BOARD OF COMMISSIONERS MEETING MINUTES

October 5, 2026

The regular meeting and public hearings of the Board of Commissioners of the Township of Upper St. Clair, duly advertised and posted in accordance with law, was called to order at 7:30 PM on Monday, October 5, 2026, at the Township of Upper St. Clair Municipal Building, Board of Commissioners' Meeting Room, Upper St. Clair, PA. The Pledge of Allegiance was recited by all present.

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 Community Development
Irving Firman	Township Attorney
Autumn Gibson	Recording Secretary

EXCUSED: Commissioner Burlingame President

PUBLIC: Approximately 27 people attended.

RECOGNITIONS

Commissioner Pardini presented a Proclamation designating October 4-10, 2026 as Fire Prevention Week in Upper St. Clair to the Upper St. Clair Volunteer Fire Department. This year's theme is ***"Charge into Fire Safety™": Safe Charging Is a Superpower".*** Upper St. Clair Fire Chief, Ted Hale, accepted the Proclamation for the Department.

Commissioner Pardini and Chief Hale also recognized the following Volunteer Fire Department members for their years of service:

Ray Tomnay	55 years
Russel Rauch	50 years
Gregory Gerlach	35 years
David Kish	30 years
Joseph Pascarella	25 years
Jason Braughler	5 years
Caroline Naft	5 years

Commissioner Pardini personally thanked each one of the Fire Fighters for all their hard work and dedication to the Township.

Commissioner Graves stated the Fire Department definitely needs a day outside of community day to thank the Fire Fighters for everything they do and the excellent job everyone does.
Commissioner Graves stated he looks forward to the tradition of community day every year and thanked the Fire Department for everything they do.

Commissioner Thomas shared his background as a former volunteer firefighter and noted that his children are now also volunteers. He noted the absence of women in the Fire Department in the past and he is happy to see that has changed. He recognized the training and sacrifices made by volunteers and their families and expressed his appreciation for the hard work of volunteers in Upper St. Clair.

Commissioner Herrod stated he has always known how great the Fire Department in Upper St. Clair was, but they are better than he thought and they are simply the best.

Chief Hale stated Upper St. Clair has a wonderful group of volunteer Fire Fighters with a strong family atmosphere, where everyone supports one another. The volunteers undergo impressive training and keep improving. He stated we are grateful for the Township's support, which is essential, and we thank all the volunteers.

REVIEW OF THE BOARD OF COMMISSIONERS' REGULAR MEETING MINUTES OF SEPTEMBER 8, 2026

Commissioner Plutko moved to approve the Regular Meeting Minutes of September 8, 2026. This was seconded by Commissioner Thomas and carried with a 6-0 voice vote.

PUBLIC COMMENTS

None.

OLD BUSINESS

None.

NEW BUSINESS

RECOMMENDATION RE. APPROVAL OF CONTRACT

Mr. Serakowski stated as a result of the recent departure of the Township's Director of Finance, the Staff has developed both short -term and long-term strategies to support the Finance Department during this transition. While recruiting is currently underway to fill the Director's role, Staff is recommending approval of the contract with Transcend Finance to provide interim financial services support. Services will include financial oversight and management, budget development and transitional leadership support. These services will be provided on an hourly basis as needed.

Staff recommends approval of a contract with Transcend Finance through December 31, 2026, at the following hourly rates: services performed on site at $225 per hour, services performed remotely at $185 per hour and financing accounting support at $125 per hour.

A simple motion and voice vote will authorize this contract.

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

MOTION AND VOTE TO APPROVE CONTRACT

Commissioner Herrod moved to approve the above contract. This was seconded by Commissioner Madden and carried with a 6-0 voice vote.

RECOMMENDATION RE. ESTABLISH PUBLIC HEARING RE. PROPOSED ZONING TEXT AMENDMENT TO ADD SELF STORAGE FACILITIES AS CONDITIONAL USES IN THE C2 HIGHWAY COMMERCIAL DISTRICT.

Mr. Benigni stated Mack Industrial, Inc. has proposed a zoning text amendment to Chapter 130 of the Township Code. The amendment includes a definition for self-storage facilities and adds the use, with standards and criteria, as a conditional use in the C2 Highway Commercial District. A representative of Mack Industrial Inc., will present the details of the proposed amendment.

Mr. Benigni continued that if the Board of Commissioners establishes a public hearing date, Staff will then transmit the draft ordinance to the Township's Planning Commission for statutory review. The proposed amendment would be then placed on the agenda for the Planning Commission meeting on Thursday, November 19, 2026, allowing sufficient time for advisory review and formal recommendations prior to the Boards public hearing on February 1, 2027.

Staff recommends that the Board of Commissioners establish a public hearing date for February 1, 2027, by adoption of Resolution No. 1805. This may be accomplished by a simple motion and roll call vote.

Mr. Benigni then introduced Mr. Chris Stoffan.

Mr. Chris Stoffan, a partner at Metz Lewis Firm in Pittsburgh, appeared with his client and representatives from Mack Industrial, a Florida-based company, to present details of the proposed zoning text amendment. The amendment would define a self-storage facility and designate it as a conditional use in the C-2 district. He clarified that the amendment would not permit self-storage facilities by right and would preserve the Board's oversight, along with the Planning Commission's review and recommendation on the specific project.

Mr. Stoffan explained that Steve Mackey of Mack Industrial would provide additional information about a proposed project facing significant development challenges. He noted that the project site had been vacant for several years and was prone to flooding. He further highlighted that the proposed text amendment would require a minimum lot size of five acres, limiting the scope of the change.

In response to Commissioner Thomas's question, Mr. Stoffan stated they are under contract to purchase four parcels together and all parcels comprise just over 6.2 acres. The property is owned by a family partnership who are residents of Upper St. Clair.

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

Mr. Steve Mackey, representing Mack Industrial, presented plans for the redevelopment of the former South Hills YMCA property at 79 McMurray Road. Mack Industrial is a family-owned self-storage development company that uses specialized software to analyze population demographics and existing storage facilities to identify underserved markets.

Mr. Mackey stated that Upper St. Clair is a growing community with limited modern self-storage options. The area has less than 5 square feet of storage space per person, lower than the national average of 8 square feet. There are no nearby climate-controlled storage facilities, despite local demand. The site has been vacant since the YMCA was demolished in 2022 and has a history of flooding and soil contamination. He stated Mack Industrial plans to invest around $15 million in its redevelopment.

Mr. Mackey identified environmental remediation and flood mitigation as the project's primary challenges. Contaminated soil must be addressed by environmental specialists, followed by additional testing and monitoring to ensure compliance with state health requirements. He explained that the contamination must be resolved before financing for future development can proceed.

He stated the property is currently at an elevation of approximately 980 feet, while the base flood elevation is 991 feet. The proposed plan involves raising the site approximately 12 feet using clean fill to reduce flood risk and accommodate the new development.

The proposed project includes a modern, low-profile, two-story building containing approximately 110,000 square feet of climate-controlled self-storage space. The design would feature two ground-floor entrances, with the main entrance along McMurray Road at an elevation of approximately 1,008 feet and lower level of 991 feet. Mr. Mackey proposed the design would be placed at a lower level above the existing flood plain area.

He further explained that a third-party operator would manage access and facility operations to help minimize noise and disruption to the surrounding community. Mr. Mackey concluded his presentation by inviting questions from the Board.

Commissioner Thomas, stated he is familiar with the site and how big the challenge will be to develop. He stated in 1937 there was a plane crash on that site. He stated it's a challenging site but very visible to a lot of people.

Commissioner Herrod questioned how many storage units are planned for the building and if the building would also be utilized for office space or maintenance facilities.

Mr. Mackey answered Commissioner Herrod's question explaining that the design includes a small front office and two covered loading spots for convenience. Most activities will occur inside, utilizing the land's natural contours to avoid using elevators. Keeping the building to two floors is crucial for profitability, as customers prefer easy access. The planned facilities will be 75,000 to 100,000 square feet, offering 600 to 700 storage units. Larger buildings are harder to fill and manage financially. In cases where land is limited, taller buildings may be necessary, but the ideal size remains around 100,000 square feet with a similar investment cost.

He stated that it is important to keep the profile along McMurray low for a pleasant driving experience with clear sky views. For over four months, the General Contractor and environmental group have worked on site challenges. They have addressed soil cleanup, timing, and costs for bringing in fill, ensuring thorough preparation before this meeting.

Commissioner Graves asked about the underground tanks because of the uncertainty of the removal of the tanks.

Mr. Mackey stated he mentioned uncertainty about whether the tanks are underground. An environmental specialist found a tank removal program from the 1980's that required registration with the state. Since the gas station's operation predates this, the presence of a formal registry is unclear. They believe the tanks were removed, but no proper soil cleanup occurred, and there is no evidence of removal.

Commissioner Graves asked if the $15 million investment includes the removal of the tanks.

Mr. Mackey confirmed that the remediation cost is included and the soil testing shows contamination from possible tanks. Regardless of whether the tanks are present, cleanup is necessary, as the soil won't get more polluted. If the tanks are there, they will be removed.

Commissioner Graves asked if there would be spaces to rent for boats and trailers.

Mr. Mackey stated there will be no outdoor storage due to concerns for the neighborhood and space limitations from the retention pond. Keeping operations clean and everything inside the building is preferred.

In response to Commissioner Thomas question regarding the use of local contractors, Mr. Mackey stated they are working with Triad Engineering in the Pittsburgh area.

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

MOTION AND VOTE TO ADOPT RESOLUTION NO. 1805

Commissioner Thomas moved to adopt Resolution No. 1805 Re. Establish Public Hearing Re. Proposed Zoning Text Amendment to add Self Storage Facilities as Conditional Uses in the C2 Highway Commercial District. This was seconded by Commissioner Herrod and carried with a 6-0 roll call vote.

OTHER BUSINESS

None.

ADJOURNMENT

Following a motion for adjournment by Commissioner Pardini and a second by Commissioner Thomas which carried with a 6-0 voice vote, the meeting was adjourned at approximately 8:20 PM

Autumn Gibson
Recording Secretary
October 5, 2026