West Deer Township
Board of Supervisors
November 16, 2005
7:30 p.m.

The West Deer Township Board of Supervisors held their regular meeting at the West Deer Township Municipal Building. Members present, George Hollibaugh, Vice Chairman; Hal J. Biehl, Richard W. DiSanti, Leonard Guerre, Jessica M. Shurina, and Robert C. Tanilli. Member absent, Ronald L. Borczyk. Also present Jason A. Dailey, Township Manager; Michael Yukevich, Jr., Township Solicitor, and Mark Poole and Dan Goodwin with HDR Engineering, Inc.

2006 PROPOSED BUDGET MEETING:

Mr. Dailey reported on the 2006 Budget and indicated the fire tax will impact the Budget.

GENERAL FUND
Revenues: 2,996,387.10
Expenditures: 2,996,387.10

CAPITAL RESERVE FUND
Revenues: 228,647.41
Expenditures: 228,647.41

BUDGETARY RESERVE FUND
Revenues: 322,051.13
Expenditures: 322,051.13

LIQUID FUELS FUND
Revenues: 355,442.16
Expenditures: 355,442.16

PARKS AND RECREATION FUND
Revenues: 57,000.00
Expenditures: 57,000.00

Dr. DiSanti commented that he strongly feels the budget is sound and recommended it should be reopened in January to address the fire tax issues and to make the adjustments.

A motion was made by Mr. Guerre to adopt the Proposed Budget for the fiscal year 2006. The 2006 tax levy will remain the same as in 2005 at 1.71 mils.
After some discussion, Mr. Guerre amended his motion to include: that the Board look into the tax referendum and how to allocate those funds the first of the year.
Members voting yes, Dr. DiSanti, Mr. Tanilli, Mr. Guerre, and Mr. Hollibaugh. Members voting no, Ms. Shurina and Mr. Biehl. Motion carried.

Said Budget will be on public display from November 17, 2005 through December 14, 2005 at the Township office during regular business hours.

The 2006 Budget will be presented for final adoption on December 21, 2005 at 7:30 p.m.

ADJOURN:
A motion was made by Mr. Guerre and seconded by Mr. Biehl to adjourn the 2006 Proposed Budget meeting. Motion carried unanimously.

OPEN REGULAR MEETING:

Mr. Hollibaugh, Vice Chairman, opened the regular meeting.
PLEDGE OF ALLEGIANCE
Meeting tape-recorded.
The Board held an executive session and planning meeting and adopted the proposed 2006 Budget prior to the regular meeting.

PUBLIC COMMENTS:

1. Paul Anderson, 268 Monier Road, commented on the rezoning of the property of the Chapel Hill Development. Mr. Anderson wanted it to be on record that he was requesting the Board to consider rescinding the rezoning held at the November 17, 2004 meeting based on Mr. Andersons interpretation of the MPC as well as the Township's local Ordinances. Mr. Anderson stated he secured copies of the November 17 Public Hearing minutes and although not present at that hearing, he does not believe their was anyone present. Mr. Anderson contested the posting of the property because he did not see it. He also indicated his property is listed on the plan as R2. Also commented it was not posted along the perimeter of the 50 acres. Mr. Anderson stated his goal is to try and stop the development.
Mr. Dailey commented that the Township followed the law in posting and advertising as with all zoning change requests.

2. Bernie Shipeck, 1437 Logan Road, Gibsonia, commented on the Chapel Hill PRD as a conditional use. Mrs. Shipick feels the plan is not in compliance as with the Comprehensive Plan.

3. Bob Mierzwa, Monier Road, commented on the notification issue. Mr. Mierzwa could not recall the issue or dates identified where he was notified by certified mail.

4. Bob Wettick, Monier Road, can't remember exact dates but indicated he and his wife did see the rezoning sign posted while driving but did not stop to read the dates or the property in question. Mr. Wettick indicated they did not have time to read the sign and believes the sign was taken down before he arrived home the same day.

5. Tom DeMartini, representing the Fire Companies, thanked the voters of West Deer for their support in voting for the fire tax. Mr. DeMartini was proud of the fire companies and also thanked the Board for all of their help. Mr. DeMartini commended Mr. Tanilli and Mr. Borczyk who were part of the Fire Committee. Mr. DeMartini hopes the Board will consider the $40.00 for residential and $100.00 for businesses as discussed.
Mr. Tanilli commented on the fantastic job the fire companies did in promoting and campaigning for the votes.

ACCEPT MINUTES:

A motion was made by Dr .DiSanti and seconded by Mr. Biehl to accept the minutes of the October 19, 2005 and November 2, 2005 meetings as presented. Motion carried unanimously.

MONTHLY FINANCIAL REPORT:

Mr. Dailey read the monthly Treasurer's Report:

TOWNSHIP OF WEST DEER
TREASURER'S REPORT
October 31, 2005

I – GENERAL FUND:		
Cash and Cash Equivalents:		
Sweep Account	688,123	
Transfer from Capital Reserve Fund	229,255	
		917,378
II- SPECIAL REVENUE FUNDS		
Cash and Cash Equivalents:		

Street Light Fund:			
Sweep Account	163,101		
Fire Hydrant Fund:			
Sweep Account	58,527		
State/Liquid Fuels Fund:			
Sweep Account	247,047		
Recreation Fund:			
Sweep Account	52,385		
		521,060	
Investments:			
Budgetary Sales Tax:			
Sweep Account	322,921		
Tax Anticipation			
Sweep Account	--		
		322,921	
III – CAPITAL PROJECT FUNDS:			
Cash and Cash Equivalents:			
Saxonburg Blvd. Waterline:			
Sweep Account	--		
Route 910 Waterline:			
Sweep Account	12,056		
Route 910 II Waterline:			
Sweep Account	124,763		
			136,819
TOTAL CASH BALANCE – 10/31/05		$	1,898,178

Interest Earned – October 2005 $5,120

	9/30/2005 Debt Balance	October Principal Payment	10/31/05 Debt Balance
Mars National - VFC #3	229,712	2,844	227,838
Old National Leasing – VFC #2		1,889	

A motion was made by Mr. Biehl and seconded by Mr. Guerre to approve the Treasurer's Report as submitted. Motion carried unanimously.

LIST OF BILLS:

GENERAL FUND:

Blackwell and Blackwell 1,250.00
Central Tax Bureau 1,136.00
Circle R Safety Service Co., Inc. 904.00
Dyna Systems 174.17
Galls Inc. 38.97
Hampton Concrete Products 102.00
Keystone Municipal Collections 366.91
Krigger & Co. 994.87
Russell Standard 301.73
Schedule Soft Corporation 525.00
Toshiba America Information 323.00
Tristani Brothers, Inc. 837.68
Viking Office Products 659.28
Walsh Equipment 2,542.00
Williams Business Forms, Inc. 220.50

Williams Wesco 74.90
Yukevich Marchetti Liekar Zangrilli.....3,071.42

A motion was made by Mr. Guerre and seconded by Dr. DiSanti to pay all bills as submitted on the attached sheet. After some questions, a roll call vote was taken. Motion carried unanimously.

UTILITIES & PAYROLL:
A motion was made by Mr. Guerre and seconded by Dr .DiSanti to pay utilities and employee payroll from November 17, 2005 to December 21, 2005. Motion carried unanimously.

REAL ESTATE TAX REFUNDS:
The Board is in receipt of the following list from the Tax Collector, requesting the issuance of tax refunds due to assessment changes by Allegheny County:

2005 REAL ESTATE TAX REFUNDS – NOVEMBER 2005
Richland Holdings, LLC 144.59

TAX REFUNDS/NOVEMBER 2005
Tax Refunds Paid YTD – 2005 .....15,087.98
Tax Refunds Paid YTD – 2004 .....7,336.43
Tax Refunds Paid YTD – 2003 .....15,026.32

Tax Refund for November 2005.....144.59

A motion was made by Dr. DiSanti and seconded by Ms. Shurina to issue the tax refund as submitted by the tax collector on the attached sheet. Motion carried unanimously.

CHRISTY & SUPERIOR ROADS WATER UPDATES:
CHRISTY ROAD:
Mr. Dailey reported the Township received the signed DEP documents on Christy Road today and that the project can now move forward.

A motion was made by Mr. Tanilli and seconded by Dr. DiSanti to authorize the Township Manager to act on the lowest responsible bid for the Christy Road water pipe bid. Motion carried unanimously.

SUPERIOR ROAD:
Mr. Dailey also reported the Road Superintendent Mike Funk, Mr. Dailey, and members of the Fawn Frazer Water Authority along with their engineer and Board president as well as one of their Board members who works for Oakmont Water Authority, met today to discuss the specifics of the Superior Road Water Extension. The Township is engaged in a 2,000 foot water extension that will service areas along Superior Road starting from the Tarentum Culmerville Road and going down to the Haught property. Residents offered to help the Township with the material costs and the Township will contribute the labor.

CODE ENFORCEMENT OFFICER'S REPORT:
Gary L. Bogan, Code Enforcement Officer, was present and provided a summary report for the month of October 2005. Copy of the report is on file at the Township. Questions/comments followed.

PUBLIC WORKS SUPERINTENDENT'S REPORT:
Michael T. Funk, Public Works Superintendent, was present and provided a summary report for the month of October 2005. Copy of the report is on file at the Township. Questions/comments followed.

POLICE CHIEF REPORT:
Chief Jonathan Lape was present and provided a summary report on the Police Department for the month of October 2005. Copy of the report is on file at the Township. Questions/comments followed.

REPORT FROM THE PARKS & RECREATION BOARD:
Shawn Maudhuit, Chairman, was present and provided a summary report on the Parks & Recreation Board.

West Deer Nightmare 2005

Income:	$24,096.00
Expenses:	(19,529.69)
Net Profit:	$ 4,566.31

Mr. Maudhuit also announced the *Lunch with Santa* program will be held on Sunday, December 4 at 2 p.m. at the West Deer #2 Fire Hall.
Questions/comments followed.

ENGINEER REPORT:
The Board received the Engineer's Report submitted by HDR Engineering, Inc.
Mr. Dan Goodwin, P.E. was present and summarized their Meeting Attendance, Sycamore Street Storm Sewer Project, Water Line Extension Projects, and Developer Reviews (Chapel Hills).

HAUGHT SUBDIVISION PLAN:
The Planning Commission approved the Haught Subdivision Plan at their October 27, 2005 meeting. The Subdivision consists of dividing approximately 41 acres into two lots. The property is zoned R-1 Rural Residential and is located on Superior Road.

The property owners received approval from the DEP regarding the existing and proposed on-site septic disposal areas. The Board received the approval letter from HDR Engineering dated October 25, 2005.

A motion was made by Mr. Tanilli and seconded by Dr. DiSanti to approve the Haught Subdivision as per the recommendation by the Planning Commission. Motion carried unanimously.

ORDINANCE #342/ADMINISTRATIVE CODE AMENDMENT:
AN AMENDMENT TO ORDINANCE 140 SETTING FORTH THE ADMINISTRATIVE CODE OF THE TOWNSHIP OF WEST DEER, PENNSYLVANIA, AS REQUIRED BY THE HOME RULE CHARTER OF THE TOWNSHIP. THIS ORDINANCE IS INTENDED TO AMEND AND RESTATE ORDINANCE 140.

After Mr. Dailey provided a brief explanation of Ordinance #342, a motion was made by Mr. Tanilli and seconded by Mr. Biehl to adopt Ordinance #342 and advertise in accordance with the Home Rule Charter. Motion carried unanimously.

ORDINANCE #343/FIRE ESCROW AMENDMENT:
AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, PURSUANT TO ACT 98 OF 1992 AND AS AMENDED PROVIDING THAT IN CERTAIN FIRE LOSSES THE INSURANCE COMPANY, ASSOCIATION OR EXCHANGE SHALL TRANSFER INSURANCE PROCEEDS TO A DESIGNATED OFFICER OF THE MUNICIPALITY AS A PORTION OF THE INSURANCE PROCEEDS TO BE HELD AS SECURITY AGAINST THE TOTAL COST OF REMOVING, REPAIRING, OR SECURING THE DAMAGED BUILDING, PROVIDING FOR FEES, PROVIDING FOR PENALTIES FOR VIOLATION AND SETTING FORTH PROCEDURES AND REQUIREMENTS PERTAINING TO SUCH INSURANCE PROCEEDS AND TO THE IMPLEMENTATION OF ACT 98 OF 1992 IN THE TOWNSHIP OF WEST DEER.

After Mr. Dailey provided a brief explanation of Ordinance #343, a motion was made by Dr. DiSanti and seconded by Mr. Tanilli to adopt Ordinance #343 and advertise in accordance with the Home Rule Charter. Motion carried unanimously.

AUTHORIZE ADVERTISEMENT/BID PROPOSALS FOR ELECTRONIC MESSAGE SIGN:

The Township received a $10,000.00 grant from the Department of Community & Economic Development for an electronic message sign.

Mr. Dailey explained the electronic message sign and the location of the sign at the Township Building. A motion was then made by Ms. Shurina and seconded by Dr. DiSanti to authorize the advertisement requesting sealed bid proposals for the purchase of an electronic message sign. Bids will be received at the Township Building by December 5, 2005 at 1 p.m. and bids will be opened shortly thereafter. Motion carried unanimously.

EMPLOYEE PERSONNEL PROCEDURES & POLICY MANUAL:

Mr. Dailey explained the Employee Personnel Procedures & Policy Manual for the Township. Mr. Tanilli thanked both Ms. Shurina and Mr. Biehl for their work on the manual.
A motion was made by Dr. DiSanti and seconded by Ms. Shurina to approve Chapters 1 through 6 of the Employee Personnel Procedures and Policy Manual. Motion carried unanimously.

ELECTRIC UTILITY CONTRACT RENEWAL:

Mr. Dailey commented on the electric utility contract through Premier Power Solutions.
A motion was made by Dr. DiSanti and seconded by Mr. Tanilli to extend the Electric Utility Contract No. 00132439-0001DLSAV with Strategic Energy through December 2009. Furthermore, excluding the three fire companies from the renewal. Motion carried unanimously.

VOLUNTEER FIRE COMPANIES UPDATE:

The Board received copies of letters sent to the Fire Companies in regard to reviewing the utility market for electricity.
Mr. Dailey explained why the three fire companies would not be part of the renewal contract indicating thanks to Josh Wiegand of Fire Company No. 3. Josh brought in an article from a publication regarding some savings achieved to Fire Companies.
Mr. Dailey found out that volunteer fire companies are eligible to pay the residential rate. Currently they pay 12 cents a kilowatt hour for electricity and the current residential rate depending on location and provider is between 6 & 7 cents a kilowatt hour.
Mr. Dailey checked with the COG and no one had ever heard of this program or knew how to apply. Mr. Dailey shared the information to the municipalities in the COG.
The Township is in the process right now of having all 3 fire companies as well as the senior citizen center enrolled in the residential rate. This will be close to a fifty percent savings (possibly more) starting in 2006.
The Fire Companies will save a lot of money in 2006 and the Township will need to apply each year for the rate.

ROCK AIRPORT DEVELOPMENT UPDATE:

The Board received copies of the November 1, 2005 Compliance Notice and Inspection Report from the Allegheny County Conservation District for the Rockpointe Business Park PA-R10-A-409-1.

POINTS OF INFORMATION:

Mr. Hollibaugh announced the Township newsletter should be out soon.

SET AGENDA/December 7, 2005/Agenda Workshop Meeting

6:30 p.m. – Executive Session/Planning Meeting
7:30 p.m. – Regular meeting
Pledge of Allegiance
1. Public comments
2. Christy & Superior Roads Water Updates
3. Award contract/Electronic message sign
4. Rock Airport update
5. North Hills COG report
6. Committee reports
7. Set agenda/December 21, 2005

8. Adjourn

ADJOURN:
A motion to adjourn was made by Mr. Guerre and seconded by Ms. Shurina. Motion carried unanimously. Meeting adjourned at 8:45 p.m.

_____
Jason A. Dailey
Township Manager