serve their athletes and the Township community. Such enhancements include the addition of a second field, upgrades to the bathroom facility, and the addition of a quiet sensory room. The conceptual plan is attached.

In the weeks following the status report, Mr. Gebhart sent the attached letter which included additional points not discussed during the meeting.

Most recently, the Township received over 130 letters of support from community members and participating families requesting site enhancements. These letters were previously shared with the Board of Commissioners.

Last February, at the request of the Board, Staff provided a memo including the timeline and key milestones in the planning, construction, and development of the current Miracle League Field and associated facilities at Boyce Mayview Park. A copy of the memo is attached.

Should the Board wish to accept this site enhancement request, Casey's Clubhouse will submit the necessary applications for Planning Commission review and Board approval. Additional tasks are included but not limited to development of an addendum to the current 2011 Memorandum of Understanding, identification of the engineering/architectural design team, plan development, site development review and approval and most importantly fundraising for the project.

Township Staff is seeking Board guidance in proceeding with the proposed improvements as set forth above and may do so providing a consensus of the Board at the Informational & General Affairs Meeting on Monday, September 29, 2025.

Attachments:

- Conceptual Plan
- Tim Gebhart Letter
- Miracle Field Timeline Memo



M:/sharedmgr/memos/Discussion Re Caseys Club House Expansion Sept 2025

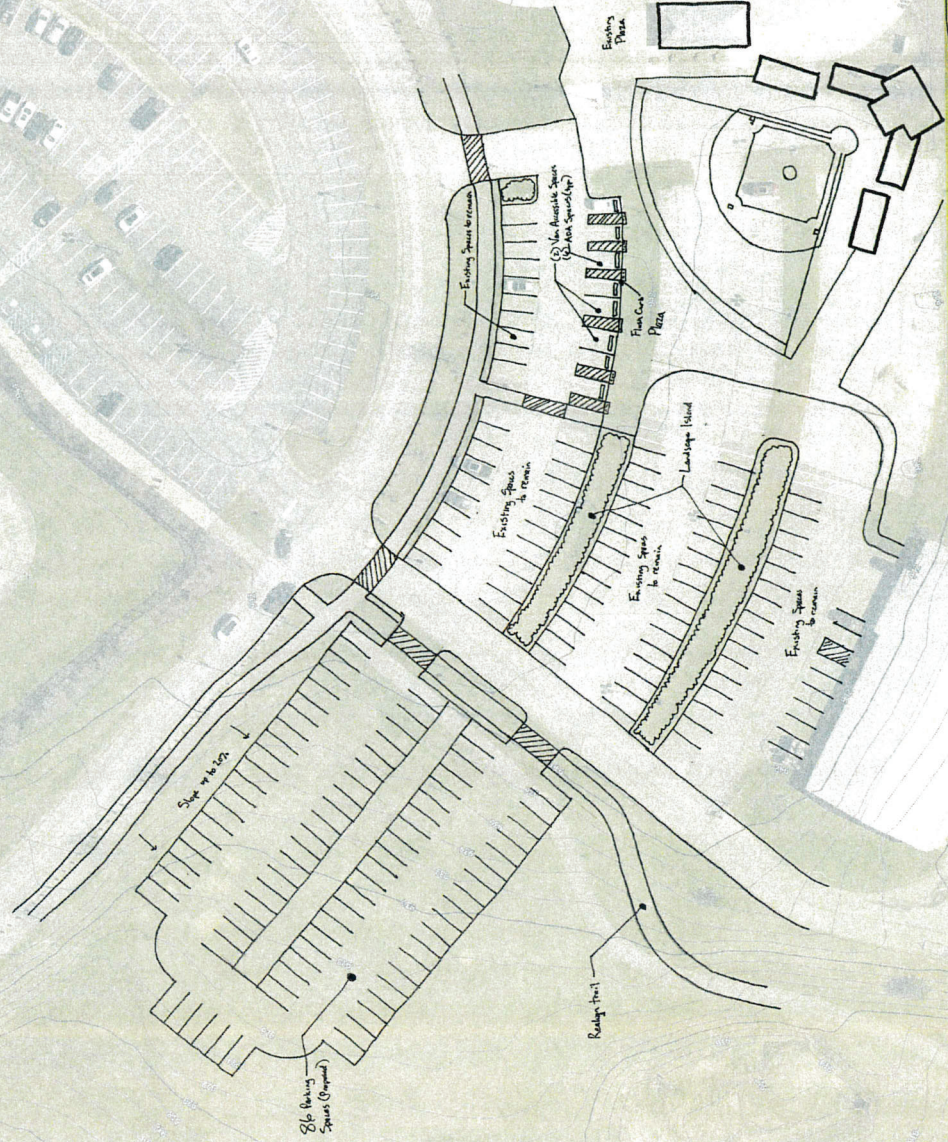
Parking:

Existing: 157 + 10 ADA Spots = 167

Revised for Field: 61 Standard + 4 for proposed ADA = 76
8 ADA: 2 van & 6 Standard

Proposed: 169 + 8 ADA Spots = 177
(38 van + 8 standard ADA)

Scale 1" = 50'





August 26, 2025

USC Board of Commissioners
1820 McLaughlin Run Rd
Upper St. Clair, PA 15241

Dear Members of the Board,

I am truly grateful that even though I no longer live on Monterey Drive in Upper St. Clair, I still have the opportunity to work and grow this charity within a community that I love. Casey's Clubhouse has always been about more than baseball, and being able to continue this journey here means the world to me.

On behalf of Casey's Clubhouse, thank you for the opportunity to share updates with you and for your continued support of our mission. Over the past 15 years, we have been blessed to build a partnership with the Township of Upper St. Clair that has made inclusion the norm, not the exception. Together, we have created a community where children and adults with disabilities are not just welcomed, they are celebrated.

We would like to extend a personal invitation to each of you to join us at one of our fall Saturday or Sunday games. There is no better way to see the impact of this program than to experience a game day firsthand. We invite you to imagine, while you are there, what could be possible with the facility expansion we are requesting.

As we mentioned during our time together, and want to reiterate, it is not simply another field. This project represents a true community park. It is a much-needed upgrade in our bathroom facilities that will provide dignity and privacy for those who need it. It is a quiet sensory room for athletes and families who need a moment to reset. It is a chance to continue transforming the space into one that serves not just our athletes, but the entire community.

There were a few important points we did not get to discuss at the meeting:

Built Beyond Sean Casey: While Sean's vision launched this movement 15 years ago, it was always designed as a community-driven charity. People give to the mission, not just the name, ensuring that the work will thrive for generations to come.

Endowment Fund: In 2017, we established an endowment fund that has since grown to \$1.8 million. This fund is designed to secure the long-term sustainability of Casey's Clubhouse, with a goal to grow it fivefold over the next decade.

Debt-Free Commitment: Just as with our previous projects, we plan to raise every penny for this facility expansion, taking on zero debt.

Parking Partnership: Since this project does not take over any green space, we are committed to working with you to replace parking spaces if needed to ensure the success of the project.

We are deeply grateful for your partnership and vision in making Upper St. Clair a leader in inclusive recreation. In fact, after our meeting, one of the women who had attended approached us in the parking lot to thank us for what we do for the community. She shared that when her family was relocating 7 years ago, Casey's Clubhouse was a major reason they chose Upper St. Clair as their new home. They wanted to live in a community that celebrates every individual, and our partnership helped make that decision possible.

Thank you for continuing to walk alongside us in building something lasting, not just for today, but for the next 15 years and beyond. Please don't hesitate to reach out if you have any additional questions or need more information.

I have included the game schedule for the fall. Saturdays will be our younger ages, with mostly adults playing on Sundays. I also attached a couple testimonials for your enjoyment.

With gratitude,



Tim Gebhart
CEO/Executive Director
Casey's Clubhouse



Sean Casey
President
Casey's Clubhouse

Testimonial 1

We are the proud parents of Fernando Kauffman, affectionately known as “The Mayor,” a 36-year-old athlete who has been a part of Casey’s Clubhouse for over a decade. His time on the field has brought us countless memories, but more importantly, it has brought him joy, connection, and a true sense of belonging.

Someone once said, “If you want to see baseball played in its purest form, where joy is the driving force, come watch these athletes play.” We couldn’t agree more. For Fernando, the game isn’t about stats or scores. It’s about fun. It’s about friends. It’s about waving to fans in the crowd and sometimes walking away from first base just to greet someone he loves on the sidelines, always with a smile. That’s the kind of joy that defines Casey’s Clubhouse.

But what happens here goes far beyond baseball. The friendships formed between athletes and families have grown into something truly special. We now count many of these families among our closest friends. We celebrate birthdays together, gather for cookouts and golf outings, and support one another like extended family. That sense of community, rooted in inclusion and shared experiences, is one of the greatest gifts Casey’s Clubhouse has given us.

Fernando’s life is richer because of this program. And so is ours. The encouragement, the laughter, the memories, and the deep sense of connection that come from being part of this incredible community are hard to put into words. We are profoundly grateful to Casey’s Clubhouse and the Upper St. Clair community for making this possible, for creating a space where our son, and hundreds of others, can thrive both on and off the field.

With heartfelt appreciation,
Jim, Alma, and Fernando Kauffman

Testimonial 2

Sometimes something so menial can be so huge. Something like a young man hitting a ball over a fence. I mean, this happens all of the time, all summer long. Not that big of a deal. Well, that depends on who hit it and who cares about that person. When Michael was born, we had no clue he was going to have Down Syndrome. We didn’t even know for about 2 hours after delivery. Then the doctor comes and tells us very bluntly, ‘Your son has Down Syndrome, any questions?’

We went into shock. My head was spinning. My mind raced from what his life would be like in the next few weeks all the way to ‘what happens when we’re gone’ and back. I thought things like ‘he’ll never drive, he’ll never have friends, he’ll get teased, he’ll never have a girlfriend, he’ll never play sports,’ and things like that. I was devastated. Most of the things I worried about have never really been an issue including the sports stuff thanks to Casey’s Clubhouse.

The first day he stepped on the Casey’s Clubhouse field, hit his first pitch, and then proceeded to high-five everyone standing in the dugouts and along the fences as he rounded

the bases for an inside-the-park homer, had me in tears. This is life-changing. Now every mom and dad wants their kids to hit a home run, and he had his first under his belt. He had many more inside-the-park ones, but never one out. He'd come close a few times but never out. As his dad, I couldn't wait for that day.

Well, that day came one summer in the middle of a historic road trip to NJ as part of Casey's Clubhouse travel program. I was pitching. He used a bat that I didn't want him to use. I tried to get him to switch bats, but he was adamant that it was the one he wanted to use. I put the pitch right in his sweet spot and there it went. I knew almost instantly it had a chance. Angle, speed, height, and wind were all there. I watched it go over the fence and my excitement grew the farther it flew. GONE! Someone said I actually jumped in the air. I didn't believe it until someone showed me a picture. Screams, hi-fives, hugs, tears, and almost a heart attack (me) happened in the next few moments. I was on a cloud. He was so excited.

'I DID IT DAD!' 'Yes, you did bud, yes, you did.'

This is life-changing. This was a part of one of those worries I had long ago that was erased in the greatest way possible. GONE. All of this 'life-changing' stuff happens because of other people. Selfless people. People with the biggest hearts you can ever imagine. People like those at the Casey's Clubhouse. You people change lives. You changed our lives. I'm ultra-proud to be a small part of this organization and to do this with all of you. Thank you for helping us cast aside some of our worries and making us better people in the process. Every kid deserves the chance to play baseball. Every parent deserves the chance to watch their kid play baseball."

MEMORANDUM

To: **Matthew R. Serakowski, Township Manager**
From: **Adam A. Benigni, Director of Planning and Community Development**
Date: **February 21, 2025**
Subject: **MIRACLE LEAGUE FIELD TIMELINE**



At the request of the Board of Commissioners, the following timeline outlines the key milestones in the planning, construction, and development of the Miracle League Field at Boyce Mayview Park. This summary provides a comprehensive record of significant events, from the initial discussions to the completion of various phases of the project.

- ❖ 2008 – The Miracle League of the South Hills (MLSH) was formed by Sean Casey.
- ❖ 2009 – Discussions between the Township and MLSH regarding a potential location with Upper St. Clair.
 - Boyce Mayview Park – three sites at the Park were considered
 - Delach property on McLaughlin Run Road (currently owned by the Township)
 - Orient property on McLaughlin Run Road (Township currently in discussion with the Orient family to purchase this property)
 - Vacant Post Office parcel along McLaughlin Run Road
- ❖ January 25, 2010 – Presentation to Board of Commissioners regarding the studied locations and the project's financing. The BOC came to a consensus to continue pursuing the project.
- ❖ March 2010 – Casey's Clubhouse, Inc was formed as a 501(c)(3) nonprofit organization.
- ❖ April 2010 – Township staff tour of Miracle League Field in Cranberry Township
- ❖ April 2010 – Gateway Engineers Opinion of Probable Cost for Miracle Field Construction. The estimated cost was approximately \$548,450 which included engineering costs and contingency.
- ❖ June 2010 – The Township and Tucker Arensberg began drafting the Memorandum of Understanding (MOU) between the Township and Casey's Clubhouse, Inc.
- ❖ September 16, 2010 – Planning Commission review of PLC10-0010 Site Plan Approval for Miracle Field at Boyce Mayview Park.
- ❖ October 10, 2010 – Updated Probable Cost for Miracle Field. The estimated cost was increased from \$548,450 in April 2010 to \$834,526. The bulk of the extra cost was due to the addition of a restroom/storage building, dugouts and lighting.
- ❖ October 21, 2010 – Planning Commission recommends Site Plan Approval to the Board of Commissioners for the Miracle Field at Boyce Mayview Park.
- ❖ November 8, 2010 – First public hearing for the Site Plan Approval for the Miracle Field at Boyce Mayview Park.
- ❖ December 6, 2010 – Continued public hearing. The Board of Commissioners granted Site Plan Approval to the Miracle Field at Boyce Mayview Park. The concept plan that was approved was drawn by Trans Associates.

- ❖ May 24, 2011 – The Township and the Miracle League of South Hills, Inc. entered into the MOU.
- ❖ June 2011 – Groundbreaking ceremony for Miracle Field.
- ❖ May 22, 2012 – Building permit issued for Miracle Field at Boyce Mayview Park.
- ❖ Fall 2012 – Field improvements were completed.
- ❖ June 1, 2013 – Final occupancy for entire Miracle Field site (some concrete, scoreboard and other outstanding items).
- ❖ May 2015 – Grand opening of The Clubhouse at Boyce Mayview Park playground. Funding for the project came from a \$260,000 grant from ARAD, a \$50,000 appropriation from the Township and \$490,000 that was raised through private fundraising efforts of Casey' Clubhouse.
- ❖ Summer/Fall 2017 – Construction of pavilion near Miracle Field.
- ❖ February 19, 2021 – Building permit issued for concession stand, announcer booth and bleacher seating.
- ❖ August 30, 2021 – Final occupancy for the concession stand, announcer booth and bleacher seating.

Attachments

1. MOU between the Township and Miracle League of South Hills, Inc. (2011)
2. Conceptual Plan from Gateway Engineers showing additional playing field at Casey's Clubhouse at Boyce Mayview Park

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

August 25, 2025

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, August 25, 2025, at the Township of Upper St. Clair Municipal Building, Board of Commissioners' Meeting Room, Upper St. Clair, PA, 15241.

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

Matthew R. Serakowski	Township Manager
Mark M. Mansfield	Assistant Township Manager
Mark P. Romito	Director of Finance
Adam A. Benigni	Director of Planning and Community Development
Irving S. Firman	Township Attorney
Michael Galet	Township Engineer
Laura Long	Recording Secretary

PUBLIC: Approximately 28 members of the public were in attendance.

CITIZENS' COMMENTS

Dr. Gretchen Kreizenbeck, 1524 Fox Chase Lane, thanked the Board for the opportunity to speak, stating we are all here for the common goal of keeping the Township safe. Dr. Kreizenbeck indicated that she represents many residents who have raised safety concerns over the past 25 years regarding the intersection of McMillan and Cook School Road, leading into Trotwood West. Dr. Kreizenbeck indicated these efforts date back to 1997, starting with her neighbor, Laurie Gerber, and have continued through 1999, 2001, 2011, 2021, 2023, thanking Phyllis Ciano, Denise Staub, Ashley White, and now again in 2025. Dr. Kreizenbeck stated that the traffic volume has increased since developing homes west of McMillan Road, noting that a once quiet area has become a dangerous crossing.

Dr. Kreizenbeck stated that she submitted a traffic calming request in 2023 and recently learned that PennDOT responded via letter to the Township Department of Planning & Community Development office in 2024; however, she was never notified. Dr. Kreizenbeck indicated that PennDOT's response was very encouraging, stating the Township can install crosswalk markings without PennDOT approval. Crosswalks with flashing lights are also possible provided the Township contacts PennDOT to initiate the sign permitting process. Dr. Kreizenbeck indicated the letter stated that PennDOT is open to studying a multi-way stop, but it would need a formal request from the Township. Dr. Kreizenbeck stated that she is unaware how the Township responded to PennDOT's letter in 2024;

however, knows that 20 months later, no action has been taken to install crosswalks, stop signs, flashing lights or speed humps, and accidents continue to occur.

Dr. Kreizenbeck stated that she spoke with a PennDOT engineer earlier today who noted that he has not received a formal request from the Township to move forward with any of the previously stated recommendations. Dr. Kreizenbeck indicated that on Thursday; after contacting the Township offices to escalate her concerns regarding this intersection, the Township's Director of Planning & Community Development contacted her to confirm that he would be submitting a formal request to PennDOT to review this intersection further for a four-way stop.

Dr. Kreizenbeck stated she applauds this decision because it is not just about traffic, it is about real life. Statistics compiled from the national highway administration and governor's highway association relating to the increase of pedestrian deaths and other traffic fatalities over the past 21 years were shared. The medical journal of pediatrics found that vehicle speed is arguably the most important risk factor for pedestrian injury. Dr. Kreizenbeck noted that when approaching the crest of this intersection from the north, visibility begins around 350 feet, giving a driver traveling at 40 miles per hour only six seconds to stop, assuming perfect conditions and zero distractions.

A graph compiled of United States data published in 2023 from the American Academy of Pediatrics was displayed. The graph showed a 50% chance of death at an impact speed of 33 miles per hour. Dr. Kreizenbeck noted that the speed limit on McMillan Road is 30 miles per hour and reviewed the significant increases in chance of death as miles per hour are increased showing a 75% chance of death at 41 miles per hour and 90% chance of death at 48 miles per hour.

The graph showed that SUV's pose a greater risk of injury or death to pedestrians and cyclists. Dr. Kreizenbeck noted that many SUV's travel this area due to the family-oriented nature of our community. Children should be able to walk to school without fear of being hit by a car or speeding SUV. Dr. Kreizenbeck mentioned this location is 0.7 miles from Fort Couch Middle School and is the major intersection that households in the newer neighborhoods to the west must cross over. Visibility is poor due to the hill and the curve. Many drivers are distracted and speed through the intersection.

Images that Dr. Kreizenbeck and neighbors collected from past accidents at the intersection were displayed. Dr. Kreizenbeck stated PennDOT reported 26 accidents at the Cook School Road and McMillan Road intersection in the last 20 years, which is three times as many as a close intersection of Fort Couch and McMillan Road. 96% of these accidents were side impact collisions. On October 18, 2023, a high school bus had a near-miss incident at the intersection leading to several children hitting their heads with enough force to eject their eyeglasses while others suffered abrasions. The American Academy of Pediatrics states clearly that interventions with drivers are most effective when they increase a driver's awareness of pedestrians and decrease the drivers speed.

Dr. Kreizenbeck stated the Township has done great things to improve the safety of the community, such as installing stop signs near Dominion on Cook School Road. The installation of crosswalks at Boyce and Eisenhower schools made these areas safer. While great progress has been made, the intersection of McMillan and Cook School Road is still a major problem that the Township needs to find a solution to make this area safe for everyone.

Dr. Kreizenbeck stated she is grateful to live in such an overall well managed and safe township, and she is proud to be a resident. She thanked the Board for keeping the Township a safe community for our kids, pedestrians and drivers.

Commissioner Paoly thanked Dr. Kreizenbeck for her comments and asked if any additional citizens would like to speak on the same matter.

Mr. Tim Gagne, 264 Trotwood West Drive, stated he lives one house away from the intersection of McMillan and Cook School Road. He and his son were first responders to an accident earlier this summer. Mr. Gagne indicated that it is a daily occurrence to hear the braking of vehicles, swearing, and horn honking from his front yard. He indicated that it is merely a matter of time before there is a more severe accident. Mr. Gagne stated he requests his son not to ride his bicycle near McMillan Road.

Ms. Ashley White, 1750 McMillan Road, thanked the Board for their time and indicated she has lived at the corner of Cook School and McMillan Road for 20 years. She has witnessed the installation of a sidewalk, roundabout placed at the end of the street, and two and a half developments built at the end of Cook School Road. Ms. White indicated that each of these items have increased the traffic on the road. Ms. White has known many individuals impacted by accidents over the years including a friend on Upper St. Clair Drive who was T-boned two years ago. Ms. White urged the Township to consider crosswalks or any traffic calming measures to help encourage people to be aware.

Ms. Beatrice Shirley, 615 Trotwood Ridge Road, indicated that she lives in the Trotwood West development and regularly turns out of Trotwood West to McMillan Road where it is difficult to safely turn due to visibility. Ms. Shirley stated she has a 16-year-old driver and thinks about the many new drivers in the neighborhood who do not have the experience to safely make these turns. Ms. Shirley stated she has witnessed many accidents and reiterated that the residents would like the Township to do something to make this intersection safer.

Ms. Haley Maher, 1877 Taper Drive, stated she would like to reiterate the statements mentioned earlier. Ms. Maher stated she must leave work early to pick her daughter up from school to get her to practice because she fears her daughter crossing the intersection. Ms. Maher stated that this is a safe community and should be walkable; however, crossing this intersection is full of near-misses and hoping for the best. Ms. Maher stated that this intersection is unsafe for young drivers and mentioned her husband had a near miss with a speeding teenager last week. Ms. Maher stated that the residents would appreciate any consideration the Board would give towards improving the safety of this intersection.

Ms. Jessica Kosler, 1520 Fox Chase Lane, stated she has an eighth-grade daughter who walks home from Fort Couch Middle School most afternoons. Her daughter has expressed that she hates crossing this intersection and avoids it by crossing slightly down the hill where there is less traffic. Ms. Kosler stated she would like something to be done to make this intersection safer for students. Ms. Kosler indicated she also has a 16-year-old permitted driver and it is difficult to teach him the safe driving rules due to the turn that is needed to leave their development and how many cars do not follow the right-of-way rules at this intersection.

Ms. Lauren Fritz, 1847 Tilton Drive, stated she lives in Trotwood Hills, which has approximately 300 homes and there are two ways in and two ways out, including Cook School and another terrible

area. Ms. Fritz stated she hopes this conversation is a catalyst for the Township to look at every area of the community. Ms. Fritz indicated that we all have the same common interest, for everyone to be safe. Ms. Fritz stated that it is very difficult to enter and exit her neighborhood due to the visibility and speeding cars. She was a first responder this past year to an accident with two young kids heading to school in a minivan. Ms. Fritz stated she wants her kids to be safe. She chose this neighborhood and community because she thought the kids would be able to take the bus or walk when they are involved in after school activities. Ms. Fritz thanked everyone for making the Township more aware of these issues and stated she hopes that the Township will do something to resolve these concerns.

Commissioner Paoly thanked everyone for attending the Board meeting to speak on this topic. He indicated the Board appreciates them making time in their busy schedules and respects their time. The Board recognizes this may be an issue and is submitting a request to PennDOT to further study this intersection, which may lead us to crosswalks or lights depending on what the PennDOT study concludes.

Dr. Kriezenbeck asked the Board to make an additional inquiry. She indicated that when she read the letter from PennDOT dated January 2024, she understood it to state that the Township does have the authority now to erect a crosswalk and install lights by coordinating with the PennDOT engineer. Commissioner Paoly stated that this is a State Road, and the Township needs to follow the process outlined by the State which is to submit the applications for further study.

In response to Dr. Kriezenbeck's inquiry, Commissioner Paoly stated that the follow-up and timeline will be determined by the State's timeline to complete the study. Commissioner Paoly stated that Staff will make the results available when they are received.

Ms. Uzma Shah, 1540 Fox Chase Lane, indicated that she often hears tires screeching from her property which is uphill on the edge of McMillan towards McLaughlin Run and Seegar Roads. Ms. Shah asked if it would be possible for the Township to trim some of the trees that are blocking some of the signs in this stretch of road. Ms. Shah also inquired if the Township would move the electronic speed radar sign that sits at the bottom of the hill to the Trotwood West intersection stretch for a period of time to assist with minimizing speeders.

In response, Commissioner Paoly asked Mr. Serakowski to have Public Works review the vegetation issue and if it is Township property, to have Staff trim it back. Commissioner Paoly directed Mr. Serakowski to have Staff send a letter to the property owner if the vegetation issue is occurring on private property. Commissioner Paoly asked Mr. Serakowski if the speed radar sign could be moved, and in response, Mr. Serakowski stated that Staff will look into this and coordinate with PennDOT to move it to a location that would benefit the intersection study.

Commissioner Burlingame inquired about the PennDOT approval process for installing stop signs and crosswalks and whether PennDOT or the Township would perform the work. In response, Mr. Serakowski indicated that it depends on the level of the project and that nothing can be done on a State road without the proper PennDOT approval and permitting. The level of improvement may necessitate additional engineering and site review, and PennDOT will dictate the process.

Commissioner Burlingame shared that he lives near Boyce Road, a State road, and when the crosswalks had been put in, they required PennDOT approval, and the process took time. Mr. Serakowski confirmed that these types of projects take time. The Township recently navigated four crosswalk improvements at Millwood and Boyce Roads, Redfern and McMurray Roads, Chartwell

and Lesnett Roads, and Meadowcrest and Fort Couch Roads. Each of these locations were tied to schools or parks and required coordination with the School District and PennDOT. Mr. Serakowski stated that this intersection will be on the Township's and PennDOT's radar.

Ms. Sridevi Lakshminarayanan, 1640 Hollow Tree Drive, suggested that the Township consider utilizing crossing guards at the McMillan and Cook School Road intersection during school hours. Commissioner Paoly stated that he is unaware of any crossing guards that the Township employs and believes that may be a school district matter. Commissioner Burlingame stated that crossing guards may not be able work at a location with no crosswalk and expressed safety concerns of encouraging pedestrians to cross in a location where a crosswalk does not exist.

In response to Dr. Kriezenbeck's inquiry regarding how the Board suggests children get home from practice when both parents work out of the home, Commissioner Burlingame stated that he understands and deals with the same issue in his household.

Ms. Maher stated there is a Township park, Trotwood Park, that draws many kids across the intersection to play pickleball and basketball in the summer months while parents are at work. Ms. Maher asked to reiterate that the McMillan and Cook School Road intersection is a major intersection to get to the Township park.

Commissioner Paoly stated the Board recognizes there may be an issue and is submitting the paperwork to PennDOT to further study the intersection, upon PennDOT's recommendations, the Township will move forward one way or the other.

Ms. Shirley asked if police presence in this area could be increased to monitor speed. Commissioner Paoly asked Mr. Serakowski to speak with the Township's Lieutenants to add extra patrols in this area.

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

Status Report Re. Casey's Clubhouse (Formerly Miracle League of the South Hills)

Mr. Sean Casey, 600 Trotwood Circle, President of Casey's Clubhouse, stated 15 years ago he came before the Board to present the idea of building the Miracle League Field for kids with special needs and disabilities. Mr. Casey shared that he is grateful for the Township's assistance and partnership over the past 15 years. Mr. Casey indicated that Casey's Clubhouse is outgrowing the field as the organization has grown to over 500 participants from the initial 100 participants.

Mr. Casey shared that when the Miracle League of the South Hills was formed, the goal for the Miracle League Field was to be community driven, and it has been. With over 500 athletes and buddy volunteers for each athlete, thousands of people use the space across 61 zip codes including many surrounding schools.

Mr. Casey stated Casey's Clubhouse playground has elevated the community and draws families in throughout all seasons. Casey's Clubhouse field is utilized much of the time with practices almost every day and games 5 days a week. The organization feels it's time to expand and would like to request that another field be built adjacent to the current field. Registration has already grown 12% this fall with 36 additional athletes ranging from five to 67 years old.

Mr. Casey reflected on growing up in the Township, playing professional baseball and experiencing some of the greatest fields in the world, while maintaining his appreciation of the Township over the years. He stated the field has taken on a life of its own due to the growing number of participants and families impacted by Casey's Clubhouse over the past 15 years and ongoing. He shared that he thinks of the Miracle Field with the same sentiment as Fenway Park and sees it as a space where the athletes can have a one-of-a-kind experience, reiterating that the organization would like to build another field to meet the needs of their growing participants and the community.

Mr. Casey thanked the Commissioners for all that the Township has helped his organization achieve over the years and asked Tim Gebhart, Executive Director of Casey's Clubhouse, to share more information.

Mr. Gebhart stated his family recently moved to Seattle from the Township and it has been a blessing and privilege to continue to work for this community and for Casey's Clubhouse. When Mr. Gebhart started in 2016 the organization was good, from 2016 to current the organization has created something great and Mr. Gebhart stated they are ready to continue to improve and go to the next level. Mr. Gebhart recalled a video he watched from 2010 when one of their first Board members stated they wanted to make this miracle field the Miracle League Capital of the World and he has always strived to do that.

Mr. Gebhart indicated that the organization has progressed beyond the baseball field and their partnership with the Township has been a major factor. The organization has grown from one league to competitive leagues to travel baseball and the Next Inning program which provides a job training center within the concession stand. The travel baseball program brings many visitors with other teams coming into the Township. Mr. Gebhart shared fundraising milestones from the field, playground, and Next Inning project and shared the organization has been able to achieve these things without taking on any debt because the community supports them. Mr. Gebhart stated they plan to proceed with this project in the same manner and hope that the community will continue to contribute to the growth that is planned.

Mr. Gebhart stated the organization is not only seeking a new field through this project but would like to upgrade the existing facilities to better serve the community. Bathroom renovations will be included to create family style restrooms to better serve moms with teenager adult males and dads with teenager adult girls. In addition, a sensory/quiet room will be created to assist when overstimulation occurs, offering additional opportunities for athletes to stay at practice after having the opportunity to regroup when in the past they may have needed to go home.

Mr. Gebhart shared that something unique about Casey's Clubhouse and the Miracle Field is that they do not lock their gates. The facility was built for their athletes and families, but also for the community. Mr. Gebhart noted that the field gets used beyond Casey's Clubhouse, sharing he watched a grandma pitching to her grandson earlier today. The Township uses the field for Camp St. Clair and T-Ball, school students use it to play wiffle ball and other games. Mr. Gebhart stated that this park is not just for the organization's athletes, it's for the community as well, and that's why he thinks they have received so much support over the years.

Commissioner Paoly stated that he was a member of the Board when Mr. Casey presented his idea for the Mircle League over 15 years ago and he never dreamed it would grow to be what it has become. Commissioner Paoly thanked Mr. Casey and Mr. Gebhart for all they do for the athletes, families, and the community, noting his children often utilized the playground. Commissioner Paoly

shared that he attended the first travel game at the field, and it was amazing to see the park as packed as it was with families from Cincinnati and our community.

Commissioner Paoly asked to have some time to digest what was presented this evening, including a sketch of the proposed facility upgrades that was provided at the Board's seats, and requested his fellow Commissioners visit the park over the next month to see how the proposed layout might work. Commissioner Paoly stated the Board would discuss this again at a future meeting and follow up with Mr. Casey.

Commissioner Paoly asked if the Board had any additional questions, there were none.

INFORMATIONAL ITEMS

COMMUNITY DEVELOPMENT – OLD

None.

COMMUNITY DEVELOPMENT – NEW BUSINESS

None.

COMMUNITY DEVELOPMENT – OTHER

None.

OTHER AGENDA AND DISCUSSION ITEMS

Discussion Re. Approval of Contracts.

Commissioner Paoly asked Mr. Mansfield to review both contracts on this evening's Agenda.

- Morton Fields Complex Playground Safety Surface

Mr. Mansfield stated Staff has received three proposals for the purchase and installation of the Morton Fields Complex playground safety surfacing. The lowest proposal is from Southwest Greens Golf & Grass in the amount of \$99,719.00. The purchase from Southwest Greens Golf & Grass meets the American Society for Testing and Materials (ASTM) standards for playground safety.

Although the other two proposals received utilized COSTARS Contract Purchasing, they were higher than the proposal from Southwest Greens Golf & Grass, which does not represent any contract purchasing.

This purchase is allocated to the Township's 2025 Capital Projects Budget.

Staff will recommend that the proper Township officials be authorized to enter into a contract with Southwest Greens Golf & Grass for \$99,719.00 at the September 2, 2025 Regular Meeting of the Board.

- 2025-2026 Rock Salt Contracts

Mr. Mansfield stated for many years the Township purchased rock salt exclusively through the SHACOG Purchasing Alliance. Typically, the price was lower than the state contract and delivery requirements were more stringent. For the 2024 – 2025 snow season, the Township was successful in obtaining competitive pricing from COSTARS (state contract) for rock salt, which was somewhat lower than the SHACOG contract and the threshold for required tonnage purchase was lower.

COSTARS released their pricing this spring for the 2025 – 2026 snow season at \$87.50 per ton. As such, the Township plans to make an initial purchase of 1,500 tons of rock salt at this price.

The bid opening for rock salt with SHACOG occurred recently and the Township anticipates purchasing approximately 3,500 tons of salt from Compass Minerals America, Inc., the lowest responsible bidder at \$88.32 per ton. (The rock salt requirement for an average snow and ice season is approximately 5,000 tons.)

Staff will therefore recommend that the proper Township officials be authorized to enter into contracts for rock salt with COSTARS at a price of \$87.50 per ton and with Compass Minerals America, Inc. at a price of \$88.32 per ton for the 2025 – 2026 season at the Regular Board Meeting on September 2, 2025.

Commissioner Paoly asked if the Board had any questions, and there were none.

GENERAL AFFAIRS

Status Report Re. Community & Recreation Center Implementation Advisory Committee (IAC)
Meeting held Wednesday, August 13, 2025.

Commissioner Burlingame stated the architect attended this past meeting and great headway has been made. In short, the proposed Recreation Center improvements would be divided over the outdoor pool, indoor facility, and a potential addition.

Expanding lane swimming to take on more swimmers and building a splash pad along with a slide construction that looks to be a lot of fun have been discussed. Commissioner Paoly asked Commissioner Burlingame if he would be the first to go down the slide, in response, Commissioner Burlingame offered to have a race at the potential future ribbon cutting.

Commissioner Burlingame indicated the indoor area would include aesthetic enhancements and spacing improvements. He noted the most important item being discussed is security and access to the facility. He compared the security technology in discussion to the type of technology used at turnstiles at subway stations in New York City which would require the user to insert a card to get through the turnstile to the indoor facility and outdoor pool.

Commissioner Burlingame shared that larger group exercise would be possible with the renovation of the group exercise room. There is discussion about building an additional gym. The group is set to meet again in September and will share more at the next Informational and General Affairs Meeting.

Commissioner Graves indicated that the architect provided the Committee with many options and through discussion and review the Committee narrowed in on their preferred choices accounting for

the budgeting of each. Commissioner Graves noted that the Committee seems to be thinking along the line with their preferences.

Commissioner Enck indicated the Committee spent the most time discussing safety and a pending question is where the location of the security desk will be. Commissioner Enck indicated that the Committee is on board with implementing security enhancements; however, has not agreed upon the best space to move the security desk to. Commissioner Enck noted that access to public rooms factors into this decision because this is a community and recreation center and determining how members versus non-members can enter the facility will need to be reviewed further with the entire Board for additional input.

Commissioner Paoly asked if the Board had any questions, and there were none.

Review of the Informational and General Affairs Meeting Minutes of July 28, 2025.

Commissioner Burlingame moved to approve the Informational and General Affairs Meeting Minutes of July 28, 2025. This was seconded by Commissioner Thomas and carried with a 7-0 voice vote.

Consideration of the August 2025 Bill Sheet.

Commissioner Paoly stated the Board received the Bill Sheet on August 22, 2025 via email and there were no questions submitted. Commissioner Burlingame moved for approval of the August 2025 Bill Sheet, which was seconded by Commissioner Enck and approved with a 7-0 voice vote.

Acknowledge Receipt of Financial Statements for the Seven-Month Period ending July 31, 2025.

Commissioner Paoly acknowledged receipt of the Financial Statements for the seven-month period ending July 31, 2025 and stated they are available at the Township offices for review.

ADDITIONAL COMMENTS

Commissioner Paoly stated following adjournment, the Board will be meeting for an Executive Session to discuss legal and personnel matters.

ADJOURNMENT

Commissioner Pardini moved to adjourn the Informational & General Affairs Meeting, which was seconded by Commissioner Burlingame. This was approved by a 7-0 voice vote, and the meeting was adjourned at approximately 8:18 PM.

Laura Long
Recording Secretary
August 25, 2025

LITIGATION REPORT - SUMMARY
TOWNSHIP OF UPPER ST. CLAIR
August 22, 2025

I. CASES WHERE TOWNSHIP IS PLAINTIFF

- A. Township of Upper St. Clair vs. Francis Funaro (No. CV-99-2024) (Magistrate Arnoni)
- B. Township of Upper St. Clair v. Irene Johnovna Verzelli (No. AR-25-2214) (Court of Common Pleas)
- C. Township of Upper St. Clair vs. Deborah E. McPherson & David C. Mesko (No. CV-70-2025) (Magistrate Arnoni)
- D. Township of Upper St. Clair vs. Joseph J. Zelezniak & Judith A. Zelezniak (No. CV-71-2025) (Magistrate Arnoni)
- E. Township of Upper St. Clair vs. Kerry L. Turner (No. CV-138-2025) (Magistrate Arnoni)
- F. Township of Upper St. Clair vs. Matthew Weiss (No. CV-118-2025) (Magistrate Arnoni)
- G. Township of Upper St. Clair vs. Perfect Power Wash, LLC (two Cases) (No docket numbers assigned) (Magistrate Arnoni)
- H. Township of Upper St. Clair vs. Robert C. Minetti & Joan R. Minetti (CV-195-2025) (Magistrate Arnoni)
- I. Township of Upper St. Clair vs. Zheng Xiao Ling (CV-196-2025) (Magistrate Arnoni)
- J. Township of Upper St. Clair vs. Gokalp Ilkcan (No. CV-197-2025) (Magistrate Arnoni)
- K. Township of Upper St. Clair vs. Loan Funder LLC Series 41493 (CV-198-2025) (Magistrate Arnoni)
- L. Township of Upper St. Clair vs. Michael Tomnay (No docket number assigned) (Magistrate Arnoni)
- M. Township of Upper St. Clair v. Song Yifang (No docket number assigned) (Magistrate Arnoni)
- N. Township of Upper St. Clair v. Ronald Riso (No docket number assigned) (Magistrate Arnoni)

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

- A. Shipleigh Plumbing LLC v. Township of Upper St. Clair (AAA Case No. 01-24-0008-2776).
- B. TBI Contracting, Inc. v. Township of Upper St. Clair and Edelmann Project Management LLC d/b/a EPM Architecture (AAA Case No. 01-24-0008-6898).

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

- A. Jeffrey S. Valperga et 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).

- B. HUD Fair Housing Complaint (Jason Depp).
- C. Estate of Stephen A. Stasenکو vs. Township of Upper St. Clair et al., GD 23-3656 (Allegheny County).
- D. Susan Shepherd as Administratrix of the Estate of Chris Shepherd vs. Township of Upper St. Clair, (GD 24-2215) (Allegheny County)

IV. OTHER LITIGATION INCLUDING BANKRUPTCY MATTERS

V. LAND USE

- A. Matthew Weiss vs. Township of Upper St. Clair Zoning Hearing Board (No. SA 25-000453)(Allegheny County):

VI. OTHER LEGAL MATTERS

- A. United States Environmental Protection Agency Action Pursuant To 33 U.S.C. §138
- B. M & D Properties Board of Viewers, No. GD20-10982