

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 TUESDAY, MAY 26, 2026, 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. June 1, 2026, Regular Meeting Agenda Items. (Memorandum enclosed)

1. Old Business:

- (a.) Discussion Re. PLC26-9301 – Amendment to Chapter 93 of the Township Code entitled “Parks and Playgrounds” to add Standards for the Operation of E-Bikes and Electronically Motorized Devices on Township Property.

2. New Business:

- (a.) None.

B. Other.

- (a.) Devonwood Drive Traffic Calming Study – Township Traffic Engineer to Report at the June 1, 2026 Regular Meeting.
- (b.) Discussion Re. Allegheny County Hazard Mitigation Plan.

5. Other Agenda and Discussion Items

A. Discussion Re. Approval of Contracts. (Memorandums enclosed)

- Public Works Replacement Upfit
- Community & Recreation Center Fitness Equipment
- Community & Recreation Center HVAC Aquatics Ductwork Replacement

B. Discussion Re. Community & Recreation Center Facility Enhancements Phase I – Outdoor Aquatics.

C. Discussion Re. Affirm Planning Priorities for 2026-2027.

GENERAL AFFAIRS

1. Recommendation Re. Establish Public Hearing Re. PLC26-0001 – St. Clair Country Club Paddle Hut – Nonresidential – Conditional Use Approval. (Memorandum enclosed)
2. Recommendation Re. Establish Public Hearing Re. PLC25-0003 – Thomas Property – Planned Residential Development – Tentative Approval. (Memorandum enclosed)
3. Recommendation RE. Establish Public Hearing Re. PLC26-0002 – Dawson Property – Unified Conditional Use/Preliminary Land Development Approval. (Memorandum enclosed)
4. Review of the Informational and General Affairs Meeting Minutes of April 27, 2026. (Minutes enclosed)
5. Consideration of the May 2026 Bill Sheet. (Bill Sheet sent electronically 5/22/26)
6. Acknowledge Receipt of Financial Statements for the Four-Month Period ending April 30, 2026. (Financial Statement sent electronically 5/22/26)
7. Adjournment.

MEMORANDUM

To: Matthew R. Serakowski, Township Manager
From: Adam A. Benigni, Director of Planning and Community Development
Date: May 22, 2026



Subject: COMMUNITY DEVELOPMENT DEPARTMENT INFORMATIONAL ITEMS FOR THE INFORMATIONAL AND GENERAL AFFAIRS MEETING ON MAY 26, 2026

A. JUNE 1, 2026 - REGULAR MEETING AGENDA ITEMS

Old Business

1. DISCUSSION RE. PLC26-9301 – AMENDMENT TO CHAPTER 93 OF THE TOWNSHIP CODE ENTITLED “PARKS AND PLAYGROUNDS” TO ADD STANDARDS FOR THE OPERATION OF E-BIKES AND ELECTRONICALLY MOTORIZED DEVICES ON TOWNSHIP PROPERTY

The Township is proposing to amend Chapter 93, Parks and Playgrounds, of the Township Code to address the increasing use of e-bikes and electronically motorized devices on Township property. Staff will prepare an Ordinance for consideration by the Board of Commissioners on June 1, 2026.

New Business

None.

B. OTHER

2. DEVONWOOD DRIVE TRAFFIC CALMING STUDY

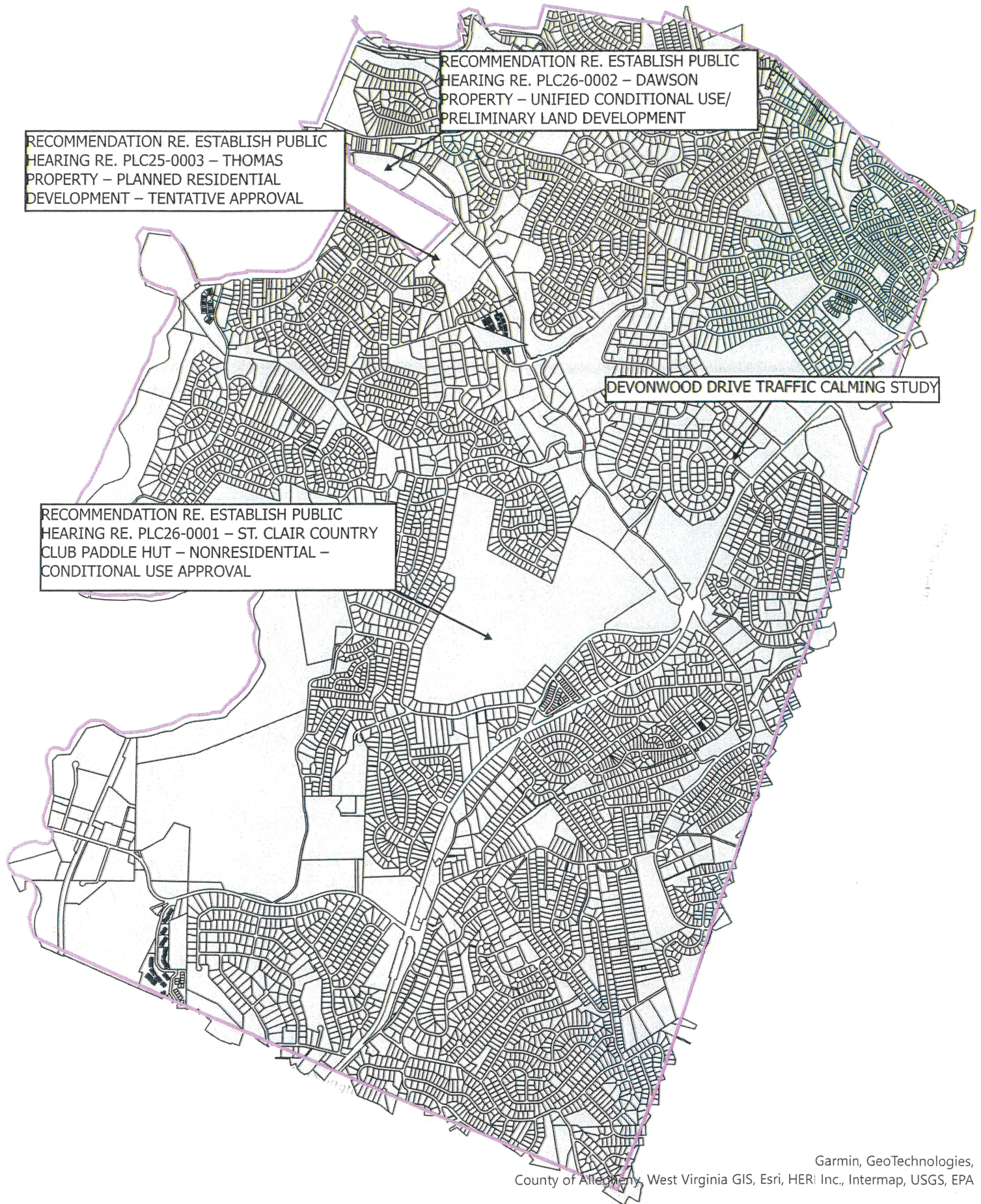
At the June 1, 2026 Regular Meeting, the Township Traffic Engineer will present the updated results of the Devonwood Drive Traffic Calming Study.

3. DISCUSSION RE. THE ALLEGHENY COUNTY HAZARD MITIGATION PLAN

The Allegheny County Department of Emergency Services has been accumulating data and community input through various meetings to update the county-wide Hazard Mitigation Plan (HMP). FEMA has notified Allegheny County that the HMP is Approved – Pending Adoption. Formal approval by the Board of Commissioners is necessary to be eligible for future aid from state and federal agencies in the event of a disaster. Staff will prepare a Resolution for consideration by the Board on June 1, 2026.

Attachment

1. Map of locations of Community Development Department agenda items for the meetings of May 26, 2026 and June 1, 2026



Garmin, GeoTechnologies,
County of Allegheny, West Virginia GIS, Esri, HERI Inc., Intermap, USGS, EPA



Township of Upper St. Clair
Department of Planning and
Community Development

Community Development Department
Agenda Items for the
Informational and General Affairs
Meetings of May 26, 2026 and June 2, 2026

MEMORANDUM

To: Board of Commissioners

From: Matthew R. Serakowski, Township Manager

Date: May 22, 2026

Subject: **DISCUSSION RE. AUTHORIZATION OF CONTRACT FOR PUBLIC WORKS REPLACEMENT UPFIT**

Staff is seeking approval to purchase one (1) upfit for a Public Works vehicle in accordance with the Township's Fleet Replacement Schedule:

<u>Vehicle Upfit</u>	<u>Vendor</u>	<u>Bid/GSA</u>	<u>Amount</u>
One (1) 9' Reading Classis II	Keith's Truck	PA COSTARS	\$ 63,097
Service Body with Lighting Upfit	Service	Contract #025-E22-	
	Duncansville, PA	414	

The Public Works vehicle and equipment are allocated in the Township's 2026 Capital Projects Budget.

Staff will recommend that the proper Township officials be authorized to enter into contracts with the above referenced vendors in the amounts indicated at the June 1, 2026 Regular Meeting of the Board.

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Matthew Serakowski

MEMORANDUM

To: Board of Commissioners

From: Matthew R. Serakowski, Township Manager

Date: May 22, 2026

Subject: **DISCUSSION RE. AUTHORIZATION OF CONTRACT FOR COMMUNITY & RECREATION CENTER FOR PURCHASING FITNESS EQUIPMENT**

As part of the Community & Recreation Center's (C&RC) ongoing mission to provide quality, reliable training apparatus within the facility, various machines and equipment are due for replacement/upgrades.

Staff is therefore seeking approval to purchase the following fitness equipment from G & G Fitness, Williamsville, NY, for the C&RC under the PA COSTARS government pricing Contract #014-E22-270:

Life Fitness Integrity Treadmill with SE4 16" Console (Model: SE416-XF-14)

Unit price: \$11,380.65/ 2 units

Total Cost: \$22,761.30

Life Fitness Integrity Elliptical with 16" SE4 Console (Model: INX-SE416-XF-13)

Unit price: \$9,629.65/ 2 units

Total Cost: \$19,259.30

Life Fitness PowerMill SE4 16" Console (Model: INPM-SE416-XF-13C)

Unit price: \$13,131.65/ 2 units

Total Cost: \$26,263.30

Keiser M3i Indoor Cycle with M Connect Display (Model: 005507BBC)

Unit price: \$2,537.25/ 5 units

Total Cost: \$12,686.25

Concept2 SkiErg with PM5 Console (Model:2715-US)

Unit price: \$765.00/ 1 unit

Total Cost: \$765.00

Concept2 SkiErg Floor Stand (Model:2720-US)

Unit price: \$198.00/ 1 unit

Total Cost: \$198.00

Nautilus Glute Drive 60 (Model:9NP-L1131-60BZS)

Unit price: \$3,999.00/ 1 unit

Total Cost: \$3,999.00

Total Cost of Equipment: \$85,932.15

The funding for the fitness equipment is allocated in the C&RC's 2026 Capital Projects Account.

Staff will recommend that the proper Township Officials be authorized to enter into a contract with G & G Fitness in the amount of \$85,932.15 at the June 1, 2026 Regular Meeting of the Board.

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A handwritten signature in black ink, appearing to be "M. H. T.", written in a cursive style.

MEMORANDUM

To: Board of Commissioners

From: Matthew R. Serakowski, Township Manager

Date: May 22, 2026

Subject: **DISCUSSION RE. COMMUNITY & RECREATION CENTER HVAC AQUATICS DUCTWORK REPLACEMENT**

On Tuesday, May 19, 2026, one pre-qualified vendor submitted a bid for the Community & Recreation Center (C&RC) HVAC Aquatics Ductwork Replacement. JB Mechanical was the best responsible bidder for the C&RC Aquatics Ductwork Replacement contract in the amount of \$168,000. Two other contractors did not submit bids.

This purchase is allocated in the Township's 2026 C&RC Capital Projects Budget.

Staff will recommend that the proper Township Officials be authorized to enter into a contract with JB Mechanical in the amount of \$168,000 at the June 1, 2026 Regular Meeting of the Board.



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MEMORANDUM

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

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

Date: **May 22, 2026**

Subject: **COMMUNITY DEVELOPMENT DEPARTMENT GENERAL AFFAIRS ITEMS FOR THE INFORMATIONAL AND GENERAL AFFAIRS MEETING ON MAY 26, 2026**



1. RECOMMENDATION RE. ESTABLISH PUBLIC HEARING RE. PLC26-0001 – ST. CLAIR COUNTRY CLUB PADDLE HUT – NONRESIDENTIAL – CONDITIONAL USE APPROVAL

This application for Conditional Use Approval for an extension for the temporary paddle hut from October 13, 2026 to March 31, 2027 at the St. Clair Country Club, located at 2300 Old Washington Road, was reviewed by the Planning Commission on May 21, 2026, and was recommended for approval subject to certain conditions.

A public hearing is required for Conditional Use applications. Staff recommends that the public hearing be scheduled for Monday, July 6, 2026. This may be accomplished by a simple motion and voice vote.

2. RECOMMENDATION RE. ESTABLISH PUBLIC HEARING RE. PLC25-0003 – THOMAS PROPERTY – PLANNED RESIDENTIAL DEVELOPMENT – TENTATIVE APPROVAL

This application for Tentative Approval of a Planned Residential Development for a 115-unit townhouse community located at 1512 McLaughlin Run Road, was reviewed by the Planning Commission on May 21, 2026, and was recommended for denial.

A public hearing is required for a Tentative Approval of a Planned Residential Development application. Staff recommends that the public hearing be scheduled for Monday, July 6, 2026. This may be accomplished by a simple motion and voice vote.

3. RECOMMENDATION RE. ESTABLISH PUBLIC HEARING RE. PLC26-0002 – DAWSON PROPERTY – UNIFIED CONDITIONAL USE/PRELIMINARY LAND DEVELOPMENT APPROVAL

This application for Unified Conditional Use/Preliminary Land Development Approval for a six-lot subdivision in the R-LI, Low Intensity Residential District located at 1400 McLaughlin Run Road, was reviewed by the Planning Commission on May 21, 2026, and was recommended for denial.

TO: Matthew R. Serakowski, Township Manager
FROM: Adam A. Benigni, Director of Planning and Community Development
DATE: May 22, 2026
IN RE: COMMUNITY DEVELOPMENT DEPARTMENT GENERAL AFFAIRS
ITEMS FOR THE INFORMATIONAL AND GENERAL AFFAIRS
MEETING ON MAY 26, 2026 **2.**

A public hearing is required for Conditional Use applications. Staff recommends that the public hearing be scheduled for Monday, July 6, 2026. This may be accomplished by a simple motion and voice vote.

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

April 27, 2026

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, April 27, 2026, at the Township of Upper St. Clair Municipal Building, Board of Commissioners' Meeting Room, Upper St. Clair, PA, 15241.

PRESENT: Commissioner Graves Vice President
Commissioner Herrod
Commissioner Madden
Commissioner Pardini
Commissioner Plutko
Commissioner Thomas

Matthew R. Serakowski	Township Manager
Mark S. Mansfield	Assistant Township Manager
Adam A. Benigni	Director of Planning and Community Development
Chris Biswick	Director of Recreation and Leisure Services
Paul Besterman	Senior Strategic Advisor
Irving Firman	Township Attorney
Michael Galet	Township Engineer
Laura Long	Recording Secretary

EXCUSED: Commissioner Burlingame President
Kristen Burch Director of Finance

PUBLIC: One member of the public was in attendance.

CITIZENS' COMMENTS

Commissioner Graves asked if there were any citizens' comments, and there were none.

INFORMATIONAL ITEMS

COMMUNITY DEVELOPMENT – OLD

None.

COMMUNITY DEVELOPMENT – NEW BUSINESS

Discussion Re. PLC26-9301 – Amendment to Chapter 93 of the Township Code entitled “Parks and Playgrounds” to add Standards for the Operation of E-Bikes and Electronically Motorized Devices on Township Property.

Mr. Benigni stated the Township is proposing to amend Chapter 93, “Parks and Playgrounds”, of the Township Code to address the increasing use of e-bikes and electronically motorized devices on

Township property. Staff will prepare an ordinance for discussion by the Board of Commissioners on May 4, 2026.

Commissioner Graves commented that he recently witnessed a half dozen kids on E-bikes on Morrow Road popping wheelies and only observed one to be wearing a helmet.

Commissioner Thomas stated he has been in contact with Senator Robinson's office and was advised that the State is preparing a Bill. Commissioner Thomas stated he had been driving on Fort Couch Road when an E-Bike passed him down Route 19 South in the passing lane. He indicated that he looks forward to having the State enforce more regulatory measures. Commissioner Thomas mentioned he learned that just today a young person on an E-Bike in Bethel Park was hit by a vehicle.

In response to Commissioner Herrod's inquiry, Mr. Benigni confirmed that E-Bikes on the road would fall under the motor vehicle code; however, the proposed code amendment on the Agenda is for E-Bikes on Township property.

Commissioner Graves asked if the Board had any additional questions regarding this item, and there were none.

Recommendation Re. Establish Public Hearing Re. PLC23-1301 – Zoning Text Amendment to Chapter 130 of the Township Code Entitled "Zoning" to add a Definition of Tobacco/Vape Shop to Section 130.3, Definitions and add Tobacco/Vape Shop as a Conditional Use in the C3, Regional Shopping Center District.

Mr. Benigni stated the Township is proposing to add a definition of "Tobacco/Vape Shop" to Section 130.3: Definitions, and add this use to as a conditional use in the C3, Regional Shopping Center District. A Resolution establishing a public hearing for July 6, 2026, will be prepared for consideration by the Board of Commissioners at its meeting on May 4, 2026.

Commissioner Plutko stated he has observed many tobacco and vape shops in other communities that look like mini casinos and inquired how the Township can ensure that would not occur here. In response, Mr. Benigni stated that the Township currently regulates outdoor signage and confirmed that the proposed ordinance would only permit these shops in the mall under the current zoning districts.

In response to Commissioner Herrod's inquiry, Mr. Serakowski stated that the Township permits LED signs.

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

COMMUNITY DEVELOPMENT – OTHER

2024 Devonwood Drive Traffic Calming Study – Township Traffic Engineer Presentation at the May 4, 2026 Regular Meeting.

Mr. Benigni stated at the May 4, 2026 Regular Meeting, the Township Traffic Engineer will present the results of the Devonwood Drive Traffic Calming Study from December 2024. During the presentation, the Traffic Engineer will also discuss current efforts and recommend future steps.

Mr. Serakowski noted, at the request of Mr. Amick, the Board received a copy of a document he submitted this afternoon titled “Devonwood Drive: A Call to Action”.

Commissioner Thomas stated he reviewed the document earlier this afternoon and was impressed by the work Mr. Amick submitted. Commissioner Thomas inquired about the distinction between a collector road and a local road. In response, Mr. Serakowski stated that volume and speed factors into the distinction. This includes residential roads with lower speed limits primarily serving residential corridors, and collector roads with higher speed limits funneling traffic from local streets into commercial and industrial areas. Mr. Serakowski noted the Traffic Engineer will highlight more details regarding these classifications at the presentation next week.

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

OTHER AGENDA AND DISCUSSION ITEMS

Discussion Re. Recognitions.

Commissioner Graves requested that Commissioner Pardini present the Proclamation at next week’s Board meeting recognizing May 17-23, 2026 as National Emergency Medical Services Week.

Commissioner Graves requested that Commissioner Madden present the Certificate of Achievement to the Upper St. Clair High School Boys Basketball Team.

Commissioner Graves requested that Commissioner Thomas present the Proclamation and Certificate of Achievement to swimmers from the Upper St. Clair High School Swim Team.

Discussion Re. Approval of Contracts.

Commissioner Graves asked Mr. Mansfield to review each of the contracts listed on the Agenda so that the Board may ask any questions following each item:

- **Public Works Equipment**

Mr. Mansfield stated Staff is seeking approval to purchase the following equipment in accordance with the Equipment Replacement Schedule:

<u>Public Works Equipment</u>	<u>Vendor</u>	<u>Bid/GSA</u>	<u>Amount</u>
One (1) 2026 Caterpillar 255-05 Skid Loader	Cleveland Brothers Caterpillar	Sourcewell Contract - COSTARS #4400028102	\$85,111

Public Works equipment is allocated in the Township’s 2022 Capital Projects Budget.

Staff will recommend that the proper Township officials be authorized to enter into contracts with Cleveland Brothers Caterpillar vendor in the amounts indicated at the May 4, 2026 Regular Meeting of the Board.

Commissioner Graves asked if there were any questions from the Board, and there were none.

- Tustin Park Playground Structure

Mr. Mansfield stated each year the Township allocates funds to update one of the 14 neighborhood parks. Tustin Park is scheduled for this year's playground renovation. The Township has selected a farm themed playground from General Recreation Inc., that is both challenging and meets ADA accessibility standards.

This purchase is available under a Sourcewell contract in the amount of \$84,568.20 and is allocated in the Township's 2026 Capital Projects Budget.

Staff will recommend that the proper Township Officials be authorized to enter into a contract with General Recreation Inc., in the amount of \$84,568.20 at the May 4, 2026 Regular Meeting of the Board.

Commissioner Plutko inquired if it is planned to review the hillside area that experienced a significant landslide last year prior to installing new playground equipment. In response, Mr. Mansfield stated that he believes Staff is aware and will share this request to review further.

Commissioner Graves commented that he likes the farm theme of the proposed equipment and asked if there were any additional questions from the Board, and there were none.

- Municipal Playground Fence

Mr. Mansfield stated the purchase and installation of the replacement fencing at the Municipal Park basketball courts and playground area was allocated in the 2026 Capital Budget.

Allegheny Fence Construction Co., INC., has provided a quote of \$69,460 for installing the fence utilizing a combination of various Allegheny County and State cooperative purchasing contract pricing.

McLaughlin Run Basketball Court:	\$44,080
McLaughlin Run Playground:	\$25,380
<u>Total Cost: Fencing and Installation</u>	<u>\$69,460</u>

Staff will recommend that the proper Township officials be authorized to enter into a contract with Allegheny Fence Construction Co, INC., in the amount of \$69,460 for the Municipal Playground Fence project at the May 4, 2026, Regular Meeting of the Board.

Commissioner Graves asked if there were any questions from the Board, and there were none.

- Six (6) Electronic Stretchers for Ambulances

Mr. Mansfield stated the Tri-Community South (TCS) administrative committee is recommending advancing to purchase replacement electronic stretchers from Stryker Equipment.

Stryker Sales LLC, Chicago, IL, offers the desired Model 6507 Power-Pro Ambulance electronic stretchers (demo units including Battery, Charger, Power Cord, Mount Plate and Preventative Maintenance), for Six (6) electronic stretchers at \$33,169.46 for a total contract cost of \$199,016.76.

New units are available under a Sourcewell Contract at \$35,392 each however TCS was offered a price of \$33,169 each for fully warranted demo units.

Funding for the purchase of the EMS stretchers was anticipated in Tri-Community South's 2027 Capital Budget. However, given the opportunity for \$13,338 in savings and the availability of capital funds, TCS desires to purchase at this time.

Staff will recommend that the proper Township officials, on behalf of Tri-Community South, be authorized to enter into a contract with Stryker – EMS Equipment for the purchase of six (6) Model 6507 Power-Pro Ambulance electronic stretchers in an amount not to exceed \$199,961.76 at the May 4, 2026 Regular Meeting of the Board.

In response to Commissioner Thomas's inquiry, Mr. Mansfield stated that TCS moved to electronic stretcher units approximately 14 years ago. He stated that these units assist in preserving the backs of TCS employees since they can be driven and loaded. Mr. Mansfield stated they have proven to be valuable with decreased workers' compensation claims.

In response to Commissioner Graves's inquiry regarding the average lifespan, Mr. Mansfield stated they are under warranty for approximately six years and can be extended for an additional seven years. Mr. Mansfield noted that our current stretchers are at the end of their lifecycle.

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

Discussion Re. Cable Communications Franchise Agreement Renewal With Comcast.

Mr. Mansfield stated the Cohen Law Group (CLG), the Township's cable consultant, has reached an agreement on behalf of the Township with Comcast regarding the cable franchise renewal.

The cable video industry has undergone a major transformation in the past few years, and it was against this backdrop that CLG negotiated the cable franchise renewal agreement with Comcast.

Given that Comcast is subject to greater competition with streaming services, the significant technology changes to wireless services and shift in regulations applicable to cable franchising, municipalities have somewhat fewer legal rights today. CLG fought to retain the benefits in the current franchise agreement which are summarized as follows:

- **Franchise Fees** – Municipalities are entitled under federal law to assess a franchise fee of up to 5% of the cable operator's "gross revenues" for cable services provided within the municipality. The Township currently assesses a 5% fee, and this remains the same in the new Agreement. The definition of "gross revenues" in the new Agreement, however, has been expanded to include an itemized list of 25 revenue sources intended to capture the maximum amount of franchise fee revenue. In addition, the list of "gross revenue" sources includes two new sources include "regional sports fee" and "broadcast retransmission fees". The new revenue sources relate to services and charges Comcast had added in the past few years.
- **Public, Educational and Government ("PEG") Channels** – Comcast will continue to provide Public, Education and Governmental Channels to be used for programming related to education and governmental activities and also provide equipment so that the programming

can originate from the selected video origination locations to be distributed over the cable system. Comcast has agreed to provide one Channel in High Definition (“HD”).

- **PEG Capital Grant** – The agreement also requires Comcast to provide the Township with a cash franchise grant to be used for capital expenses “in support of production of local PEG programming.” The grant amount negotiated for the Township is \$60,000.
- **Services to Community Facilities** – In 2019, the FCC injected a major new restriction to allowing free or discounted cable services to public buildings. As such, Comcast will no longer provide courtesy cable services. The FCC is being challenged in court by many municipalities around the country. If the courtesy portion of the FCC’s Order is reversed on final appeal, then Comcast will provide Basic Service to the Township’s public buildings.
- **Right-of-Way Protections** – The Agreement provides many protections for the Township’s public rights-of-way. Comcast agreement includes safety standards; the provision of service area maps to the Township upon request; requirements for disconnection and relocation of Comcast’s wires and equipment; removal of equipment in the event of an emergency; and the need for Township approval for cutting down any trees in the public rights-of-way. All dangling wires, low hanging wires, and/or coiled wires on utility poles shall be removed or corrected with customary industry standards and practices within thirty days of receiving written notice from Township.
- **Customer Service Standards** – The new agreement includes an updated set of comprehensive, quantifiable, and enforceable customer service standards.
- **Reporting Requirements** – The new agreement requires Comcast to send the Township a quarterly, line-item franchise fee report and they must keep specific records that may be inspected by the Township.
- **Cable System Requirements and Service Area** – The Agreement provides technical requirements for the cable system serving the Township. It requires the system to be built for digital television standards and meet or exceed all technical performance standards of the FCC, the National Electric Code and the National Electrical Safety Code. It also requires that Comcast perform tests on the cable system upon request, report to the Township regarding the results of the tests and take corrective measures if the results show non-compliance with applicable standards.
- **Monetary Fines for Violations**– The agreement provides the Township with three enforcement tools in the event that Comcast violates the agreement: liquidated damages (pre-determined monetary fines), lawsuit, and revocation.
- **Length of Franchise Term** – Due to cable technology constantly changing and being able to predict the state of this technology in the future, the shortest possible length of term for this agreement for Comcast is 10 years. From the dealings with Comcast over the past 27 years that this is a policy position from which Comcast will not deviate.
- **Competitive Equity Provision** – Pursuant to the 1992 Cable Television Consumer Protection and Competition Act, cable franchise agreements may not be exclusive. The Township may award more than one franchise to different cable operators. In large part due

to the emergence of Verizon as a competitor in the cable industry, Comcast insisted upon including a competitive equity provision, also known as “level playing field” provision, in the Agreement. These provisions relate to the prospect of another cable operator providing cable services in the township’s future.

A “draft” Resolution has been prepared by CLG for the Board’s review. Staff is recommending approval of the Resolution at the Regular Board Meeting on May 4, 2026.

Commissioner Graves asked if there were any questions from the Board, and there were none.

GENERAL AFFAIRS

Status Report Re. Community & Recreation Center Facility Enhancements Phase 1 – Outdoor Aquatics.

Mark Edelmann, Architect of Weber Murphy Fox Architects, provided a status update regarding the proposed Community & Recreation Center Facility Enhancements Phase 1 – Outdoor Aquatics. Mr. Edelmann reviewed a site plan for the proposed updates of the outdoor and indoor pools, including a potential speed slide, additional lap lanes, family oriented splashpad; and proposed project cost estimates.

A new control check-in area to the outdoor pool has been designed to address current safety concerns that will allow Staff to keep the areas secured and know who is in the building. A covered walkway with turnstiles will be utilized to add this extra security. Mr. Edelmann reviewed a rendering of the design for the Board’s review.

Mr. Edelmann noted there is a proposed Phase II which will include updates to some of the indoor areas including locker rooms and controlled check-in areas. There is still discussion regarding these updates which will be reported to the Board at a future time.

The bid opening date for this project is scheduled for May 19, 2026. The speed slide production timeframe is seven to nine months from when it is ordered. Work is expected to start mid-September 2026 and end in May 2027 to ensure the outdoor pool season next year is not impacted.

Mr. Edelmann reviewed estimated construction costs along with an estimate of probable project costs.

Mr. Edelmann stated that there is a water pressure issue with the outdoor aquatics area that will require an additional engineering solution to tap off of an existing waterline on Mayview Road with a 2” waterline that would feed the new splash pad and speed slide building. Mr. Edelmann discussed the potential of utilizing a circulating system that could save future yearly water and sanitary costs; however, it would require an upfront expense.

The August 2025 concept design previously reviewed with the Board was displayed in comparison with the current concept design. Mr. Edelmann stated the additional \$600,000 variance from the original construction design is due to the additional waterline and increasing the square footage of the building to account for the necessary filtered systems that were identified. Mr. Edelmann explained that there is a programming advantage in instances when the pool needs to be closed for a sanitary event. Since the speed slide and splash pad will be using a separate filtering system, they can remain operational when the pool needs to close for 30 minutes due to a fecal event.

Mr. Edelmann stated that if the Board prefers to keep the project budget aligned with the original estimate, the speed slide construction could be deferred to a future budget year. The foundation would still be installed while heavy equipment is on site, reducing the current project estimate by approximately \$630,000. The speed slide itself would be ordered and installed at a later date.

In response to Commissioner Madden's inquiry, Mr. Edelmann stated that the Ballard King Study was reviewed to determine the speed slide concept, and that it would be designed as an attraction for teenagers and tweens.

Commissioner Herrod stated he was a certified state inspector for inflatables for 12 years and inquired about safety and extra requirements. In response, Mr. Edelmann stated that everything would be reviewed and permitted by Allegheny County. Mr. Edelmann confirmed that the proposed slide design does not include inflatables, it is a body slide.

Commissioner Thomas stated he understands the concept of deferring the cost of the speed slide to align closer with the initial budget; however, he stated that might be penny smart and dollar foolish. Commissioner Thomas stated if the slide is deferred to another year, it would be a separate project and noted the material costs would most likely increase. Mr. Edelmann confirmed that the anticipated pricing would be higher due to rising material costs each year.

Discussion ensued regarding the construction cost variance and ways to adjust if the Board would prefer the project cost to come closer to the initial anticipated cost.

Commissioner Thomas stated he would rather the Township complete the project as planned to include the speed slide instead of delaying it into separate projects noting the added potential for additional damages to new construction if the speed slide were to be installed at a future project date.

Mr. Serakowski stated he agreed with Commissioner Thomas's comments. Mr. Serakowski explained that the concepts presented this evening cumulated from a multi-phased study over two years in the making. Mr. Serakowski referred to the Commissioners who participated in the Community & Recreation Center (C&RC) Facility Assessment Implementation and Advisory Committee (IAC) and how they studied the various phases including that the primary driver for the speed slide was for the tweens. Mr. Serakowski stated that many financing options had been discussed during the IAC meetings and existing capital reserves may be able to be utilized to finance the cost variance dependent on the bid amounts received. Mr. Serakowski stated the Board may want to consider delaying the next project phase to build up the reserves in the C&RC budget or alternate financing options could be considered at that time.

Mr. Biswick thanked Mr. Edelmann for his presentation and noted that the Committee's focus last year was on creating attractions for tweens, and the current design accomplishes that goal. Mr. Biswick recommended proceeding with the full concept as designed, rather than deferring the speed slide, stating the plan is well thought out.

Mr. William Barnard, 560 Miranda Road, stated he has lived in the Township for 42 years and raised three kids through the school district and currently has five grandkids in the school district. Mr. Barnard noted he has served on the Parks & Recreation Advisory Board for over twenty years and was involved in youth athletics through the Upper St. Clair Athletic Association. Mr. Barnard noted that he attended this evening's meeting to learn more about the project and he has a lot of trust in the Township Administration and Board of Commissioners.

Mr. Besterman thanked the Board for their continued support over the years, noting that twenty years ago, Mr. Serakowski, Mr. Mansfield, Mr. Barnard and himself sat in this room when the initial Ballard King report presented the concept of providing wholistic recreation for the residents of Upper St. Clair. Mr. Besterman stated during the initial survey that concepts to improve the quality of life for the next 25 years were presented. Mr. Besterman stated that the Board and Staff utilized the survey results to find elements that have been used in recreation programming. Mr. Besterman expressed that the speed slide will impact the quality of life for the tweens and teens of this community and that the splash pad will continue to attract and maintain young families. Mr. Besterman commented that a significant amount of water will be added and that he appreciates what the Board has done to maintain this process.

Commissioner Graves stated that the slide could be good advertising for the C&RC since it will be visible to road traffic.

Mr. Serakowski stated that this project will be on the Agenda later in May after the bids are received and requested the Board to provide any feedback to Staff if their desire is to delay the slide portion.

Commissioner Graves asked if there were any additional comments, and there were none.

Review of the Informational and General Affairs Meeting Minutes of March 30, 2026.

Commissioner Plutko moved to approve the Informational and General Affairs Meeting Minutes of March 30, 2026. This was seconded by Commissioner Herrod and carried with a 6-0 voice vote.

Consideration of the April 2026 Bill Sheet.

Commissioner Graves stated the Board received the Bill Sheet March 27, 2026 by email. Commissioner Herrod moved for approval of the March 2026 Bill Sheet, which was seconded by Commissioner Thomas and approved with a 6-0 voice vote.

Acknowledge Receipt of Financial Statements for the Three-Month Period ending March 31, 2026.

Commissioner Graves acknowledged receipt of the Financial Statements for the three-month period ending March 31, 2026 and stated they are available at the Township offices for review.

ADDITIONAL COMMENTS

Commissioner Graves stated that the Board will be meeting later this evening for an additional Executive Session to discuss legal and personnel matters.

ADJOURNMENT

Commissioner Pardini moved to adjourn the Informational & General Affairs Meeting, which was seconded by Commissioner Thomas. This was approved by a 6-0 voice vote, and the meeting was adjourned at approximately 8:38 PM.

Laura Long
Recording Secretary
April 27, 2026

LITIGATION REPORT - SUMMARY

April 24, 2026

I. CASES WHERE TOWNSHIP IS PLAINTIFF

- A. Township of Upper St. Clair vs. Deborah E. McPherson & David C. Mesko (AR-257328) (Court of Common Pleas)
- B. Township of Upper St. Clair vs. Kerry L. Turner (No. CV-138-2025) (Magistrate Arnoni)
- C. Township of Upper St. Clair vs. Matthew Weiss (No. CV-118-2025) (Magistrate Arnoni)
- D. Township of Upper St. Clair v. Ronald Riso (CV-244-2025) (Magistrate Arnoni)
- E. Township of Upper St. Clair v. Daniel M. Evans (CV-313-2025) (Magistrate Arnoni)
- F. Township of Upper St. Clair v. Rene Marasco (CV-3-2026) (Magistrate Arnoni)
- G. Township of Upper St. Clair v. Irene Verzelli (CV-64-2026) (Magistrate Arnoni)
- H. Township of Upper St. Clair v. Amirul Noor Un Hoque (No Case Number Assigned) (Magistrate Arnoni)

II. CASES WHERE TOWNSHIP IS DEFENDANT NOT DEFENDED BY INSURANCE CARRIERIII. 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 MATTERSV. 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