

WEST DEER TOWNSHIP SUPERVISORS MEETING



August 17, 2016

5:30 p.m./Executive Session

6:30 p.m./Regular Business Meeting

Members present:
Dr. DiSanti _____
Mr. Florentine _____
Mr. Guerre _____
Mrs. Hollibaugh _____
Mrs. Romig _____
Mr. Vaerewyck _____
Mr. Fleming _____

**WEST DEER TOWNSHIP
Board of Supervisors
August 17, 2016**

**5:30 pm: Executive Session
6:30 pm: Regular Business Meeting**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Executive Session Held
5. Registered Comments from the Public
6. Comments from the Public
7. Accept minutes
8. Monthly Financial Report
 - A. Finance Officer's Report
 - B. List of Bills
 - C. Utilities & Payroll
9. Police Chief's Report
10. Building Inspector/Code Enforcement Officer's Report
11. Report from the Parks & Recreation Board
12. Engineer's Report
13. Set Public Hearing: Dillner Agricultural Security Area
14. Ordinance No. 410: Police Policies and Procedures
15. Authorize Advertisement: Ordinance No. 411 Accepting Links at Deer Run Streets
16. Public Works 2007 Mower
17. Accept MMOs
18. Shoaf Sidewalk
19. Cedar Glen Driveway Repair
20. Resolution No. 2016-11: Vacant Properties
21. Authorize Advertisement: Ordinance No. 412 Pension Early Retirement Provision
22. Softball Bids B7 Fence
23. Rebecca Residence PILOT Agreement
24. Senior Center Exterior
25. Committee Reports
26. Old Business
27. New Business
28. Set Agenda: September 21, 2016
29. Comments from the Public
30. Adjournment

1 Call to Order

2 Pledge of Allegiance

3 Roll Call - Mr. Mator . . .

4 Executive Session

REGISTERED COMMENTS FROM THE PUBLIC

- Mr. Jack Dunlap, Oakmont Water Authority
- Mr. Alan & Mrs. Nancy Kralik, Superior Road

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COMMENTS FROM THE PUBLIC

THE BOARD WILL HEAR COMMENT ON AGENDA AND PUBLIC-RELATED ITEMS AT THIS TIME. PLEASE APPROACH THE MICROPHONE, CLEARLY STATE YOUR NAME AND ADDRESS, AND LIMIT YOUR COMMENTS TO FIVE (5) MINUTES.

6

ACCEPT MINUTES

ATTACHED ARE THE MINUTES OF THE JULY 20, 2016 MEETING.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO ACCEPT THE MINUTES OF THE JULY 20, 2016 MEETING AS PRESENTED.

MOTION SECOND AYES NAYES

MR. VAEREWYCK	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
DR. DISANTI	___	___	___	___
MR. FLORENTINE	___	___	___	___
MR. GUERRE	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. FLEMING	___	___	___	___

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West Deer Township
Board of Supervisors
July 20, 2016
6:30 p.m.

The West Deer Township Board of Supervisors held their Regular Business Meeting at the West Deer Township Municipal Building. Members present: Jeffrey D. Fleming, Chairman; Richard W. DiSanti, Jr., Leonard Guerre, Shirley Hollibaugh, Joyce A. Romig, and Gerry Vaerewyck. Member absent: Rick W. Florentine. Also present were: Daniel J. Mator, Jr., Township Manager; Douglas Happel, Township Solicitor; and Scott Shoup, representing Shoup Engineering, Inc. Absent: Barbara Nardis, Finance Officer.

Chairman Fleming opened and welcomed everyone to the meeting.

PLEDGE OF ALLEGIANCE

Roll Call taken by Mr. Mator -- Quorum present.

Mr. Happel announced the Board held an Executive Session at 6:00 p.m. to discuss an employee matter, the Forbes litigation matter, and an issue regarding inspecting a piece of property.

REGISTERED COMMENTS FROM THE PUBLIC

- None

COMMENTS FROM THE PUBLIC

Chairman Fleming asked if there were any comments at this time on the agenda and public-related items and if so, asked the public to please approach the microphone, clearly state their name and address, and limit their comments to five (5) minutes.

- None

ACCEPT MINUTES

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Hollibaugh to accept the minutes of the June 15, 2016 meeting as presented. Motion carried unanimously 6-0.

MONTHLY FINANCIAL REPORT

Mrs. Nardis was absent. As the standard practice of the Township, copies of the Financial Report were provided to the Board and the members of the public.

Mr. Mator asked those in attendance if they had any questions regarding the Financial Report. There were none.

TOWNSHIP OF WEST DEER
FINANCE OFFICER'S REPORT
June 30, 2016

I - GENERAL FUND:

	<u>June</u>	<u>YTD</u>	<u>% of Budget</u>
Revenues	687,399.54	3,808,455.78	65.04%
Expenditures	973,590.13	2,784,958.96	47.56%

Cash and Cash Equivalents:

Sweep Account		<u>1,184,539.93</u>	
			<u>1,184,539.93</u>

II - SPECIAL REVENUE FUNDS**Cash and Cash Equivalents:****Street Light Fund:**

Sweep Account - Restricted		59,659.04	
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Fire Tax Fund:

Sweep Account - Restricted		132,837.54	
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State/Liquid Fuels Fund:

Sweep Account - Restricted		<u>3,238.44</u>	
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195,735.02**Investments:****Operating Reserve Fund:**

Sweep Account - Reserved		575,872.89	
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Capital Reserve Fund:

Sweep Account - Reserved		<u>346,789.50</u>	
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922,662.39**III - CAPITAL PROJECT FUNDS:****Cash and Cash Equivalents:**0.000.00**TOTAL CASH BALANCE 06/30/16**2,302,937.34**Interest Earned June 2016****164.20**

Restricted - Money which is restricted by legal or contractual requirements.

Reserved - Money which is earmarked for a specific future use.

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Guerre to approve the Finance Officer's Report as submitted. A roll call vote was taken. Members voting yes: Mrs. Hollibaugh, Dr. DiSanti, Mr. Guerre, Mrs. Romig, and Mr. Fleming. Member voting no: Mr. Vaerewyck.

Motion carried, 5 – yes and 1 – no.

LIST OF BILLS

A. Liberoni Inc	2006.95
Best Wholesale Tire Co., Inc.....	740.30
Beth's Barricades	120.00
Griffith, McCague & Wallace, PC.....	1814.50
Hampton Concrete Products Inc.....	229.00
Hei-Way, LLC.....	739.92
Jordan Tax Service, Inc.....	2285.10
Kress Tire.....	300.00
Krigger & Co.....	96.96
Mark C. Turnley.....	2000.00
Naccarati Contracting, Inc.....	33516.00
Office Depot.....	288.78
Shoup Engineering Inc.....	35661.50
Staley Communications.....	183.47
The Lane Construction Corporation.....	5538.18
Toshiba Financial Services.....	606.17
Trib Total Media	258.00
Tristani Brothers, Inc.....	1766.78
Walsh Equipment.....	670.28

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Romig to pay the List of Bills as submitted, and all approved reimbursable items in compliance with generally accepted accounting practices. Motion carried unanimously 6-0.

UTILITIES & PAYROLL

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Hollibaugh to pay utilities and payroll from July 21, 2016 to August 17, 2016. Motion carried unanimously 6-0.

TAX REFUNDS

The Board is in receipt of the list from the Tax Collector requesting the issuance of tax refunds due to assessment changes by Allegheny County for the year 2016.

2016 REAL ESTATE TAX REFUNDS:

NAME:	LOT/BLOCK:	AMOUNT:
Bayne, David A. & Adrienne J.	1839-F-356	\$130.47
Manuel, Alica Sandhorst	1359-S-7	\$ 87.56
Paholich, Benjamin E. & Heather	2013-S-10	\$104.14

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor DiSanti to issue the tax refunds as submitted by the Tax Collector. Motion carried unanimously 6-0.

POLICE CHIEF'S REPORT

Chief Jon Lape was present and provided a summary report on the Police Department for the month of June 2016. A copy of the report is on file at the Township. Questions/comments followed.

BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER'S REPORT

Mr. Bill Payne was present and provided a summary report on Code Enforcement for the month of June 2016. A copy of the report is on file at the Township. Questions/comments followed.

PARKS AND RECREATION BOARD REPORT

Mrs. Beverly Jordan, Chairwoman, was present and provided a summary report on the Parks and Recreation Board. A copy of the report is on file at the Township. Questions/comments followed.

ENGINEER'S REPORT

The Board received the Engineer's Report submitted by Shoup Engineering, Inc. Mr. Scott Shoup represented Shoup Engineering, Inc., and summarized his meeting attendance and details of his formal report:

DEVELOPMENTS/PROJECTS

- 2016 Road Improvement Project – Contracts with Liberoni, Inc. and Youngblood Paving have been executed for the hot mix and cold mix paving projects. Liberoni began milling operations on 16 May 2016 and completed paving and backfilling operations on 10 June 2016. Youngblood Paving is scheduled to begin work on Clendenning Road during the week of 18 July 2016.
- Curtisville Plan No. 1 Storm Sewer Project – Contracts for this project have been executed and Nacaratti Contracting began work on this project on 1 March 2016. Work is complete on this project.
- Development/Subdivision Reviews
 - None

ORDINANCE NO. 409: ACCEPTANCE OF WHISPERING PINES DRIVE

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, ADOPTING THE FOLLOWING STREET IN THE WHISPERING PINES PLAN: WHISPERING PINES DRIVE; AND AMENDING ORDINANCE NO. 351 TO INCLUDE THE SAME.

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Hollibaugh to adopt Ordinance No. 409 accepting Whispering Pines Drive and advertise in accordance with the law.
Motion carried unanimously 6-0.

AUTHORIZE ADVERTISEMENT: BIDS FOR SOLID WASTE/RECYCLING CONTRACT

The contract between West Deer Township and Morrow Refuse will expire on December 31, 2016.

Supervisor Vaerewyck recommended that the Board set up a meeting to discuss terms and options of an agreement since he has heard resident complaints regarding Morrow Refuse. He commented that the Board could then present different options, services, and costs to them.

Supervisor DiSanti replied that Morrow Refuse already works with residents if they make special requests for service. He added that Morrow already has low rates for such services.

Chairman Fleming interjected and explained the motion before the Board was not to advertise an agreement between the Township and Morrow Refuse. He mentioned that the motion was to authorize the advertisement to receive bids from *any* refuse contractors.

Mr. Vaerewyck replied that the Board would then need to have bid documents that specified service levels so that the contractors would be bidding "apples-to-apples." He mentioned that, otherwise, the Township would receive different bid proposals that would be incomparable.

Mr. Mator explained that the bid document/agreement had already been drawn up and is nearly identical to the current agreement. He added that the document is a forty-eight page bid packet which already defines the exact level of service required by the Township, and is not dictated by any contractor. Mr. Mator stated that the bid packet would cost the bidder \$50.00, and that each packet includes the same definitions, specifications, and service procedures that West Deer Township requires.

Mr. Vaerewyck stated that no board member had reviewed the bid documents, and that he would like to ask if the motion could be tabled for a month until the Board is provided with the bid specifications for review.

Dr. DiSanti disagreed and indicated that he personally reviewed the bid specifications numerous times during his multiple terms as a supervisor. He stated that he is satisfied with the document.

Chairman Fleming stated that there is no reason to table the motion. He explained that the bids are due September 30th, and the Board could authorize the advertisement, review the document in the meantime, and that any member could offer suggestions they felt were warranted. Mr. Fleming added that any changes agreed upon could then be sent out to the bid packet recipients as an addendum.

Mr. Fleming then directed Mr. Mator to distribute the bid document to Mr. Vaerewyck and to any other supervisor who so chose to review the packet.

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Hollibaugh to authorize the advertisement of sealed bids for the garbage/recycling contract. Bids will be received by and opened on Friday, September 30, 2016 at 3:00 p.m.

Mr. Vaerewyck claimed a procedural flaw, and pointed out that he had a motion on the floor to table the motion. It was determined by the Board and the Solicitor that Mr. Vaerewyck made no formal motion to table.

A roll call vote was taken on the motion to authorize the advertisement of sealed bids for the garbage/recycling contract. Members voting yes: Mr. Guerre, Mrs. Hollibaugh, Dr. DiSanti, Mrs. Romig, and Mr. Fleming. Member voting no: Mr. Vaerewyck. Motion carried, 5 – yes and 1 – no.

WEST DEER NIGHTMARE/HAUNTED HOUSE 2016

Mr. Shawn Maudhuit was once again requesting the use of the Bairdford Park pavilion for the West Deer Nightmare/Haunted House in 2016.

Mr. Maudhuit was present and commented on the West Deer Nightmare, which is in its 10th year. Comments were made that the West Deer Nightmare received recognition and had very favorable reviews last year.

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Guerre to authorize Mr. Maudhuit's use of the Bairdford Park pavilion for the West Deer Nightmare/Haunted House in September and October of 2016, contingent upon his providing a satisfactory agreement and insurance certificates to the Solicitor and Township Manager. Motion carried unanimously 6-0.

NIKE SITE EARTHWORK

In preparation of constructing a new and expanded parking lot for the athletic fields at the Nike Site Park, it is necessary to grade certain areas with compacted fill. This preliminary step is essential to the overall project and the fill will be obtained on site.

This project is estimated to cost \$75,000.00 and is expected to be paid out of the Township's existing GEDF grant balance. The work would occur this autumn.

Mr. Shoup explained the project is part of the Park Master Plan, which includes a new parking lot. He clarified that the earthwork portion is to strip the top soil, bring in fill, compact it, and grade it to the existing area to later be used for parking.

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Guerre to authorize the advertisement of sealed bids for the Nike Site Earthwork contract. Bids will be received by and opened at a date to be determined in August 2016. Motion carried unanimously 6-0.

NIKE SITE HANDICAP/WALKING TRAIL

The Township obtained a CDBG grant to partially fund an asphalt handicapped/walking trail in the Nike Site Park. It is proposed that Phase I of the trail be built this fall.

The trail will encircle one of the soccer fields allowing handicapped accessibility to the bleacher area and will connect to the new parking lot and a future pavilion.

The bulk of the funding for the trail is estimated to cost \$34,000.00 and will be provided by the \$25,000.00 CDBG grant. Anything over the grant will be paid out of a budgeted allocation in the General Fund.

Mr. Shoup explained the project is part of the Park Master Plan, which includes a series of walking trails throughout the Nike Site Park. CDBG funds were applied for last year, and approved this year – in the amount of \$25,000.00 – to partially construct some of these trails to provide handicap accessibility. Bids will be handled through the North Hills COG.

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Hollibaugh to authorize the advertisement of sealed bids for the Nike Site Handicapped/Walking Trail contract. Bids will be received by and opened at a date to be determined in August 2016. Motion carried unanimously 6-0.

2017 ROAD PROGRAM (PRELIMINARY)

The 2017 candidate roads are:

Lick Road	McClure Road Spur (East Union to Cherry Lane)
Trump Road	Reaghard Drive
Christonia Road	Magill Road
Benjamin Street	Ideal Avenue
Deerton Street	Ridge Drive
Kaufman (Logan to Monier)	Park Place
McClure Road	Overlook Place

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor Guerre to authorize the Township Engineer to complete the Engineering for the potential roads listed as part of the 2017 Road Program and to notify all utility companies of the same. Motion carried unanimously 6-0.

AUTHORIZE ADVERTISEMENT: POLICE POLICY & PROCEDURES MANUAL ORDINANCE

An Ordinance of the Township of West Deer has been drafted to approve and adopt new and revised Police Policies and Procedures and to authorize the implementation and enforcement of said Policies and Procedures by the Chief of Police and Township Administration and providing for severability.

The Board received a copy of Ordinance No. 410. The Board will consider adoption of Ordinance No. 410 at their August 17, 2016 meeting.

Mr. Vaerewyck asked the Chief for a copy of the changes. The Chief indicated two of the changes are still at the Attorney's office and once all nine are available, Mr. Mator will send out the copies to the Board.

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Guerre to authorize the advertisement of Ordinance No. 410 to approve and adopt new and revised Police Policies and Procedures. Motion carried unanimously 6-0.

AIRPORT/FAY BUFFER REPORT

Mr. Happel reported he spoke with the counsel of the new owner of Rock Airport / Alaskan Management, and he indicated they have not moved forward with any plans for Rock Airport. There is still litigation on the Rock Airport bankruptcy and the company that owns the power grid have appeals that are pending. Therefore, Mr. Happel stated he had nothing to report at this time with respect to the airport property.

Regarding the Fay Buffer, Mr. Happel reported he met with Mr. Payne. He said that together they visited the property, and that he will have a report regarding the matter at the next meeting. Mr. Happel added that there were plans that were adopted by the Township sixteen years ago that would require some of the buffer area to be constructed. He announced that it appears that this requirement was not fulfilled, and that he will need to further review the aforementioned documents.

Supervisor DiSanti asked Mr. Happel if he sensed Alaskan was using the federal litigation as a means to delay development of the airport, or if it was a genuine concern. Mr. Happel replied that he felt it is a common practice to wait until all the litigation is settled.

Dr. DiSanti then asked Mr. Happel where the litigation currently stood, and Mr. Happel replied that almost all of the suits have been determined.

Supervisor Vaerewyck asked Mr. Happel how many properties are impacted by the lack of a buffer. Mr. Happel replied that he was not sure.

Supervisor DiSanti responded that the number of properties being impacted is not important. He argued that the point is that a company did not follow through with what was required of it.

Mr. Vaerewyck then asserted that this issue is only of importance to Dr. DiSanti because it directly impacts Supervisor DiSanti's property, and asked Dr. DiSanti to disclose that he filed a lawsuit against the airport regarding this matter.

Supervisor DiSanti replied that the lack of a buffer affects all of the neighboring property owners, not just himself, and stated that he had disclosed his lawsuit numerous times in the past.

Mr. Happel interjected, and advised the Board that there was a general lack of compliance on the part of the airport and its associated businesses. He added that that lack of compliance should be of concern to the Board of Supervisors because it affects the property owners "all around the airport," not just Supervisor DiSanti or the other residents on Deer Hollow Road.

PUBLIC WORKS 2007 MOWER

The Public Works Department has a 2007 Scag Turf Tiger mower for sale. As Mr. Mator stated last month, the mower ceased to operate, and a repair estimated stated it would cost the Township \$3,727.50 to replace the engine.

MOTION BY Supervisor Guerre and SECONDED BY Supervisor Hollibaugh to authorize the advertisement of the 2007 Scag Turf Tiger mower, in AS IS CONDITION.
Motion carried unanimously 6-0.

Dr. DiSanti disclosed as part of his vote that he planned on bidding for the mower.

SOCIAL MEDIA COMMITTEE

In an email to the Chairman of the Board of Supervisors, Mr. Vaerewyck asked the following be added to the Agenda:

“Social media committee to watch and respond to comments about West Deer on social media. There has been significant comments and videos posted and we do not have any response to them. Virtually every company and government body has a social media group to monitor and respond to preserve their image.”

Supervisor Vaerewyck commented that though people have different views on social media outlets such as Facebook and Twitter, many more people put comments about government bodies in those formats rather than coming to the meetings. He argued that if the Township actively engaged in social media, it could disseminate information, get positive responses to what West Deer is doing, and could monitor citizen concerns. He stated that a huge problem currently in the Township is that incorrect information is being posted on social media, blown out of proportion, and is then negatively affecting the Township’s residents and prospective businesses.

MOTION BY Mr. Vaerewyck to put together a Social Media Committee to both disseminate information in the Township and to watch and respond to comments being made about the Township.

Chairman Fleming asked if anyone had any comments.

Supervisor DiSanti commented he felt it is totally unnecessary to proceed with Mr. Vaerewyck’s recommendation. He stated that the Township has a website and an office staff that can handle requests for information. Dr. DiSanti added that he thinks the social media problem is caused by people trying to play that role and giving out incorrect information.

Dr. DiSanti challenged Supervisor Vaerewyck’s contention that people are going to social media sites for accurate information, and stated that social media is not a way to get valid answers. Supervisor DiSanti instead recommended that the Township keep promoting its website and staff, and encouraged residents to utilize both instead of “the hearsay approach” to answering questions.

Mr. Vaerewyck asked Dr. DiSanti how the Township is supposed to notify people that they need to contact the Township. Supervisor DiSanti answered that “these people are adults,” and should already know how to gather information through standard methods such as phone calls.

Mr. Mator then questioned Mr. Vaerewyck’s assertion that “virtually... every government body has a social media group to monitor and respond to preserve their image,” and stated that every manager he has spoken to regarding their municipality’s social media policy said they social media because they it is unwise to get involved in the negativity.

Mr. Mator added that people normally go to social media to vent, and informed those in attendance that in

2015 he and the Board of Supervisors discussed this very matter. He stated that he and the Board agreed to handle social media in 2015 through a *Rumor Has It* section of the new website. Mr. Mator read a *Rumor Has It* response he authored in response to a Facebook post criticizing the Township for not having water lines/hydrants to respond to a recent fire. He explained that those responses coming directly from the Township means that the responses will be fact-based, and not political in nature.

Mr. Mator stated that the Township spent a lot of time, money, and effort to make the new Township website as informative as possible, and that any question a resident might have that is not addressed within the website could be addressed with a phone call to the office number posted on each Township website page. He concluded by recommending the Township not going onto Facebook, Twitter, etc., and debating with people.

More discussion was held on this issue, and Chairman Fleming returned to Supervisor Vaerewyck's earlier motion.

MOTION BY Mr. Vaerewyck to put together a Social Media Committee to both disseminate information in the Township and to watch and respond to comments being made about the Township. NO SECOND. The motion died for lack of a second.

NEW WATERLINES

In an email to the Chairman of the Board of Supervisors, Mr. Vaerewyck asked the following be added to the Agenda:

“Water lines- It does not appear we have done a waterline project since the 910 lines, yet the township has grown substantially. There are areas like Hemphill road where numerous residents run their own lines for hundreds of feet along the road. This lack of city water impacts both the health and safety of the residents. We need a committee to evaluate areas of the township in need of water service and start the engineering and search for funding.”

Mr. Vaerewyck stated that under the Township's Comprehensive Plan, the Board should be looking at what areas of the Township need water, and added that the Township could put pressure on the water companies.

Supervisor Guerre corrected Supervisor Vaerewyck's statement by saying that that the Township has put in many water lines in West Deer since Route 910's water lines, and listed many of them.

Supervisors Guerre, DiSanti, and Chairman Fleming then explained the history and process of obtaining water service in the Township. They commented that residents contacted the water authorities directly and paid for the lines, and that the Township has served as a liaison. In a couple situations, they mentioned, Oakmont Water supplied the pipe and the Township provided the labor.

Mr. Vaerewyck asked why the Township could not help the residents by serving as a liaison, and Mr. Mator explained that the Township already does that. Mr. Mator used the last major water line project – Rittman and Henry Roads – as an example, and explained the entire process of how that project went from a resident calling him with their concern to having completed water lines.

Mr. Mator advised the Board that all the water and sewer authorities will say the same thing: they will not run lines if it does not make sense to them economically. He explained that they will not spend thousands of dollars to pick up a couple customers. Mr. Mator informed the Board of the missions of the authorities, their coverage areas (which include much more than West Deer Township), and the funding dilemma.

Chairman Fleming asked Mr. Vaerewyck if he felt it would help to ask Oakmont Water to explain how areas are chosen for water and to see what could be done. Supervisor Vaerewyck concurred, and Chairman Fleming directed Mr. Mator to set up a meeting with Oakmont Water.

ECONOMIC DEVELOPMENT COMMITTEE

In an email to the Chairman of the Board of Supervisors, Mr. Vaerewyck asked the following be added to the Agenda:

“Economic development- We eliminated the economic development committee, then the representative which has left us not doing anything to help areas like Russellton or the township as a whole. We still have a pipe in Russellton which is a timebomb and will flood the town again. There was an economic development committee that was very active in the 70's and 80's, promoted businesses and helped sponsor a guide/ phone book to West Deer. Businesses continue to struggle in our community and we should actively do something to help them.

Supervisor Vaerewyck commented that Russellton is stagnant. He recommended putting a Township plan together to improve Russellton and help businesses grow.

Mr. Vaerewyck pointed out that he had a town meeting with Russellton businesses a year ago, and that a concern raised was that there are no jobs in the Township, and we are therefore losing our young people to the Pittsburgh Mills and Route 8 corridor. He feels we should have an Economic Development Committee that looks at what we can do to improve the businesses and go after the County for funding.

Mr. Guerre disagreed based on the fact that he saw such attempts fail in the past, and suggested to have a committee to study if the Township needs all of these committees.

Chairman Fleming asked Supervisor DiSanti if he had any insight on the matter since he is a business owner in Russellton.

Dr. DiSanti commented on the attempt to have a Business Association in the past, and stated that business owners are charged with building their own businesses through advertising, etc. He explained that nearly all of Russellton is in a floodplain and is therefore not able to be developed as Supervisor Vaerewyck desires. Supervisor DiSanti did comment that he felt Russellton is a wonderful place as it is, and he – and other business owners he knows – are happy to be there.

Supervisor Vaerewyck asked Dr. DiSanti if – as a Russellton business owner – he would want improvements made to Russellton if it would help his business, and stated that he wanted to help Dr. DiSanti in his business endeavors.

Supervisor DiSanti replied that Mr. Vaerewyck's question and comment confused him, because earlier in the meeting Supervisor Vaerewyck was opposed to the buffer at the airport. He commented that it seems Mr. Vaerewyck wanted to help certain people in the Township, but not others.

Supervisor Guerre interjected and stated that – as he mentioned earlier – initiatives were taken on in the past to improve Russellton, but the businesses fought each other and the residents and businesses complained about the recommended improvements. Dr. DiSanti concurred.

Chairman Fleming stated that there was an Economic Development Committee in the recent past, but explained its dissolution was caused by personal attacks on the business owners in Russellton by the Committee and by information such as a promise of \$2 million in redevelopment money from the County that was found to be erroneous and was never received. He stated that – because of these past actions – he decided to recommend that the Board as a seven-member whole serve in the capacity instead of a one-supervisor committee.

Supervisor Vaerewyck replied that “seven people don't get anything done.” Chairman Fleming disagreed, and stated that he felt the supervisors “have done a lot here.”

Chairman Fleming asked Mr. Vaerewyck to reach out to the business owners and have them tell the Board what they would be looking for before the Board would move in a specific direction on the matter.

COMMITTEE REPORTS

The Committee Chairperson reported on their Committee updates:

- 1) Mr. Florentine – ABSENT - Engineering & Public Works Committee
- 2) Dr. DiSanti – Financial Legal, and Human Resources Committee
- 3) Mr. Vaerewyck – EMS Oversight Committee
- 4) Mr. Vaerewyck – COG Report

Mr. Fleming announced the first meeting of the Home Rule Charter Commission was held last week and introduced the four residents on the Commission: Jim Cesnick, Brandon Forbes, Jack Best, and Bev Jordan. Mr. Fleming thanked the residents for their commitment to the Commission.

OLD BUSINESS

- Dr. DiSanti questioned the update on the communication tower in Russellton. Mr. Payne explained that Crown Castle is waiting to hear from Verizon for a commitment on this project. Dr. DiSanti suggested the Township send a letter in hopes that they follow-up on this project due to the need of service in that area.
- Mr. Guerre questioned the status of Mountainview Road. Mr. Mator stated he has continually emailed PennDOT, but commented that the Township has not been apprised of what is going on with numerous outstanding projects.
- Mr. Mator commented on the softball bids for the fence at B7 and the exterior repairs of the Senior Center Dryvit (stucco).

NEW BUSINESS

- Mr. Mator reported the Township received the MMO's (Minimum Municipal Obligations) for the pension plans and will be on next month's agenda to be accepted.
- Mr. Scott Shoup requested the Board add the following two items to next month's agenda:
 - 1) Sidewalk on Shoaf Street – Mr. Shoup is obtaining quotes to repair approximately 20 feet of sidewalk on Shoaf Street.
 - 2) Stormwater repair work on Cedar Glen Drive – The work was completed but the contractor had to use one of the resident's driveway – Mr. Shoup is obtaining quotes to repair the damaged driveway to re-asphalt part of the driveway.

SET AGENDA: REGULAR BUSINESS MEETING

August 17, 2016

6:00 p.m. – Executive Session

6:30 p.m. – Regular Business Meeting

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Executive Session Held
5. Registered Comments from the Public
6. Comments from the Public
7. Accept Minutes
8. Monthly Financial Report
 - A. Finance Officer's Report

- B. List of Bills
- C. Utilities & Payroll
- D. Tax Refunds
- 9. Police Chief's Report
- 10. Building Inspector/Code Enforcement Officer's Report
- 11. Report from the Parks & Recreation Board
- 12. Engineer's Report
- 13. Set Public Hearing/Dillner Agricultural Security Area
- 14. Authorize advertisement/Acceptance of streets/Links at Deer Run
- 15. Nike Site Earthwork Contract
- 16. Nike Site Handicapped Ramps/Walking Trail Contract
- 17. Ordinance No. 410: Police Policies and Procedures
- 18. Authorize Advertisement: Administrative Policy and Procedures
- 19. Public Works Mower Sale
- 20. Committee Reports
- 21. Old Business
- 22. New Business
- 23. Set Agenda/September 21, 2016
- 24. Comments from the Public
- 25. Adjournment

Items Added:

- *MMO
- *Shoaf Sidewalk
- *Cedar Glen Driveway Repair
- *Police Retirement

Chairman Fleming reminded Supervisor Vaerewyck to get the list of business owners in Russellton, and reminded Mr. Mator to arrange a meeting with Oakmont Water Authority.

COMMENTS FROM THE PUBLIC

Chairman Fleming asked if there were any comments at this time on the agenda and public-related items and if so, asked the public to please approach the microphone, clearly state their name and address, and limit their comments to five (5) minutes.

- Mr. and Mrs. Alan Kralik, 52 Superior Road were present at the meeting. Mrs. Nancy Kralik requested placement on the *Registered Comments from the Public* at next month's meeting. Mrs. Kralik addressed the Board in regard to the ballfield at the American Legion. The ballfield was leased to Michael Manning of Mars, PA., which is a group that trains high school and college baseball players. Mrs. Kralik indicated that the baseballs are constantly going into their yard, hitting their roof, coming close to their cars, etc., after being fouled off to the third base side. Netting was installed, but Mrs. Kralik said it did not help. She said they have put up *No Trespassing* signs in their yard, but indicated they're not helping either. She said it is reckless endangerment and someone is going to get hurt.

Mrs. Kralik also complained about the dust caused from the kids running on the baseball field. She said she has called the police numerous times and has copies of the police reports. Mrs. Kralik also indicated she has talked to Mr. Payne.

Dr. DiSanti asked if extending and making the netting higher would help. Mr. Payne replied that the netting was as high as it could go in relation to the power lines, but had talked to Mr. Manning. Mr. Manning indicated all of the tournaments are done, and he was already in the process of receiving quotes for the installation of special baseball fencing above the home plate area.

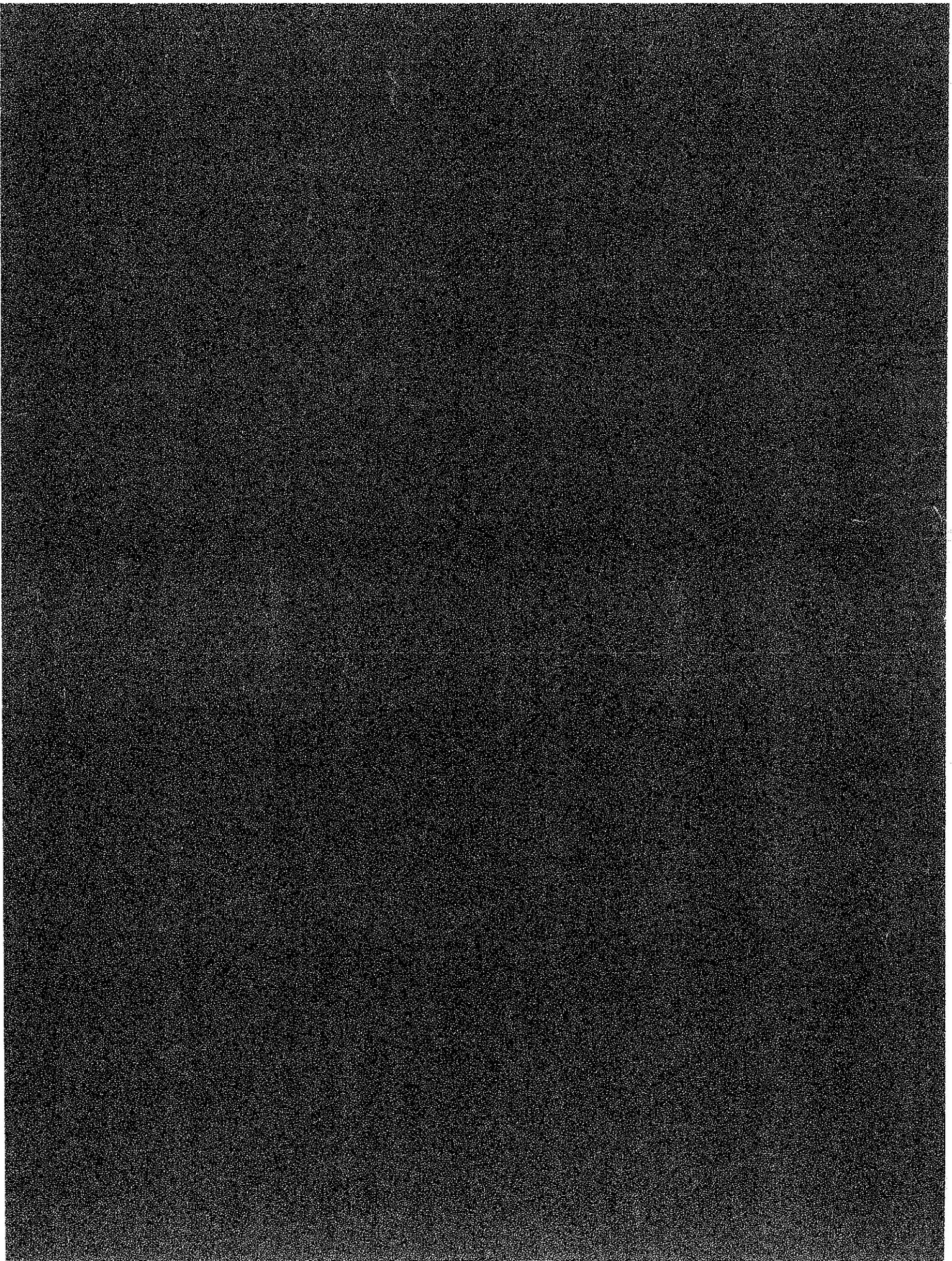
Chairman Fleming directed Mr. Payne to contact Mr. Manning for a follow-up/estimated time. Mrs. Kralik requested a schedule of the games, practices, etc.

- Mr. Jim Cesnick, Michael Road, commented on:
 - Youth sports team – Hempfield Township has a really good sports organization/program and recommended the Township contact them.
 - Rubbish bids – questioned if it is possible to have the bidders come in and present what they're going to do. Mr. Fleming suggested we set up a pre-bid meeting.
 - Social media – recommended not responding to social media on social media. He stated that "it isn't called Fakebook for nothing." He concurred with the sentiment that the Township use the website and get the word out about our new website in the Town Flyer and newspaper.

ADJOURNMENT

MOTION BY Supervisor Hollibaugh and SECONDED BY Supervisor DiSanti to adjourn the meeting at 9:00 p.m. Motion carried unanimously 6-0. Meeting adjourned.

Daniel J. Mator, Jr., Township Manager



MONTHLY FINANCIAL REPORT

A) **FINANCE OFFICER'S REPORT**

MRS. NARDIS.....

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO APPROVE THE FINANCE OFFICER'S REPORT AS SUBMITTED.

MOTION SECOND AYES NAYES

MRS. HOLLIBAUGH	___	___	___	___
DR. DISANTI	___	___	___	___
MR. FLORENTINE	___	___	___	___
MR. GUERRE	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. VAEREWYCK	___	___	___	___
MR. FLEMING	___	___	___	___

8-A

TOWNSHIP OF WEST DEER
FINANCE OFFICER'S REPORT
July 31, 2016

I - GENERAL FUND:

	<u>July</u>	<u>YTD</u>	<u>% of Budget</u>
Revenues	286,534.70	4,094,990.48	69.93%
Expenditures	383,180.24	3,168,139.20	54.10%

Cash and Cash Equivalents:

Sweep Account		<u>1,095,681.39</u>	<u>1,095,681.39</u>
---------------	--	---------------------	---------------------

II - SPECIAL REVENUE FUNDS

Cash and Cash Equivalents:

Street Light Fund:

Sweep Account - Restricted		29,616.54	
----------------------------	--	-----------	--

Fire Tax Fund:

Sweep Account - Restricted		137,913.62	
----------------------------	--	------------	--

State/Liquid Fuels Fund:

Sweep Account - Restricted		<u>3,239.33</u>	
----------------------------	--	-----------------	--

170,769.49

Investments:

Operating Reserve Fund:

Sweep Account - Reserved		575,893.73	
--------------------------	--	------------	--

Capital Reserve Fund:

Sweep Account - Reserved		<u>346,285.56</u>	
--------------------------	--	-------------------	--

922,179.29

III - CAPITAL PROJECT FUNDS:

Cash and Cash Equivalents:

0.00

0.00

TOTAL CASH BALANCE 7/31/16

2,188,630.17

Interest Earned July 2016

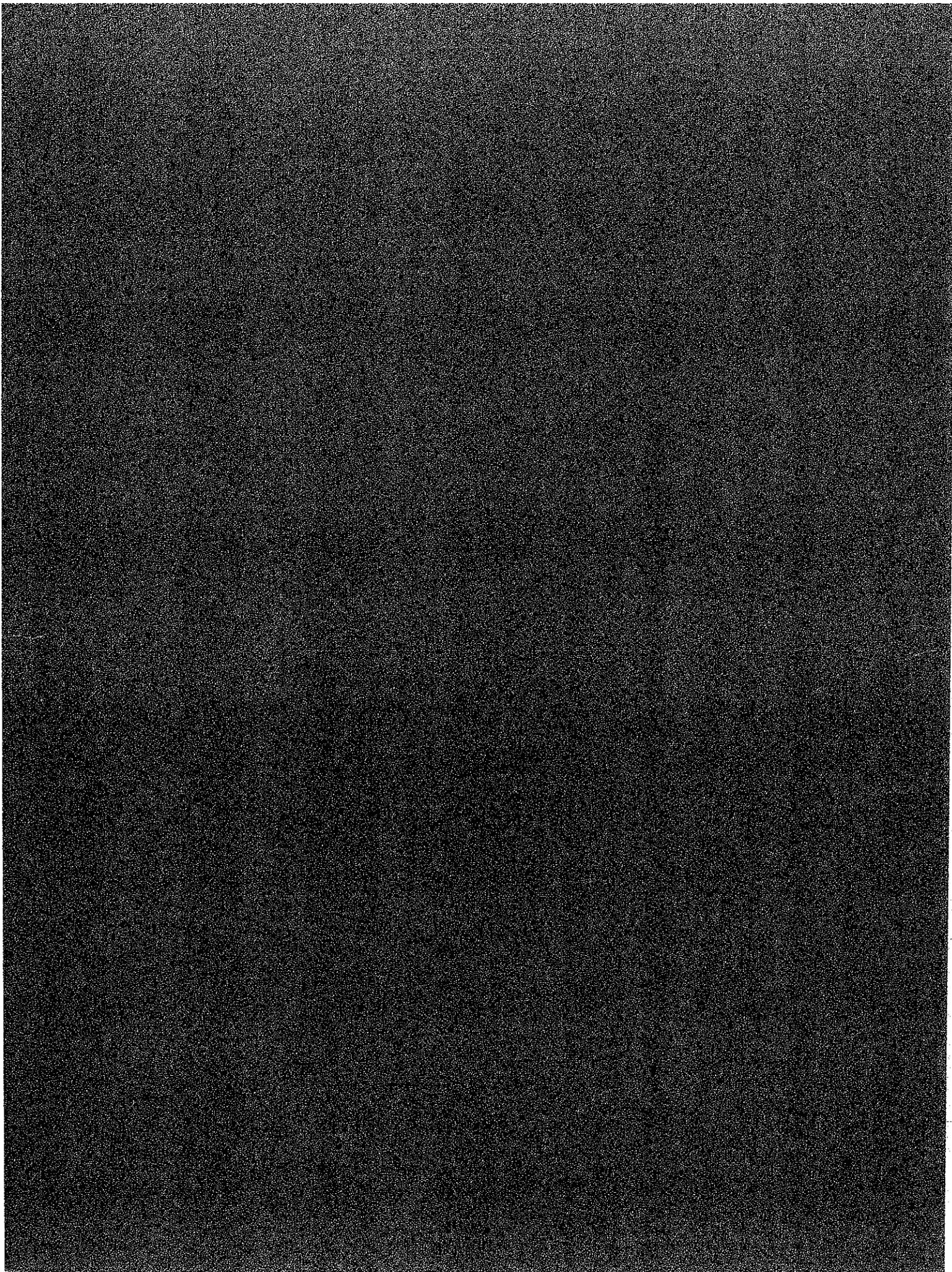
78.45

Restricted - Money which is restricted by legal or contractual requirements.

Reserved - Money which is earmarked for a specific future use.

INTEREST EARNED - 2016

	<u>JULY</u>	<u>YTD</u>
GENERAL FUND	\$44.93	\$286.39
STREET LIGHT FUND	\$2.00	\$8.40
FIRE TAX FUND	\$5.33	\$22.18
OPERATING RESERVE	\$20.84	\$154.52
STATE FUND	\$0.89	\$454.22
CAPITAL RESERVE	<u>\$4.46</u>	<u>\$78.25</u>
TOTAL INTEREST EARNED	<u>\$78.45</u>	<u>\$1,003.96</u>



B) LIST OF BILLS

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO PAY THE LIST OF BILLS AS SUBMITTED, AND ALL APPROVED REIMBURSABLE ITEMS IN COMPLIANCE WITH GENERALLY ACCEPTED ACCOUNTING PRACTICES.

MOTION SECOND AYES NAYES

DR. DISANTI	—	—	—	—
MR. FLORENTINE	—	—	—	—
MR. GUERRE	—	—	—	—
MRS. ROMIG	—	—	—	—
MR. VAEREWYCK	—	—	—	—
MRS. HOLLIBAUGH	—	—	—	—
MR. FLEMING	—	—	—	—

8-B

By Name
Cutoff as of: 12/31/9999

Time: 2:06 pm
Date: 08/11/2016
Page: 1

Due Dates: 08/15/2016 thru 08/15/2016

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
00553	BEST WHOLESALE TIRE Car#39-repair consol	410.374	7023 07/07/2016	510.00 08/15/2016				510.00		N
00553	BEST WHOLESALE TIRE Car#37-battery	410.374	7045 07/11/2016	120.00 08/15/2016				120.00		N
00553	BEST WHOLESALE TIRE Car#38-wheel bearing	410.374	7091 07/15/2016	1547.15 08/15/2016				1547.15		N
00553	BEST WHOLESALE TIRE Car#36-R&R Overhead	410.374	7092 07/15/2016	255.00 08/15/2016				255.00		N
00553	BEST WHOLESALE TIRE Car#35-change oil/fi	410.374	7105 07/18/2016	51.60 08/15/2016				51.60		N
00553	BEST WHOLESALE TIRE Car#33-change oil/oil	410.374	7117 07/19/2016	76.55 08/15/2016				76.55		N
00553	BEST WHOLESALE TIRE Car#36-change oil/oil	410.374	7121 07/19/2016	64.80 08/15/2016				64.80		N
00553	BEST WHOLESALE TIRE 2016 Expolore:Emissi	410.374	7137 07/21/2016	80.65 08/15/2016				80.65		N
00553	BEST WHOLESALE TIRE 2014 Charger:equip/e	410.374	7155 07/25/2016	425.00 08/15/2016				425.00		N
00553	BEST WHOLESALE TIRE Car #36:alignment-fr	410.374	7166 07/26/2016	554.45 08/15/2016				554.45		N
00553	BEST WHOLESALE TIRE 2016 Exploer:oil/oil	410.374	7174 07/27/2016	38.68 08/15/2016				38.68		N
00553	BEST WHOLESALE TIRE Car #37:oil-oil/air	410.374	7196 07/29/2016	64.20 08/15/2016				64.20		N
00553	BEST WHOLESALE TIRE Car #33:antifreeze/r	410.374	7210 07/29/2016	112.25 08/15/2016				112.25		N
Name: BEST WHOLESALE TIRE CO, INC				3900.33				3900.33		
00014	BETH'S BARRICADES Road:30x30 Sign:Hidd	430.245	55502 07/06/2016	65.00 08/15/2016				65.00		N
00014	BETH'S BARRICADES Road:30x30 Sign:No O	430.245	55521 07/08/2016	65.00 08/15/2016				65.00		N

ACCOUNTS PAYABLE - UNPAID VOUCHER REGISTER

By Name
Cutoff as of: 12/31/9999

Time: 2:06 pm
Date: 08/11/2016
Page: 2

Due Dates: 08/15/2016 thru 08/15/2016

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
Name: BETH'S BARRICADES										
00014	BETH'S BARRICADES	430.245	55780	140.00				140.00		
	Road: Flat Street Si	0716	07/14/2016	08/15/2016				07/22/2016		
Name: BETH'S BARRICADES										
10315	GRIFFITH, MCCAGUE &	404.111	270784	1007.00				1007.00		
	Legal Services: Gene	0716	07/31/2016	08/15/2016				08/11/2016		
10315	GRIFFITH, MCCAGUE &	404.111	270785	349.50				349.50		
	Legal services: Rock	0716	07/31/2016	08/15/2016				08/11/2016		
10315	GRIFFITH, MCCAGUE &	404.111	270786	38.00				38.00		
	Legal Services: Carr,	0716	07/31/2016	08/15/2016				08/11/2016		
10315	GRIFFITH, MCCAGUE &	404.111	270787	221.00				221.00		
	Legal Services: West	0716	07/31/2016	08/15/2016				08/11/2016		
Name: GRIFFITH, MCCAGUE & WALLACE, PC										
00283	HAMPTON CONCRETE PRO	430.611	8093	1020.00				1020.00		
	Road: 2'x4"x4" Catch	0716	07/19/2016	08/15/2016				07/22/2016		
Name: HAMPTON CONCRETE PRODUCTS INC										
00106	JORDAN TAX SERVICE,	403.140	7-C-#39	973.98				973.98		
	Delinquent R E Tax C	0716	07/12/2016	08/15/2016				07/25/2016		
Name: JORDAN TAX SERVICE, INC.										
00362	KRESS TIRE	430.374	9206-38	1488.00				1488.00		
	Road: Truck #5 TIRES	0716	07/13/2016	08/15/2016				07/15/2016		
00362	KRESS TIRE	430.374	9222-46	218.00				218.00		
	Road: Brush Mower: TI	0816	08/08/2016	08/15/2016				08/08/2016		
Name: KRESS TIRE										
				1706.00				1706.00		
Name: KRESS TIRE										
00205	NORTH EASTERN UNIFOR	410.190	31183	526.34				526.34		
	Huffman: 5/11-pants/	0816	08/01/2016	08/15/2016				08/11/2016		
00205	NORTH EASTERN UNIFOR	410.190	31184	313.03				313.03		
	Balley: 5/11-pants/s	0816	08/01/2016	08/15/2016				08/11/2016		
00205	NORTH EASTERN UNIFOR	410.191	31188	415.90				415.90		
	Tedesco: 5/11-pants/	0816	08/01/2016	08/15/2016				08/11/2016		

ACCOUNTS PAYABLE - UNPAID VOUCHER REGISTER

By Name
Cutoff as of: 12/31/9999

Time: 2:06 pm
Date: 08/11/2016
Page: 3

Due Dates: 08/15/2016 thru 08/15/2016

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
Name: NORTH EASTERN UNIFORMS & EQUIP INC.										
00205	NORTH EASTERN UNIFORMS Loper: 5/11-shirts/1	410.190	31189	422.31				422.31		N
Name: NORTH EASTERN UNIFORMS & EQUIP INC.										
00657	OFFICE DEPOT Office Supplies	406.210	849841076001	111.57				111.57		N
00657	OFFICE DEPOT Cleaning Supplies	409.226	849841076001	11.10				11.10		N
00657	OFFICE DEPOT Office Supplies	406.210	853848048001	100.47				100.47		N
Name: OFFICE DEPOT										
00830	SHOUP ENGINEERING IN Engineering:Storm Se	408.317	16-259	2545.00				2545.00		N
00830	SHOUP ENGINEERING IN Engineering: Miscell	408.313	16-266	661.50				661.50		N
Name: SHOUP ENGINEERING INC.										
00674	STALEY COMMUNICATION POL:Radio Equipment	410.328	84106	126.00				126.00		N
00674	STALEY COMMUNICATION Road:Radio Equipment	430.327	84107	57.47				57.47		N
Name: STALEY COMMUNICATIONS										
00207	THE LANE CONSTRUCTION Road: Asphalt	430.372	1720784	616.10				616.10		N
Name: THE LANE CONSTRUCTION CORPORATION										
00577	TOSHIBA FINANCIAL SE Lease & Maintenance	406.261	65273913	366.42				366.42		N
00577	TOSHIBA FINANCIAL SE Lease & Maintenance	410.261	65273913	239.75				239.75		N
Name: TOSHIBA FINANCIAL SERVICES										
00327	TRIB TOTAL MEDIA Twp: Adv Ordinance #	404.341	1764211	103.20				103.20		N

By Name
Cutoff as of: 12/31/9999

Time: 2:06 pm
Date: 08/11/2016
Page: 4

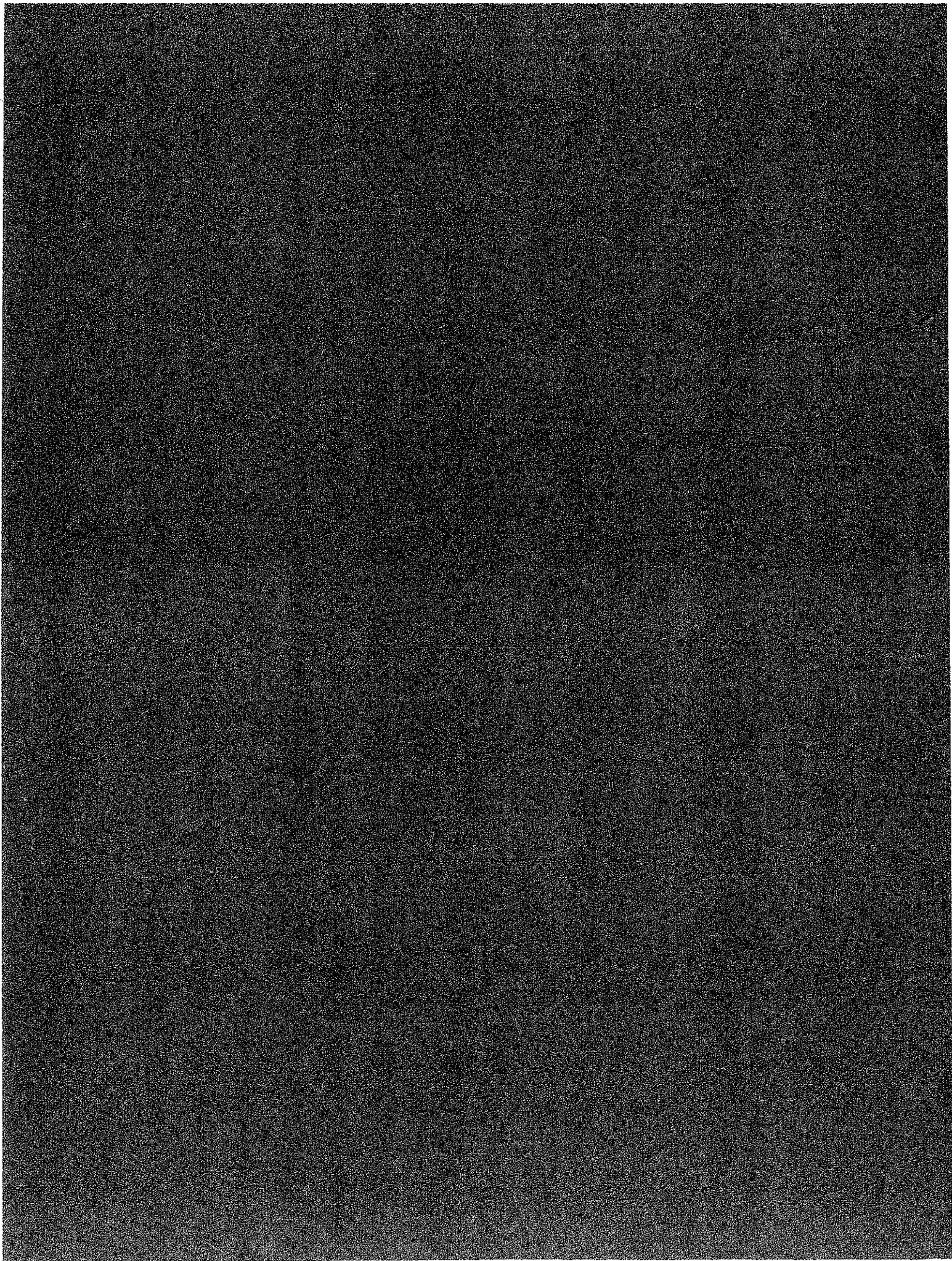
Due Dates: 08/15/2016 thru 08/15/2016

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	paid	Un-Paid	Check#	Check Amt.
00327	TRIB TOTAL MEDIA Twp: Sealed Bids-mow	404.341	1764220 07/27/2016	86.00		08/15/2016	08/01/2016	86.00	N	
00327	TRIB TOTAL MEDIA Twp:Adv Supervisor	404.341	1767510 08/01/2016	111.80		08/15/2016	08/09/2016	111.80	N	
Name: TRIB TOTAL MEDIA				301.00				301.00		
00067	TRISTANI BROTHERS, I Road: Trk #3-Fan Clu	430.374	160735 08/01/2016	509.24		08/15/2016	08/11/2016	509.24	N	
00067	TRISTANI BROTHERS, I Road: Trk #9-wiper t	430.374	160736 08/01/2016	726.77		08/15/2016	08/11/2016	726.77	N	
00067	TRISTANI BROTHERS, I Road:96 GMC-Inspecti	430.374	160737 08/01/2016	1574.11		08/15/2016	08/11/2016	1574.11	N	
Name: TRISTANI BROTHERS, INC.				2810.12				2810.12		
00074	WALSH EQUIPMENT Road: boss washers	430.374	P81067 07/12/2016	77.04		08/15/2016	07/18/2016	77.04	N	
00074	WALSH EQUIPMENT Road: o11/air filter	430.374	P81572 07/27/2016	166.13		08/15/2016	07/29/2016	166.13	N	
Name: WALSH EQUIPMENT				243.17				243.17		

FINAL TOTALS:

19353.06

19353.06



C) UTILITIES & PAYROLL

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO PAY UTILITIES AND PAYROLL FROM AUGUST 18, 2017 TO SEPTEMBER 21, 2016.

	MOTION	SECOND	AYES	NAYES
MRS. ROMIG	—	—	—	—
MR. FLORENTINE	—	—	—	—
MR. GUERRE	—	—	—	—
MR. VAEREWYCK	—	—	—	—
MRS. HOLLIBAUGH	—	—	—	—
DR. DISANTI	—	—	—	—
MR. FLEMING	—	—	—	—

8-C

POLICE CHIEF'S REPORT

CHIEF LAPE.....

9

OFFICER'S MONTHLY REPORT

TO: Jonathan D. Lape, Chief of Police
FROM: Pam Tedesco, Administrative Assistant
SUBJECT: OFFICER'S MONTHLY REPORT
DATE: August 10, 2016

Attached is the Officer's Monthly Report for July, 2016.

PT
Attachment

cc: D. Mator, Manager
J. Fleming, Chairman
R. DiSanti
R. Florentine
L. Guerre
S. Hollibaugh
J. Romig
G. Vaerewyck

OFFICERS MONTHLY REPORT
July 2016

	<u>CURRENT MONTH</u>	<u>PREVIOUS MONTH TO DATE</u>	<u>YEAR TO DATE</u>
REPORTABLE CALLS FOR SERVICE	81	382	463
CALLS FOR SERVICE/FIELD CONTACTS	274	1648	1922
ALL OTHER CALLS	493	2824	3317
TOTALS CALLS FOR SERVICE	848	4854	5702

ARRESTS

ADULT	12	39	51
JUVENILE	0	3	3
TRAFFIC CITATIONS	54	312	366
NON TRAFFIC CITATIONS	4	12	16
PARKING CITATIONS	0	0	0
WARNINGS	50	98	148

PERSONNEL

GRIEVANCES FILED BY POLICE OFFICERS	0	0	0
CITIZENS COMPLAINTS ON POLICE OFFICERS	0	0	0
LETTERS COMMENDING POLICE OFFICERS	0	2	2

VEHICLE REPORTS

TOTAL MILES TRAVELED	10030	59950	69980
GALLONS OF GASOLINE USED	989	5135.6	6124.6
REPAIRS/MAINTENANCE	3900.33	6660.68	10561.01

OVERTIME PAID

COURT (OFF DUTY)	19 1/2	103	122 1/2
PRELIMINARY HEARINGS	9	63 1/2	72 1/2
PRETRIAL	0	0	0
INVESTIGATIONS	5	46	51
ARRESTS	0	24	24
SPEED CHECKS	0	0	0
PRIVATE CONTRACTS	0	0	0
MISC. HOURS - FILLED SHIFTS	15	18	33
MISC. HOURS - ADMIN. HOURS	0	0	0
ALL OTHER MISC. HOURS	4	25 1/2	29 1/2
TOTAL HOURS	52 1/2	280	332 1/2

Misc. - 4 hours - training

Points of Interest

Month of July 2016

Budget as of July 31, 2016 – 56.96%

CHIEF JONATHAN LAPE -

July 27 – attended a community days meeting

OFFICER EDWARD NEWMAN – K9 REPORT

July 7 - drug work and tracking Butler Township Park

July 14 - drug work and tracking Bairdford Park

July 20 - drug work and tracking / certification Butler County Jail and Butler Township Park

July 26 - drug work and tracking, bite work, finished certification – Shallow Creek Kennels

SGT. DARREN MIKUS/OFFICER ROBERT PETOSKY – SRT TRAINING – no training this month

SGT. FRANKLIN HUFFMAN – MOTOR CARRIER ENFORCEMENT – no details this month

SCHOOL DISTRICT DETAILS – no details this month

SPECIAL DETAILS/MISCELLANEOUS DETAILS –

July 12, 26 and 29 – Aggressive Driving Details

July 22 – Roving DUI checkpoint – West Deer Township

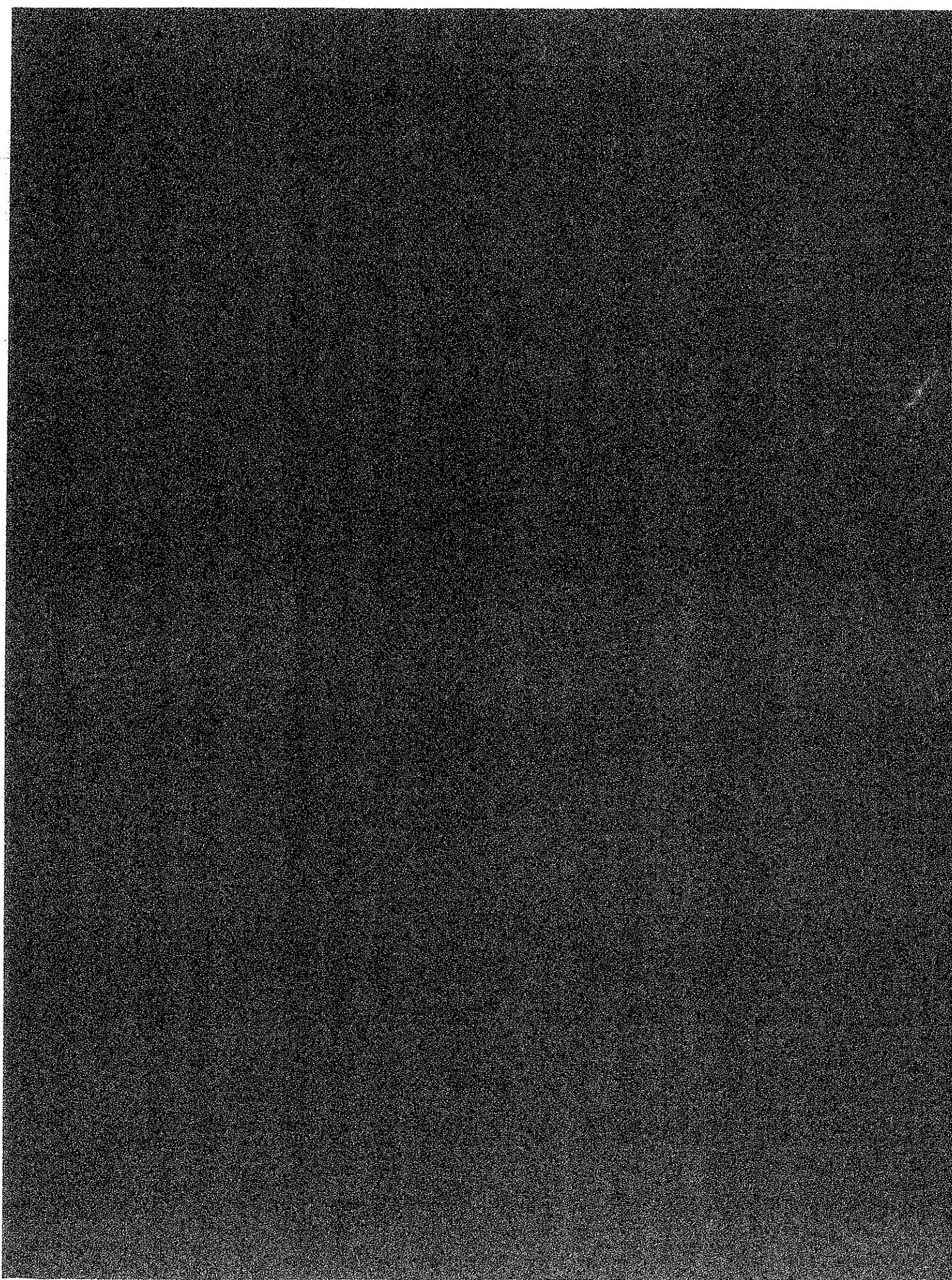
CULMERVILLE BRIDGE DETAILS

JULY 1 – JULY 31, 2016

NUMBER OF CITATIONS ISSUED – 28

NUMBER OF WARNINGS ISSUED – 46

NUMBER OF VEHICLES TIMED - 2693



BUILDING INSPECTOR / CODE ENFORCEMENT OFFICER'S REPORT

MR. PAYNE.....

10

Code Enforcement

July 31, 2016

1. Issued 20 Occupancy Permits
2. Issued 25 Building Permits
3. Performed 36 site inspections
4. Planning Commission meeting was held and recommended approval for Dillner agricultural security. Pre-Application meeting for a conceptual PRD (McIntyre Heights). We will need to hold a public hearing since it's a PRD. Does the board want to hear it at the same time as the Agricultural security if the Developer is ready or have a separate meeting? The owner of 212 Starr Rd also wanted guidance on his options for the building and if he removed the structure and built a new one.
5. No Zoning Hearing Board meeting was held.
6. Update on the Verizon cell tower. Verizon has signed a contract with Crown Castle to build at our site by Shop n save but no timeframe or start date has been given. They signed a bulk deal for many locations so they still have to work out the scheduling. The contract starts soon but goes all the way through 2018. The project manager will contact me when he gets a date for our project.

William Payne
Code Enforcement Officer

WEST DEER TOWNSHIP - BUILDING PERMITS - 2016

JULY, 2016

Permit #	Date	Applicant	St.#	Street Name	Lot Block	Improvement Cost	Residential	Commercial	Permit Fee
16-103	7/14/16	Nord Sponda	4551	GIBSONIA RD.	1358-J-371	\$		RESTAURANT	\$2,758.39
16-104	7/5/16	CHARLES PAGE	226	EAST UNION RD.	1360-H-377	\$306,000.00	SINGLE FAMILY		\$819.00
16-105	7/5/16	BRIAN PFLUMM	119	FORD ST.	1838-P-310	\$1,800.00	SHED		\$25.00
16-107	7/5/16	LORI CRAWFORD	872	ASHLEY RD.	1510-D-54	\$2,000.00	SHED		\$25.00
16-108	7/5/16	BRENNAN BUILDERS	372	SADDLEBROOK		\$4,000.00	ADDITION		\$57.00
16-109	7/12/16	DANIEL YEAGER	4851	TREMONT DR.	1214-E-224	\$6,634.00	SHED		\$50.00
16-110	7/12/16	DANIEL NEFF	2101	SAXONBURG BLVD.	1511-E-185	\$2,706.00	SHED		\$30.00
16-111	7/12/16	CRAIG GLASS	78	CHRISTONIA RD.	1358-A-52	\$23,800.00	POLE BLDG.		\$135.00
16-112		VOID							
16-113		VOID							
16-114	7/13/16	LANCE CROYLE	268	GLASGOW RD.	2383-K-325	\$49,170.00	IN GROUND POOL		\$64.00
16-115	7/15/16	ED NEWMAN	57	EAST UNION RD.	1511-L-95	\$7,000.00	DOG TRAINING		\$0.00
16-116	7/18/16	RICHARD REMO	29	BLANCHARD RD.	2014-E-135	65,600.00	SINGLE FAMILY		\$372.00
16-117	7/19/16	MICHAEL SUTTER	3500	CEDAR RIDGE RD.	1214-E-349	\$19,000.00	IN GROUND POOL		\$64.00
16-118	7/20/16	JOHN PAULOVICH	4832	SPRING VALLEY DR.	1213-M-279	\$1,326.00	FENCH		\$25.00
16-119	7/20/16	RICHLAND HOLDINGS	116	LEX LANE	1214-A-139	\$301,000.00	DUPLEX		\$741.00
16-120	7/20/16	DAVID EICHNER	1016	WALNUT ST.	2197-P-306	\$30,442.00	POLE BLDG.		\$170.00
16-121	7/21/16	RICHLAND HOLDINGS	118	LEX LANE	1214-A-137	\$301,000.00	DUPLEX		\$741.00
16-122	7/21/16	RICHLAND HOLDINGS	121	LEX LANE	1214-A-131	\$301,000.00	DUPLEX		\$741.00
16-123	7/21/16	RICHLAND HOLDINGS	119	LEX LANE	1214-A-139	\$301,000	DUPLEX		\$741.00
16-124	7/21/16	AMERICAN LEGION	57	SUPERIOR RD.		\$0.00		SPORTS ACCES	\$0.00
16-125	7/22/16	DIANE CALLAHAN	282	TAR-CUMERVILLE RD.	1839-R-258	\$3,800.00	FENCE		\$35.00
16-126	7/26/16	DAN RYAN BUILDERS	867	ASHLEY RD.	1510-D-24	\$262,000.00	SINGLE FAMILY		\$616.20
16-127	7/26/16	ROBERT DEMPSEY	3825	GIBSONIA RD.	1080-B-100-T	\$100,000.00		COMCAST BLD	\$389.00
16-128	7/26/16	ELIZABETH DIETRICH	210	EAST UNION RD.	1360-H-379	\$251,000.00	SINGLE FAMILY		\$974.40
16-129		VOID							
16-130	7/29/16	ANDREW DRUM	47	WOODLAND DR.	1360-M-101	\$10,000.00	IN GROUND POOL		\$64.00
16-131	7/29/16	RONALD OLAR	87	FORD ST.	1671-B-107	\$5,000.00	SHED		\$40.00

Improvement Cost ...

\$2,355,278.00

Total Permit Fee ...

\$9,676.99

Occupancy Permits - West Deer Township
109 East Union Road
Cheswick, PA 15024

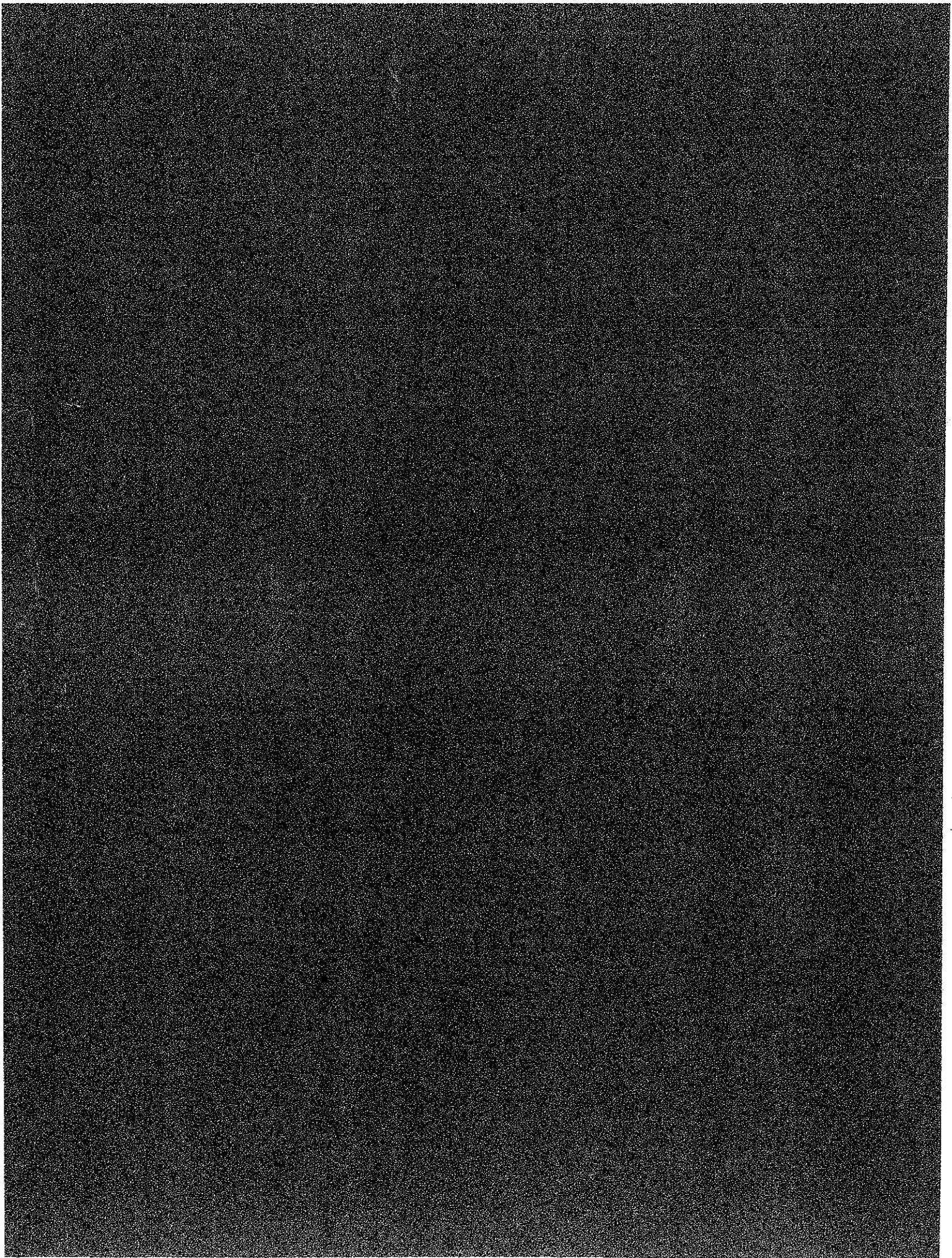
Date	Permit #	Lot/Block	Applicant Name	Street Address	Use	New Construction
7/5/2016	O16-130	1670-L-65	TIMOTHY & ERICA STEELE	1920 Saxonburg Blvd.	Single Family Home	No
7/5/2016	O16-131	1508-S-50	WILLIAM KREBS	4361 RTE 910	Miscellaneous	No
7/7/2016	O16-132	2194-L-394	CARL & JESSICA GAZZO	4640 BAKERSTOWN CULMERVIL	Single Family Home	No
7/11/2016	O16-132	1510-R-191	SHANNON KIEL	8 KELLY CT	Single Family Home	No
7/11/2016	O16-133	1510-R-150	SHANNON KIEL	8 KELLY CT.		No
7/11/2016	O16-134	2011-E-85-1219	GARY & NANCY STOHR	1219 NICKLAUS WAY	Quad	No
7/11/2016	O16-135	1214-F-134	JOSHUA & ASHLEY MITCHELL	3541 HUNTERTOWN RD	Single Family Home	No
7/14/2016	O16-136	1507-M-355	WALTER FAZENBAKER	4220 HAVENCREST DR	Single Family Home	No
7/14/2016	O16-137	1213-H-132	JUSTIN SZEMES	3521 CEDAR RIDGE RD	Single Family Home	No
7/18/2016	O16-138	1361-S-363	DAWN HAZLETT	7 OAK ST	Single Family Home	No
7/18/2016	O16-139	1511-J-255	MICHAEL & PATRICIA CAVANAUGH	127 REAGHARD DR	Single Family Home	No
7/22/2016	O16-140	1214-A-117	ROBERT & CHRISTINE SOBEHART	306 RIDGE VIEW CT.	Duplex/Carriage House	Yes
7/25/2016	O16-141	1361-S-93	NATHAN COOK	866 LITTLE DEER CREEK RD	Single Family Home	No
7/25/2016	O16-142	1360-H-019	THOMAS & SHARON MCGARTH	220 WINEBERRY DR	Single Family Home	No
7/26/2016	O16-143	1361-H-152	RONALD & KAREN PLESH	808-812 LITTLE DEER CREEK RD	Miscellaneous	No
7/26/2016	O16-144	1510-R-259	CODY & RACHEL TUMINELLA	304 WEST STARZ RD	Single Family Home	No
7/26/2016	O16-145	1213-M-51	MATTHEW RICE	4822 TREMONT DR	Single Family Home	No
7/26/2016	O16-146	1214-K-62	VAUGHN CAMPBELL	3573 HUNTERTOWN RD	Single Family Home	No
7/26/2016	O16-147	1357-G-30	JOSEPH TIBENSKY	22 FRONTIER DR	Miscellaneous	No
7/28/2016	O16-148	1668-H-304	Adam & Ann Marie Brnardic	6 HEMLOCK ST	Single Family Home	No

Total Fees Collected by Month

July - \$450.00

Total Fees Collected

Grand Total - \$450.00



REPORT FROM THE PARKS & RECREATION BOARD

MRS. JORDAN.....

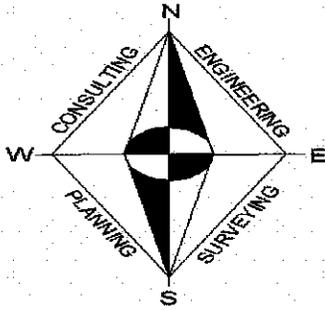
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ENGINEER'S REPORT

ATTACHED IS THE ENGINEER'S REPORT SUBMITTED BY SHOUP
ENGINEERING, INC.

MR. SHOUP.....

12



SHOUP ENGINEERING Inc.

ENGINEERS-PLANNERS-SURVEYORS

329 SUMMERFIELD DRIVE
BADEN, PENNSYLVANIA 15005
(724)869-9560
FAX (724)869-7434
shoupeng@comcast.net

JULY 2016 ENGINEER'S REPORT WEST DEER TOWNSHIP

VIA EMAIL

Prepared August 11, 2016

1. MEETING ATTENDANCE

Shoup Engineering attended and participated in the following meeting:

- Board of Supervisors Meeting - July 20, 2016
- Planning Commission Meeting - July 28, 2016

2. DEVELOPMENTS/PROJECTS

Shoup Engineering has provided input into the following developments/projects:

- 2016 Road Improvement Project - Contracts with Liberoni, Inc. and Youngblood Paving have been executed for the hot mix and cold mix paving projects. Liberoni began milling operations on May 16, 2016 and completed paving and backfilling operations on June 10, 2016. Youngblood Paving began preparation work on Clendenning Road on July 19, 2016 and completed paving on July 23, 2016. Backfilling of the road edge is scheduled for the week of August 15, 2016.

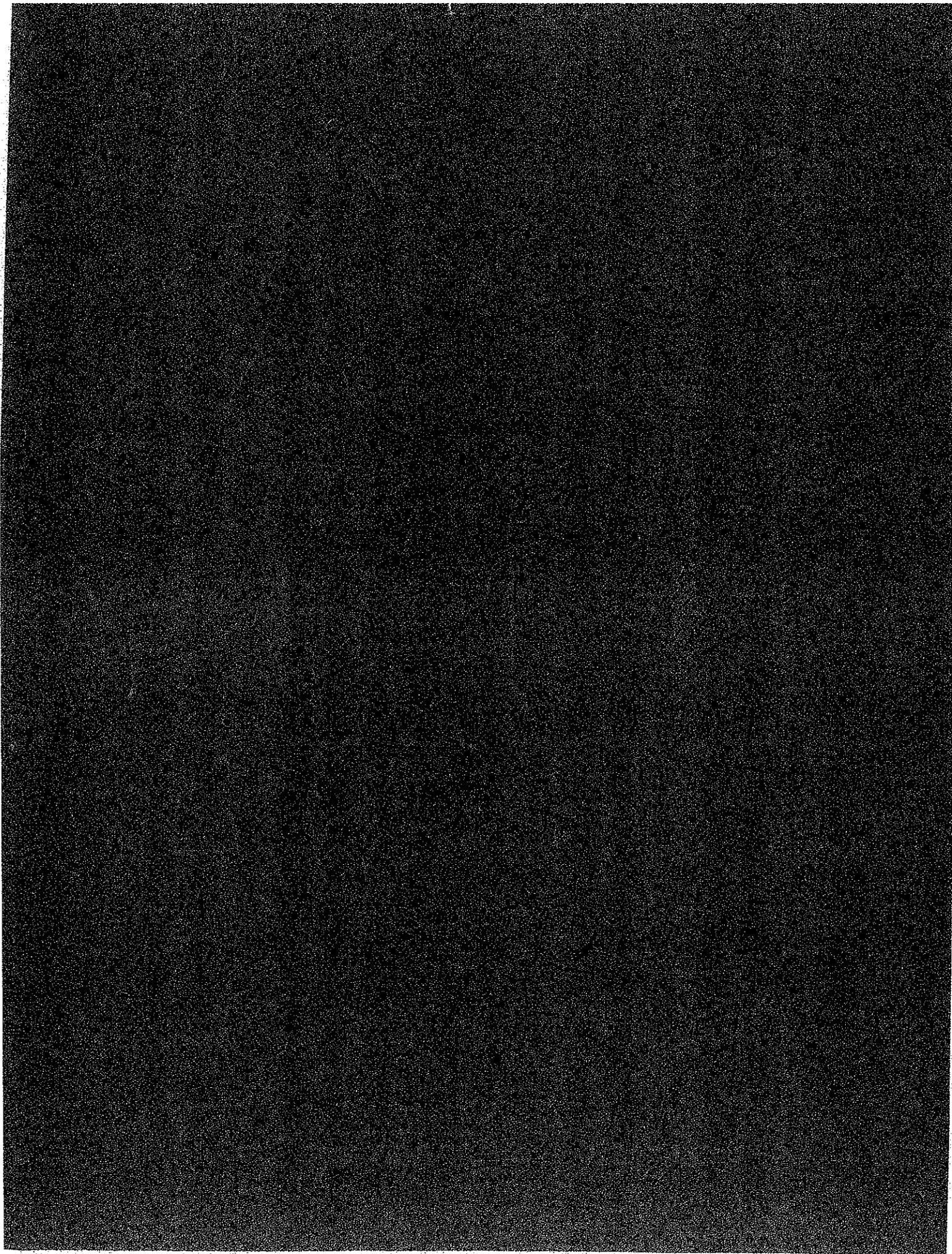
Development/Subdivision Reviews: The following subdivision and land development plan projects had been reviewed, and review letters were issued to the Township as noted:

- None

Respectfully Submitted,

SHOUP ENGINEERING, INC.

Scott A. Shoup, P.E.
Township Engineer



**SET PUBLIC HEARING: DONALD G. & JANE E. DILLNER PROPOSAL
FOR ADDITIONS & MODIFICATIONS TO THE AGRICULTURAL
SECURITY AREA IN WEST DEER TOWNSHIP**

THE TOWNSHIP RECEIVED THE PROPOSAL FOR ADDITIONS & MODIFICATIONS TO THE AGRICULTURAL SECURITY AREA (ASA) WITHIN WEST DEER TOWNSHIP, PURSUANT TO THE AGRICULTURAL AREA SECURITY LAW, ACT 43 OF 1981.

APPLICANTS: DONALD G. & JANE E. DILLNER

PROPERTIES: ACREAGE:

4140 Sandy Hill Road	1.61 acres
9 Old Springhouse Lane	22.5 acres
4120 Sandy Hill Road	20.09 acres
3700 Sandy Hill Road	40 acres
TOTAL ACREAGE:	84.2

ZONING DISTRICT: R – RURAL ESTATE

THE NEXT STEP IN FOLLOWING THE ASA TIMELINE IS FOR THE BOARD TO SCHEDULE A PUBLIC HEARING TO REVIEW THE PROPOSED ADDITIONS & MODIFICATIONS OF THE DILLNER PROPERTIES INTO THE WEST DEER TOWNSHIP AGRICULTURAL SECURITY AREA.

COPIES OF THE INFORMATION & RECOMMENDATIONS FROM THE PLANNING COMMISSION AND THE ALLEGHENY COUNTY CONSERVATION DISTRICT WILL BE SUPPLIED TO THE BOARD FOR THEIR REVIEW AT THAT TIME. THE DILLNERS WILL ALSO BE PRESENT AT THE HEARING TO ANSWER QUESTIONS/COMMENTS.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

13

I MOVE TO ADVERTISE AND SET THE PUBLIC HEARING FOR:

WEDNESDAY, SEPTEMBER 21, 2016 AT 6:00 P.M.

	MOTION	SECOND	AYES	NAYES
MR. GUERRE	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. FLORENTINE	___	___	___	___
MR. VAEREWYCK	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
DR. DISANTI	___	___	___	___
MR. FLEMING	___	___	___	___

ASA Application Timeline

180 Day Application Period

Process Initiation

The ASA form is submitted to the local governing body with a return receipt requested.

Start of the ASA Application Process (Day 1)

The local government will acknowledge the ASA application and send a return receipt to the applicant. The date on the return receipt is the official day 1 of the application process.

Public Notification (By Day 15)

The local governing body shall provide public notification of an ASA proposal within 15 days of the date of the receipt.

Window for Objections and Proposed Modifications (By 15th Day After Public Notification)

All objections and proposed modifications to the ASA that has been proposed are due to the local governing unit by the 15th day after public notification has been presented.

Planning Commission and Advisory Committee Review (Up to 45 Days)

Upon the completion of the 15 day window for objections and proposed modifications the ASA proposal will be forwarded to the County Planning Commission and local Advisory Committee for Review.

The planning commission and advisory committee will have up to 45 days to review the ASA application.

Public Hearing and Local Government Decision (Up until the 180th Day)

Upon the expiration of the 45-day review period or the delivery of the reports from the planning commission and advisory committee a public hearing shall be held.

The purpose of the hearing is for the local government unit to decide whether to reject or adopt the ASA proposal or any modification of the proposal.

If the local governing unit fails to come up with a decisions by the 180th day the ASA proposal shall be deemed adopted.

Notice of Decision (By the 10th Day after the Local Government's Decision)

Regardless of whether the local government decided to adopt or reject the ASA proposal the local government is require to notify all affected landowners within 10 days of the decision.

Filing of ASA Description (By the 10th Day after the Local Government's Decision)

If an ASA proposal has been passed or modified then the local government must file a description of the ASA with the county planning commission, county recorder of deeds and the planning commission of the local community affected.

Agricultural Security Areas

The Agricultural Security Area (ASA) program is a tool for strengthening and protecting agriculture in Pennsylvania. Farm landowners, working together, initiate the process of establishing such Areas in which agriculture is the primary activity. Participating farmers are entitled to special consideration from local and state government agencies, and other "nuisance" challenges, thus encouraging the continuing use of the land for productive agricultural purposes.

ASA's are intended to promote more permanent and viable farming operations over the long term by strengthening the farming community's sense of security in land use and the right to farm. ASA's are created by local municipalities in cooperation with individual landowners who agree to collectively place at least 250 acres in an agricultural security area.

Eligible Property must meet the following criteria

- Farm parcels must be at least 10 acres in size. If a parcel is less than 10 acres, it must be contiguous to another parcel that is in the ASA or produces a yearly gross income of at least \$2,000 from the agricultural production of crops, livestock and livestock products.
- Creating a new ASA requires a minimum of 250 acres. ASA's can be multi-municipal.
- The property should be viable agricultural land. Cropland, pasture, and woodland can all be included in an ASA.
- At least 50% of the land should be in Soil Capability Classes I-IV, as defined by the USDA-NRCS Soil Survey.
<http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>
- The property must be zoned to permit agricultural uses.

Benefits of an Agricultural Security Area

- Farms located in an ASA consisting of at least 500 acres are eligible to apply for the purchase of an agricultural conservation easement by the Commonwealth. An ASA designation is a prerequisite for eligibility.
- Local governments are not permitted to enact local laws or ordinances, which would unreasonably restrict farm structures or farm practices within the area.

- No agency of the Commonwealth having or exercising powers of eminent domain shall condemn for any purpose any land within any agricultural security area that is being used for productive agricultural purposes unless prior approval has been obtained from the Agricultural Lands Condemnation Approval Board.
- No political subdivision, authority, public utility or other body having or exercising powers of eminent domain shall condemn any land within any agricultural security area for any purpose, unless prior approval has been obtained from Agricultural Lands Condemnation Approval Board and from each of the following bodies: the governing bodies of the local government units encompassing the agricultural security area, the county governing body, and the Agricultural Security Area Advisory Committee.
- Farmers receiving loans through the Small Business First Program and the Machinery and Equipment Loan Fund may receive a 1% reduction in their interest rate if their property is located within an ASA.
- The ASA designation does not restrict the use of the property by the farmer. The farmer may sell or subdivide the property. The farmer or any subsequent owners may develop the property in any manor authorized by local zoning, subdivision and land development regulations.
- The farmer is obligated to maintain the ASA status of the farm for 7 years after the initial application. After the initial seven-year period the farmer may have the ASA designation removed at any time by submitting a written request to the local government.
- The ASA designation will stay with the property when it is sold or subdivided. The only way a property can be removed from an ASA is through the action of the property owner or through a process hearing formal process conducted by the local government.



Pennsylvania Farmland Preservation Association

Agricultural Security Areas

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[Conservation Easements](#)
[Ag Security Areas](#)
[Membership Directory](#)
[Join Us!](#)
[Executive Committee](#)
[PFPA Bylaws](#)
[Calendar](#)
[Links](#)
[Why Preserve Farmland?](#)

What is an agricultural security area?

Agricultural security areas are intended to promote more permanent and viable farming operations over the long term by strengthening the farming community's sense of security in land use and the right to farm. Agricultural security areas are created by local municipalities in cooperation with individual landowners who agree to collectively place at least 250 acres in an agricultural security area.

Landowner Benefits

Agricultural security areas provide three main benefits to landowners:

1. Municipalities agree to support agriculture by not passing nuisance ordinances which would restrict normal farming operations.
2. Limitations are placed on the ability of government to condemn farmland located in an agricultural security area for new schools, highways, parks, or other governmental projects.
3. Landowners who are part of a 500 acre or larger agricultural security area may be eligible to apply to sell a perpetual agricultural conservation easement (or their development rights) through their local Agricultural Land Preservation Program.

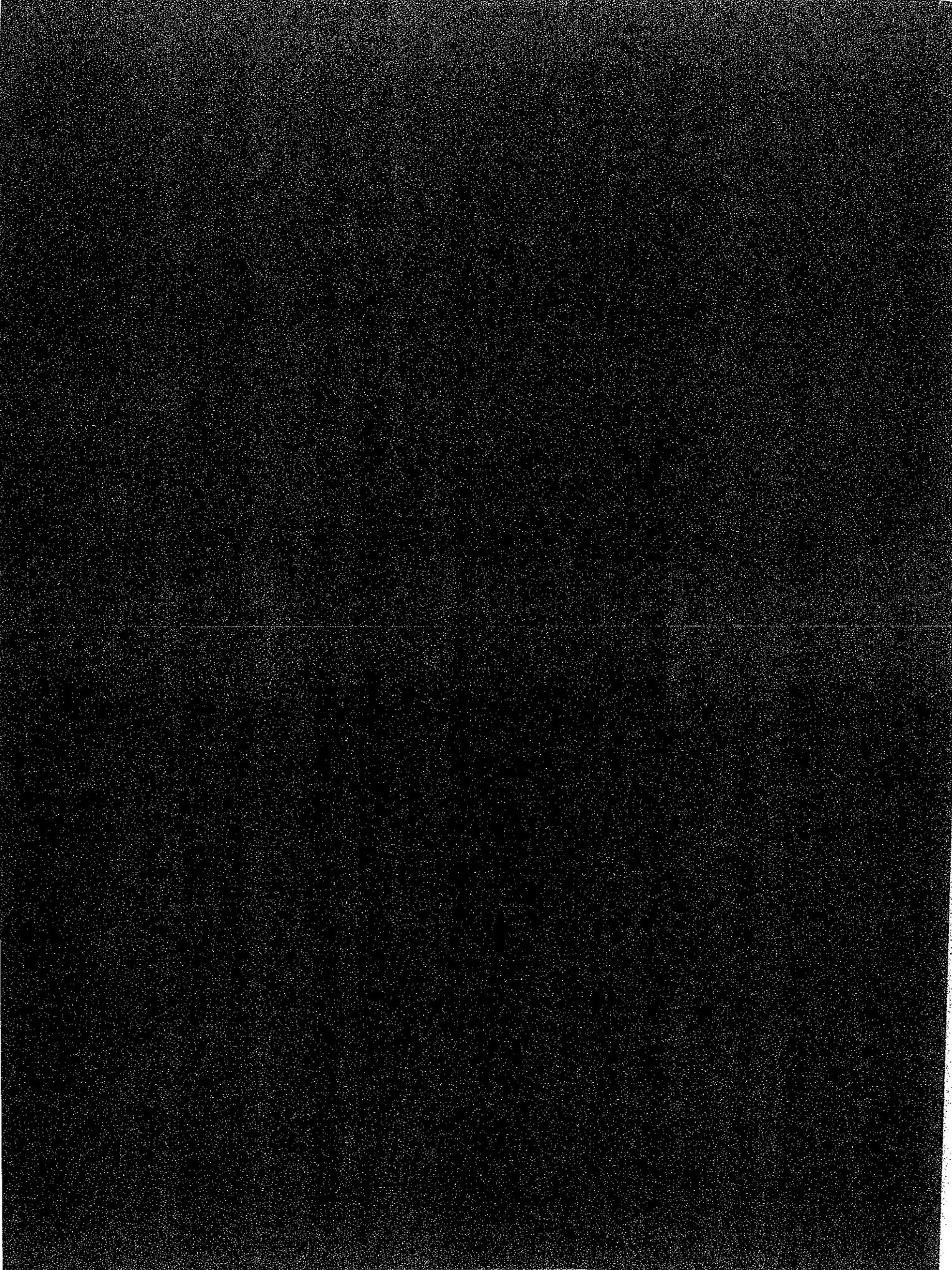
Having land enrolled in an agricultural security area does not restrict a landowner's ability to use his or her property for non-agricultural development purposes.

Eligible Property

1. Noncontiguous farm parcels must be at least 10 acres in size. The farm tracts needed to create a new 250 acre or larger agricultural security area do not have to be under the same ownership or even be located in the same municipality. The Agricultural Area Security Law (Act 43 of 1981) allows for the creation of joint municipality agricultural security areas.
2. The property should be viable agricultural land. Cropland, pasture, and woodland can all be included in an agricultural security area.
3. At least 50% of the land should be in Soil Capability Classes I-IV, as defined by the county soil survey.
4. The property must be zoned to permit agricultural uses.

Contact your local agricultural land preservation office to obtain agricultural security area application forms.

E-mail the Webmaster with questions or comments about this Web site.



ORDINANCE NO. 410: POLICE POLICIES AND PROCEDURES

ORDINANCE NO. 410

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER TO APPROVE AND ADOPT NEW AND REVISED POLICE POLICIES AND PROCEDURES AND TO AUTHORIZE THE IMPLEMENTATION AND ENFORCEMENT OF SAID POLICIES AND PROCEDURES BY THE CHIEF OF POLICE AND TOWNSHIP ADMINISTRATION AND PROVIDING FOR SEVERABILITY.

(ORDINANCE ATTACHED)

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO ADOPT ORDINANCE NO. 410 ADOPTING THE POLICE POLICIES AND PROCEDURES AND ADVERTISE IN ACCORDANCE WITH THE LAW.

	MOTION	SECOND	AYES	NAYES
MRS. HOLLIBAUGH	___	___	___	___
DR. DISANTI	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. FLORENTINE	___	___	___	___
MR. GUERRE	___	___	___	___
MR. VAEREWYCK	___	___	___	___
MR. FLEMING	___	___	___	___

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OFFICIAL

**WEST DEER TOWNSHIP
County of Allegheny
Commonwealth of Pennsylvania**

ORDINANCE NO. 410

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER TO APPROVE AND ADOPT NEW AND REVISED POLICE POLICIES AND PROCEDURES AND TO AUTHORIZE THE IMPLEMENTATION AND ENFORCEMENT OF SAID POLICIES AND PROCEDURES BY THE CHIEF OF POLICE AND TOWNSHIP ADMINISTRATION AND PROVIDING FOR SEVERABILITY.

Be it enacted and ordained by the Board of Supervisors of the Township of West Deer, County of Allegheny, Commonwealth of Pennsylvania, and it is enacted and ordained as follows:

ARTICLE I

Approval and Adoption of New and Revised Police Policies and Procedures

§ 1-1. Approval and Adoption of New Police Policies.

In accordance with the authority granted pursuant to §5-8 of the Township of West Deer Code, the Township's Board of Supervisors does hereby approve and adopt the following new policies to be included and incorporated into the West Deer Police Department's Manual Policy Standard Operating Procedures and Rules and Regulations, designated as follows by title and number:

- #77 High Visibility Safety Apparel
- #78 Police Action Being Observed, Photographed or Videorecorded
- #79 Advanced Taser
- #80 Social Media
- #81 Excited Delirium
- #83 Critical Incident Response
- #84 Nasal Naloxone

§ 1-2. Approval and Adoption of Revised Police Policies.

In accordance with the authority granted pursuant to §5-8 of the Township of West Deer Code, the Township's Board of Supervisors does hereby approve and adopt the

following revised policies to be included and incorporated into the West Deer Police Department's Manual Policy Standard Operating Procedures and Rules and Regulations, designated as follows by title and number and bearing a revision date of July, 2016:

#53 Promotional Procedures

#74 Use of Force

The revised Policies identified above shall replace the previously-adopted versions.

§ 1-3. Authorization of Chief of Police and Administration to Implement Policies.

The Township's Board of Supervisors authorizes the Chief of Police and Township Administration to take any action necessary to implement and enforce the Policies adopted and approved herein.

§ 1-4. Severability.

The provisions of this Ordinance and of the Policies approved and adopted hereby are severable, and if any clause, sentence, subsection, section, article, chapter or part thereof or any individual Policy or part thereof shall be adjudged by any court of competent jurisdiction to be illegal, invalid or unconstitutional, such judgment or decision shall not affect, impair or invalidate the remainder thereof but shall be confined in its operation and application to the clause, sentence, subsection, section, article, chapter or part thereof rendered illegal, invalid or unconstitutional. It is hereby declared to be the intent of the Board of Supervisors that this Ordinance and the Policies would have been approved and adopted if such illegal, invalid or unconstitutional clause, sentence, subsection, section, article, chapter or part thereof had not been included therein.

§ 1-5. Effective date.

All provisions of this Ordinance and of the Policies approved herein shall be in force and effect on and after 17 August, 2016.

ORDAINED AND ENACTED **this 17th day of August 2016.**

ATTEST:

WEST DEER TOWNSHIP

Township Manager

Chairman of the Board of Supervisors

Approved as to Form: _____
Township Solicitor

CERTIFICATE

I, the undersigned, hereby certify that the foregoing and attached is a true copy of an Ordinance which was duly enacted at a meeting of the Board of Supervisors of West Deer Township on 17 August 2016, and that at such meeting a quorum was present and acting throughout, after due notice to the members of the Board of Supervisors of West Deer Township and to the public and such meeting was at all times open to the public; that the Ordinance was duly recorded in the West Deer Township Minutes Book and that a summary thereof was published as required by law in a newspaper of general circulation in the Township. I further certify that the Township met the advance requirements of Act No. 1998-93 by advertising the date of the meeting and posting a notice of the meeting at the public meeting place of the Board of Supervisors; that the total number of members of the Board of Supervisors is seven; and the vote upon the Ordinance was called and duly recorded upon the minutes and that the members voted in the following manner:

Yes No Abstain Absent

Jeffrey D. Fleming, Chairman

Richard W. DiSanti, Jr., Vice Chair

Rick W. Florentine

Leonard Guerre

Shirley A. Hollibaugh

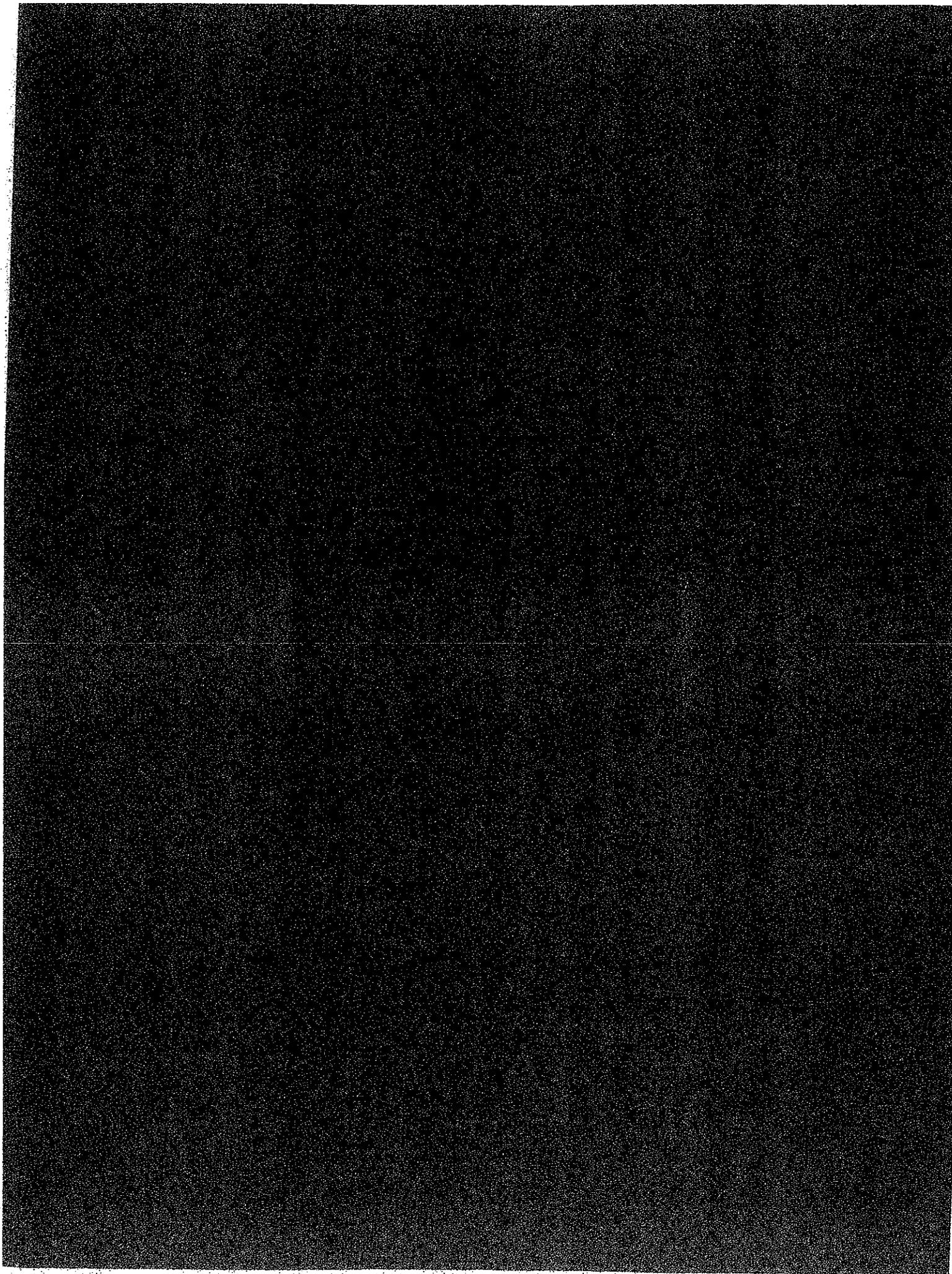
Joyce A. Romig

Gerry Vaerewyck

WITNESS my hand and the seal of the Township on this 17th day of August 2016.

[SEAL]

By: _____
Daniel Mator
Township Manager



AUTHORIZE ADVERTISEMENT: ORDINANCE NO. 411 ACCEPTING LINKS AT DEER RUN STREETS

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, ADOPTING THE FOLLOWING STREETS IN THE LINKS AT DEER RUN: PALMER WAY, LINKS WAY, NICKLAUS WAY, PLAYER WAY, AND HOGAN WAY; AND AMENDING ORDINANCE NO. 351 TO INCLUDE THE SAME.

ATTACHED IS THE LETTER FROM MR. SHOUP DATED AUGUST 11, 2016 INDICATING THE STREETS LOCATED IN THE LINKS OF DEER RUN DEVELOPMENT WERE REPAIRED AND RESURFACED WITH AN ASPHALT WEARING COURSE AND ALL OF THE WORK WAS PERFORMED UNDER INSPECTION BY A REPRESENTATIVE OF HIS OFFICE.

A COPY OF ORDINANCE NO. 411 IS ATTACHED.

THE BOARD WILL CONSIDER ADOPTION OF ORDINANCE NO. 411 AT THEIR SEPTEMBER 21, 2016 MEETING.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE THE ADVERTISEMENT OF ORDINANCE NO. 411 ACCEPTING THE STREETS IN THE LINKS AT DEER RUN.

	MOTION	SECOND	AYES	NAYES
MR. FLORENTINE	___	___	___	___
MR. GUERRE	___	___	___	___
MR. VAEREWYCK	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
DR. DISANTI	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. FLEMING	___	___	___	___

15

**SHOUP ENGINEERING**

CELEBRATING 50 YEARS

329 Summerfield Dr., Baden, PA 15005

724-869-9560 Fax: 724-869-7434

shoupeng@comcast.net

August 11, 2016

Mr. Daniel Mator
West Deer Township
109 East Union Road
Cheswick, PA 15024

Re: The Links of Deer Run

Dear Mr. Mator:

Please be advised that recently the streets located in the above-referenced development were repaired and resurfaced with an asphalt wearing course.

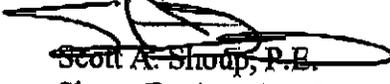
All of the work was performed under inspection by a representative of my office.

I am in a position to recommend that the Township accept the following streets as Township streets:

Palmer Way
Links Way
Nicklaus Way
Player Way
Hogan Way

If you should have any questions, please do not hesitate to contact my office.

Sincerely,


Scott A. Shoup, P.E.
Shoup Engineering, Inc.

Cc: Cathy Sopko

OFFICIAL

**WEST DEER TOWNSHIP
County of Allegheny
Commonwealth of Pennsylvania**

ORDINANCE NO. 411

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, ADOPTING THE FOLLOWING STREETS IN THE LINKS AT DEER RUN: PALMER WAY, LINKS WAY, NICKLAUS WAY, PLAYER WAY, AND HOGAN WAY; AND AMENDING ORDINANCE NO. 351 TO INCLUDE THE SAME.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of West Deer Township, regularly assembled, and IT IS HEREBY ORDAINED AND ENACTED by the authority of the same, that:

WHEREAS, The Links at Deer Run Associates, LLC is the owner of a certain tract of land situated in West Deer Township, Allegheny County, Pennsylvania, which has been subdivided into the Links at Deer Run, with frontage along a certain public right-of-way known as Monier Road; and

WHEREAS, The Links at Deer Run Associates, LLC desires to dedicate to West Deer Township for public use and enjoyment certain right-of-ways within the Links at Deer Run: Palmer Way, Links Way, Nicklaus Way, Player Way, and Hogan Way; and

WHEREAS, West Deer Township, upon recommendation of the Township Engineer and administration, feels that accepting and recording the Deeds of Dedication for the aforementioned right-of-way improves the Township's infrastructure, public access, and public safety; and

WHEREAS, West Deer Township maintains Ordinance No. 351, which lists all dedicated public rights-of-way/Township roads.

NOW, THEREFORE, West Deer Township does hereby ordain that the Board of Supervisors accepts the Deed of Dedication for Palmer Way, Links Way, Nicklaus Way, Player Way, and Hogan Way within the Links at Deer Run to have and to hold as a public road/right-of-way, together with the storm sewer system constructed thereunder (if any), and with the same effect as if said roadway had been opened by a Decree of the Court of Common Pleas in and for the County of Allegheny after proceedings duly held for that purpose under and in compliance with the laws of the Commonwealth of Pennsylvania, and hereby amends Ordinance No. 351 to include the same.

DULY ORDAINED AND ENACTED this ____ day of _____ 2016.

ATTEST:

WEST DEER TOWNSHIP

Township Manager

Chairman of the Board of Supervisors

CERTIFICATE

I, the undersigned, hereby certify that the foregoing and attached is a true copy of an Ordinance which was duly enacted at a meeting of the Board of Supervisors of West Deer Township on __, _____, 2016 and that at such meeting a quorum was present and acting throughout, after due notice to the members of the Board of Supervisors of West Deer Township and to the public and such meeting was at all times open to the public; that the Ordinance was duly recorded in the West Deer Township Minutes Book and that a summary thereof was published as required by law in a newspaper of general circulation in the Township. I further certify that the Township met the advance requirements of Act No. 1998-93 by advertising the date of the meeting and posting a notice of the meeting at the public meeting place of the Board of Supervisors; that the total number of members of the Board of Supervisors is seven; and the vote upon the Ordinance was called and duly recorded upon the minutes and that the members voted in the following manner:

Yes No Abstain Absent

Jeffrey D. Fleming, Chairman

Richard W. DiSanti, Jr., Vice Chairman

Rick W. Florentine

Leonard Guerre

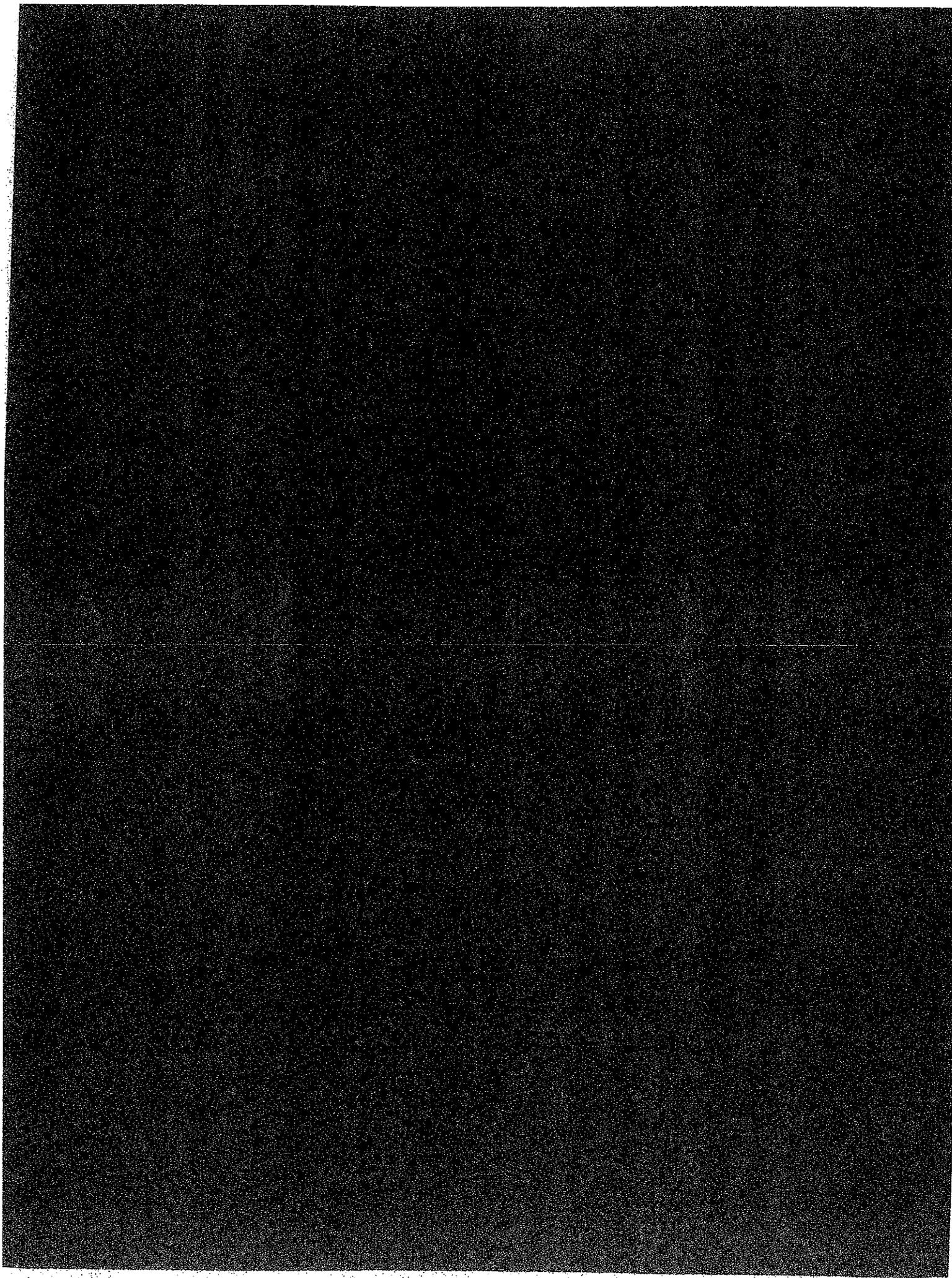
Shirley Hollibaugh

Joyce A. Romig

Gerry Vaerewyck

WITNESS my hand and the seal of the Township on this ____ day of _____ 2016.
[SEAL]

By: _____
Daniel Mator
Township Manager



PUBLIC WORKS 2007 MOWER

SEALED BIDS WERE RECEIVED AND OPENED ON AUGUST 11, 2016 AT 2:00 P.M. FOR THE SALE OF THE 2007 SCAG TURF TIGER MOWER, AS IS CONDITION.

THE FOLLOWING THREE (3) BIDS WERE RECEIVED:

<u>BIDDER</u>	<u>TOTAL PRICE</u>
1) Allegheny Valley Chiropractic Assoc.	\$1,436.25
2) Gary Parrish	\$1,160.00
3) Hollibaugh Landscaping	\$ 685.00

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE THE SALE OF THE 2007 SCAG TURF TIGER MOWER, AS IS CONDITION, TO ALLEGHENY VALLEY CHIROPRACTIC ASSOCIATION IN THE AMOUNT OF \$1,436.25.

	MOTION	SECOND	AYES	NAYES
MRS. ROMIG	___	___	___	___
MR. FLORENTINE	___	___	___	___
MR. GUERRE	___	___	___	___
MR. VAEREWYCK	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
DR. DISANTI	___	___	___	___
MR. FLEMING	___	___	___	___

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ACCEPT MINIMUM MUNICIPAL OBLIGATIONS (MMOs)

ATTACHED ARE THE 2017 MINIMUM MUNICIPAL OBLIGATIONS REPORTS FOR THE POLICE AND MUNICIPAL EMPLOYEE PENSION PLANS.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO ACKNOWLEDGE RECEIPT OF THE 2017 MINIMUM MUNICIPAL OBLIGATIONS FOR THE POLICE AND MUNICIPAL EMPLOYEE PENSION PLANS.

	MOTION	SECOND	AYES	NAYES
MR. FLORENTINE	___	___	___	___
MR. GUERRE	___	___	___	___
MR. VAEREWYCK	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
DR. DISANTI	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. FLEMING	___	___	___	___

**TOWNSHIP OF WEST DEER POLICE PENSION PLAN
FINANCIAL REQUIREMENT AND MINIMUM MUNICIPAL OBLIGATION
FOR 2017 MUNICIPAL BUDGET**

A. Normal Cost

1. Normal Cost as a Percent of Payroll	21.394%
2. Estimated 2016 Payroll for Active Participants	\$ <u>887,706</u>
3. Normal Cost (A1 x A2)	\$ <u>189,916</u>

B. Financial Requirement

1. Normal Cost (A3)	\$ 189,916
2. Anticipated Insurance Premiums	0
3. Anticipated Administrative Expense	43,498
4. Amortization Payment, if any	<u>82,031</u>
5. Financial Requirement (B1 + B2 + B3 + B4)	\$ <u>315,445</u>

C. Minimum Municipal Obligation

1. Financial Requirement (B5)	\$ 315,445
2. Anticipated Employee Contributions (5.0% of Estimated Payroll)	44,385
3. Funding Adjustment, if any	<u>0</u>
4. Minimum Municipal Obligation (C1 - C2 - C3)	\$ <u>271,060</u>

NOTES:

1. 2017 General Municipal Pension System State Aid may be used to fund part or all of the municipal obligation and must be deposited within 30 days of receipt. Any remaining balance must be paid from municipal funds.
 2. Deposit into the Plan's assets must be made by December 31, 2017 to avoid an interest penalty.
 3. Any delinquent Minimum Municipal Obligation from prior years must be included in the 2017 budget along with an interest penalty.
-

I hereby certify that the above calculations, to the best of my knowledge, are true, accurate, and conform with the provisions of Chapter 3 of Act 205 of 1984.

Certified By:



Chief Administrative Officer

21 July 2016
Date

Prepared using the January 1, 2015 Valuation.

**MUNICIPAL EMPLOYEES' PENSION PLAN FOR TOWNSHIP OF WEST DEER
FINANCIAL REQUIREMENT AND MINIMUM MUNICIPAL OBLIGATION
FOR 2017 MUNICIPAL BUDGET**

A. Normal Cost

1. Normal Cost as a Percent of Payroll	7.191%
2. Estimated 2016 Payroll for Active Participants	\$ <u>651,990</u>
3. Normal Cost (A1 x A2)	\$ <u><u>46,885</u></u>

B. Financial Requirement

1. Normal Cost (A3)	\$ 46,885
2. Anticipated Insurance Premiums	0
3. Anticipated Administrative Expense	31,948
4. Amortization Payment, if any	<u>0</u>
5. Financial Requirement (B1 + B2 + B3 + B4)	\$ <u><u>78,833</u></u>

C. Minimum Municipal Obligation

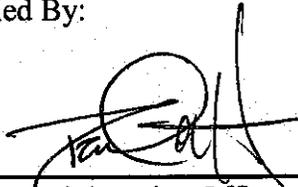
1. Financial Requirement (B5)	\$ 78,833
2. Anticipated Employee Contributions (5.0% of Estimated Payroll)	32,600
3. Funding Adjustment, if any	<u>12,474</u>
4. Minimum Municipal Obligation (C1 - C2 - C3)	\$ <u><u>33,759</u></u>

NOTES:

1. 2017 General Municipal Pension System State Aid may be used to fund part or all of the municipal obligation and must be deposited within 30 days of receipt. Any remaining balance must be paid from municipal funds.
 2. Deposit into the Plan's assets must be made by December 31, 2017 to avoid an interest penalty.
 3. Any delinquent Minimum Municipal Obligation from prior years must be included in the 2017 budget along with an interest penalty.
-

I hereby certify that the above calculations, to the best of my knowledge, are true, accurate, and conform with the provisions of Chapter 3 of Act 205 of 1984.

Certified By:

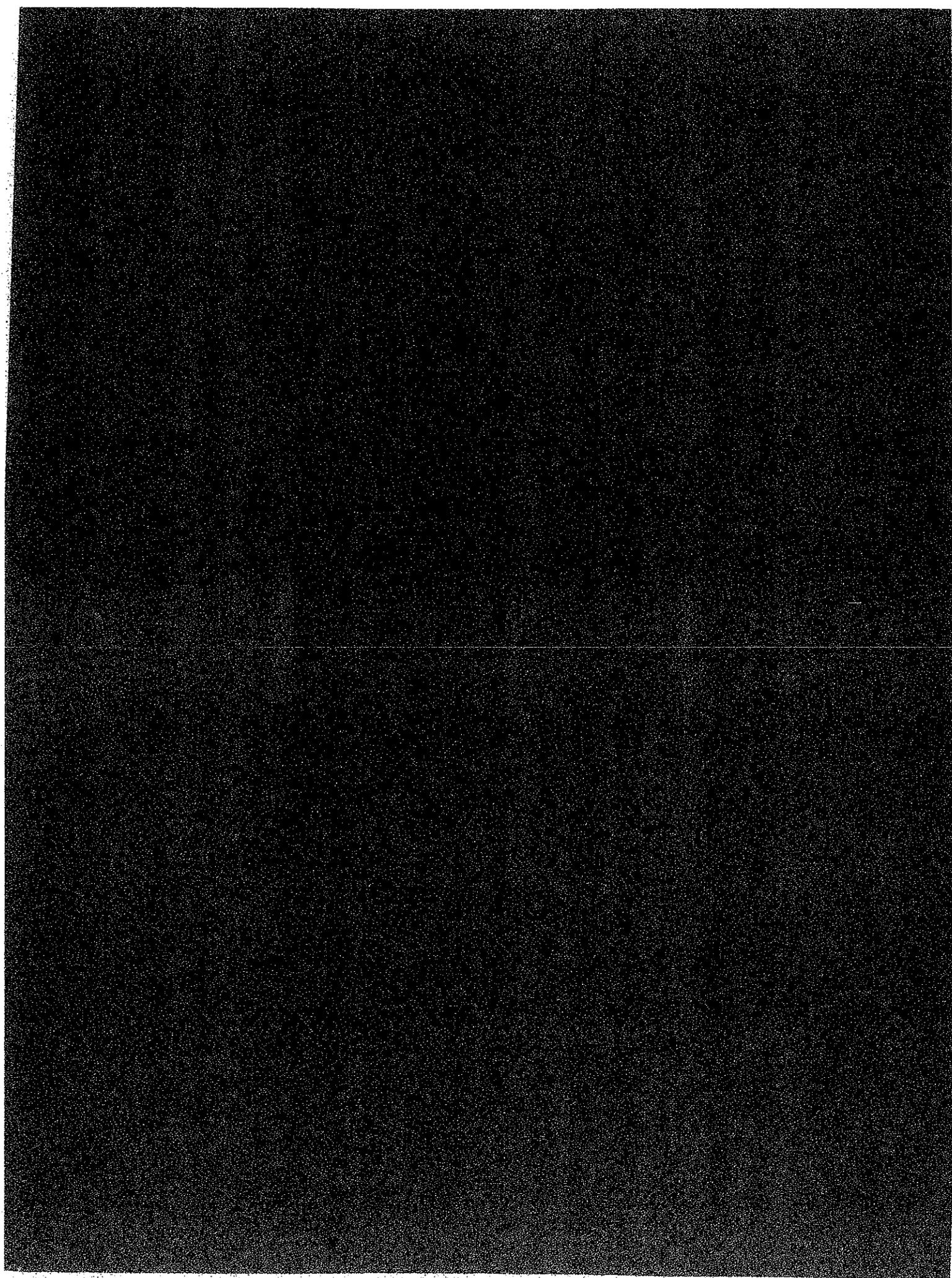


Chief Administrative Officer

Date

21 July 2016

Prepared using the January 1, 2015 Valuation.



SHOAF SIDEWALK

THE FOLLOWING QUOTES WERE RECEIVED FOR THE REPAIR OF 20 FEET OF SIDEWALK ON SHOAF STREET:

MR. SHOUP WILL PROVIDE THE QUOTES AT THE MEETING.

MR. SHOUP.....

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AWARD THE SIDEWALK REPAIR ON SHOAF STREET TO _____ IN THE AMOUNT OF \$_____.

	MOTION	SECOND	AYES	NAYES
MR. GUERRE	___	___	___	___
MR. VAEREWYCK	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
DR. DISANTI	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. FLORENTINE	___	___	___	___
MR. FLEMING	___	___	___	___

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CEDAR GLEN DRIVEWAY REPAIR

THE FOLLOWING QUOTES WERE RECEIVED TO RE-ASPHALT THE DAMAGED DRIVEWAY ON CEDAR GLEN DRIVE:

MR. SHOUP WILL PROVIDE THE QUOTES AT THE MEETING.

MR. SHOUP.....

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AWARD THE REPAIR OF THE DRIVEWAY ON CEDAR GLEN DRIVE TO _____ IN THE AMOUNT OF \$_____.

	MOTION	SECOND	AYES	NAYES
MR. VAEREWYCK	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
DR. DISANTI	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. FLORENTINE	___	___	___	___
MR. GUERRE	___	___	___	___
MR. FLEMING	___	___	___	___

RESOLUTION NO. 2016-11: VACANT PROPERTIES

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WEST DEER ACKNOWLEDGING THAT THE ACQUISITION AND SUBSEQUENT DISPOSITION OF TWO PARCELS WITH LOT AND BLOCK NUMBERS 2012-S-82 AND 1362-A-344 WOULD BE IN ACCORDANCE WITH THE COMPREHENSIVE PLAN OF THE MUNICIPALITY.

RESOLUTIONS ATTACHED.

PROPERTY LOCATIONS:

- VACANT LOT – 414 HAWTHORNE LANE
- VACANT LOT – 22 BLUE ROW

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO ADOPT RESOLUTION NO. 2016-11 ACKNOWLEDGING THAT THE ACQUISITION AND SUBSEQUENT DISPOSITION OF TWO PARCELS WITH LOT AND BLOCK NUMBERS OF 2012-S-82 AND 1362-A-344 WOULD BE IN ACCORDANCE WITH THE COMPREHENSIVE PLAN OF THE MUNICIPALITY.

	MOTION	SECOND	AYES	NAYES
MRS. ROMIG	___	___	___	___
MR. VAEREWYCK	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
DR. DISANTI	___	___	___	___
MR. FLORENTINE	___	___	___	___
MR. GUERRE	___	___	___	___
MR. FLEMING	___	___	___	___

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WEST DEER TOWNSHIP
ALLEGHENY COUNTY, PENNSYLVANIA

RESOLUTION NO. 2016-11

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WEST DEER ACKNOWLEDGING THAT THE ACQUISITION AND SUBSEQUENT DISPOSITION OF TWO PARCELS WITH LOT AND BLOCK NUMBERS 2012-S-82 AND 1362-A-344 WOULD BE IN ACCORDANCE WITH THE COMPREHENSIVE PLAN OF THE MUNICIPALITY.

WHEREAS, the Township of West Deer, hereinafter referred to as "Municipality", in cooperation with the County of Allegheny and the Redevelopment Authority of Allegheny County are participating in the Allegheny County Vacant Property Program (Program); and

WHEREAS, certain properties have been submitted to the County for consideration under the Program known and identified as Lot and Block Numbers: 2012-S-82 and 1362-A-344 and;

WHEREAS, under the Program the Municipality is required to review the property acquisition and propose disposition, and submit its approval to the County that said acquisition and proposal resale is in accordance with the Municipality's Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED by the West Deer Township Board of Supervisors as follows:

1. That the above listed properties have been reviewed by the Municipality and it approves that its acquisition and subsequent disposition under the Program would be in accordance with the Comprehensive Plan of the Municipality.
2. That a certified copy of this Resolution should be forwarded to the County of Allegheny and the Redevelopment Authority.

RESOLVED this 17th day of August, 2016 by the Board of Supervisors of the Township of West Deer.

ATTEST:

TOWNSHIP OF WEST DEER

Township Manager

Chairman, Board of Supervisors

CERTIFIED COPY

I, the undersigned, the duly appointed Manager of the Township of West Deer, Allegheny County, Pennsylvania (the "Township") hereby certify that: The foregoing is a true and correct copy of a Resolution of the Township Board of Supervisors (the "Supervisors") which was duly adopted by the Supervisors in a public session duly convened on **August 17th 2016**. The said Resolution has been duly recorded in the official Minutes of the Township of West Deer, Allegheny County, Pennsylvania. The said Resolution remains in effect, unaltered and unamended, as of the date of this Certificate.

I further certify that the Supervisors of the Township complied with the requirements of the "Sunshine Act," Act of July 3, 1986, P.L. 388, No. 84 § 1 et seq. (65 P.S. § 271-286) as amended, relative to the adoption of the foregoing Resolution.

IN WITNESS THEREOF, I have hereunto set my hand and affixed the official seal of the Township, this _____ day of _____, 20__.

(SEAL)

Daniel J. Mator, Jr.
Township Manager

Parcel ID : 2012-S-00082-0000-00
Property Address : 414 HAWTHORNE LN
TARENTUM, PA 15084

Municipality : 952 West Deer
Owner Name : BETUSH WILLIAM A & MARILYN J (W)

Data displayed on this map is for informational purposes only. It is not survey accurate and is meant to only show a representation of property lines.

Print

Note: This button uses pop-ups. Please click help button for further printing instructions.



Buyer's
Residence

Vacant Land

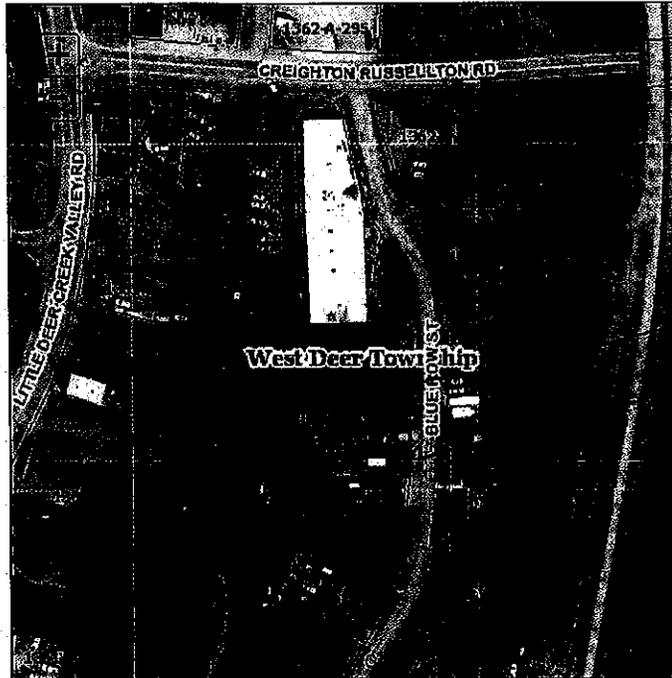
Parcel ID : 1362-A-00344-0000-00
Property Address : 22 BLUE RD
RUSSELLTON, PA 15076

Municipality : 952 West Deer
Owner Name : FLINN JOSEPH R & HEDWIG J

Data displayed on this map is for informational purposes only. It is not survey accurate and is meant to only show a representation of property lines.

Print

Note: This button uses pop-ups. Please click help button for further printing instructions.



Buyer's Parents Home
Vacant property

10 year strategy

Indiana/West Deer Townships

4. Explore potential incentives for commercial/industrial development in designated areas. Years 1-3
 - a. Research federal and state funding resources to support create incentives.
 - b. Employ local tax abatement as appropriate.

5. Explore options for public transportation opportunities that would provide access to, at a minimum, the city of Pittsburgh (possible joint strategy). Years 4-7
 - a. Meet with the Port Authority of Allegheny County to discuss the opportunities and demand requirements for providing transit service to Indiana and West Deer Townships.
 - b. Conduct a feasibility assessment to determine the level of interest in transit service and the potential demand for services based on opportunities identified by the Port Authority.
 - c. Identify priority locations for transit stops and/or park-and-ride locations.
 - d. Identify improvements and associated permits required to support public transit.

6. Improve highway infrastructure to provide more and better accessibility (joint transportation plan). Years 4-7

7. Expand public water and sewer infrastructure to replace on-lot systems – especially in areas designated for growth (joint planning opportunity). Years 4-7
 - a. Work with public water and sewer providers in each township to determine capacity to accommodate projected growth beyond 2020.

Housing

As previously noted, the majority of developed land in Indiana Township is residential. The rural character of the township and the quality of the school district can make it an attractive place for families with children and one of the township's greatest strengths is the availability of land for potential development. Although the majority of homes are single-family owner-occupied, existing housing is available at a variety of price-points that are affordable for all income levels, from starter homes to those priced for mid-range and upper income levels. However, based on information gathered from Advisory Committee members, many of the newer homes that are being built in the township are not affordable for the average household in Indiana Township.

The mix of age groups within a community is an important indicator in planning for future housing. As seen in the "Existing Conditions" section of the Joint Comprehensive Plan, the

Indiana/West Deer Townships

population in Indiana Township is aging, and the population between the ages of 25 and 54 is steadily declining. A community with an aging population that is not attracting new, younger residents can expect and plan for the following:

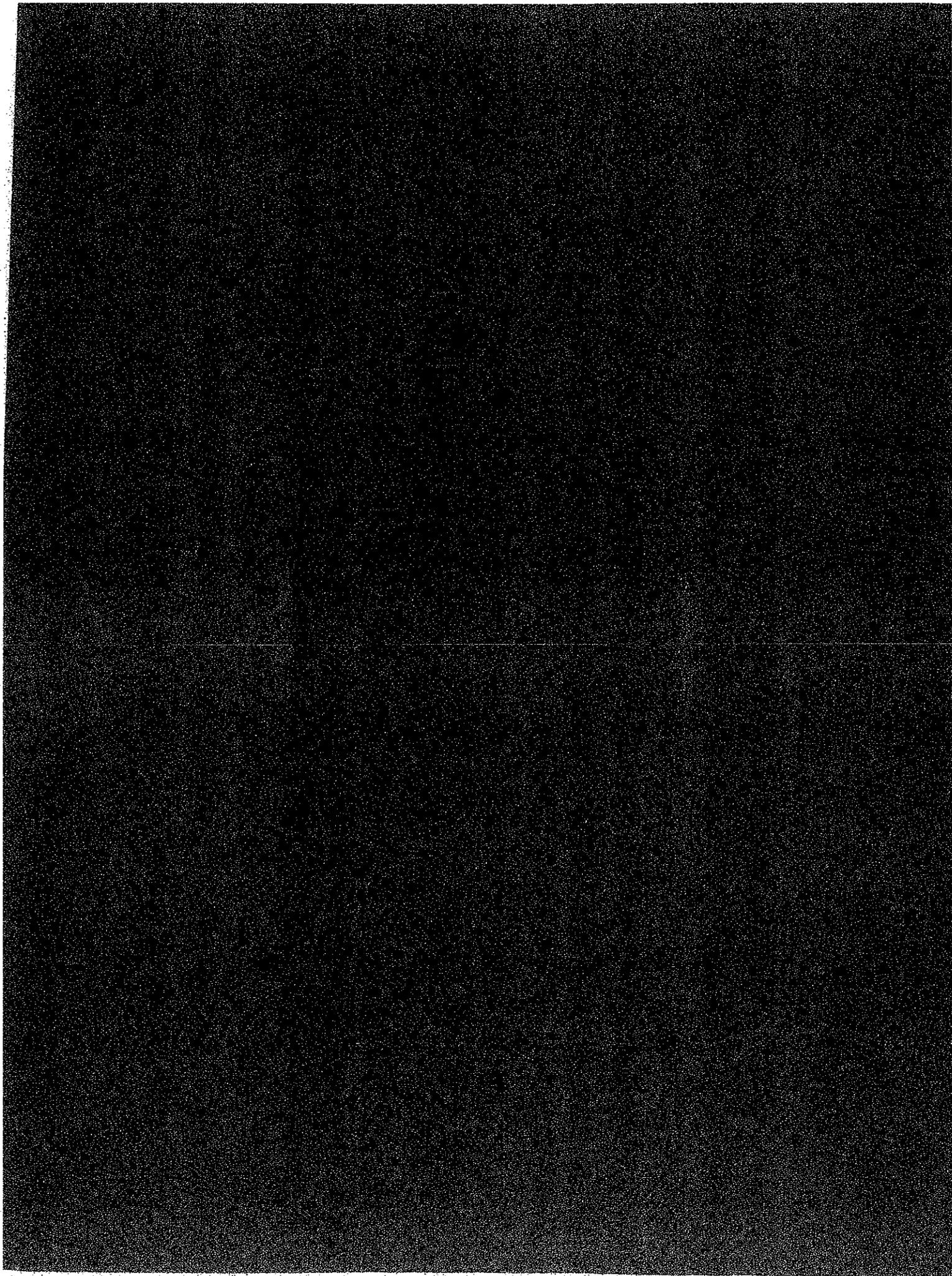
- * Lower birth rates and higher death rates, which will lead to decreases in population
- * An increase in housing vacancies as the population decreases
- * A smaller workforce, which can make the area less attractive to new businesses
- * A decrease in tax revenue as property assessment values and earned income decrease

As in Indiana Township, residential is the primary land use in West Deer Township, and one of its strengths is the abundance of developable land. The majority of housing in the township is single-family owner-occupied, with a variety of price-points that are affordable for all income levels. As previously noted, one of the township's weaknesses is the lack of commercial development. As in Indiana Township, West Deer Township is also experiencing a steady decline in the population between the ages of 25 and 54.

Indiana and West Deer Townships' strategies over the next 10 years for providing adequate housing for its current and future residents include the following:

1. Encourage (Indiana Township) or maintain (West Deer Township) greater diversity in new housing development – both in types of housing and in price points that are affordable to all income levels. Years 1-3
 - a. Allow for areas with higher density to support affordable housing.
 - b. Employ inclusionary zoning to require a minimum number of affordable units in new housing developments.
2. Explore options and incentives for the acquisition and demolition of blighted properties. Years 1-3
 - a. Research federal state and county funding sources for acquisition and/or demolition of blighted properties.
 - b. Seek assistance from Allegheny County Redevelopment Authority (or other appropriate county agency) for property acquisition if needed.
3. Review current codes governing property maintenance and implement a code enforcement process to mitigate the potential of future blight. Years 1-3

Although residents of Indiana Township have convenient access to over four million square feet of retail amenities outside the township, there is a lack of neighborhood-scale commercial development in the township. In addition, there is a lack of land available with zoning that allows for commercial development, and many residents living in existing residential



**AUTHORIZE ADVERTISEMENT: ORDINANCE NO. 412 PENSION
EARLY RETIREMENT PROVISION**

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE POLICE PENSION PLAN TO PROVIDE FOR EARLY RETIREMENTS.

A COPY OF ORDINANCE NO. 412 IS ATTACHED.

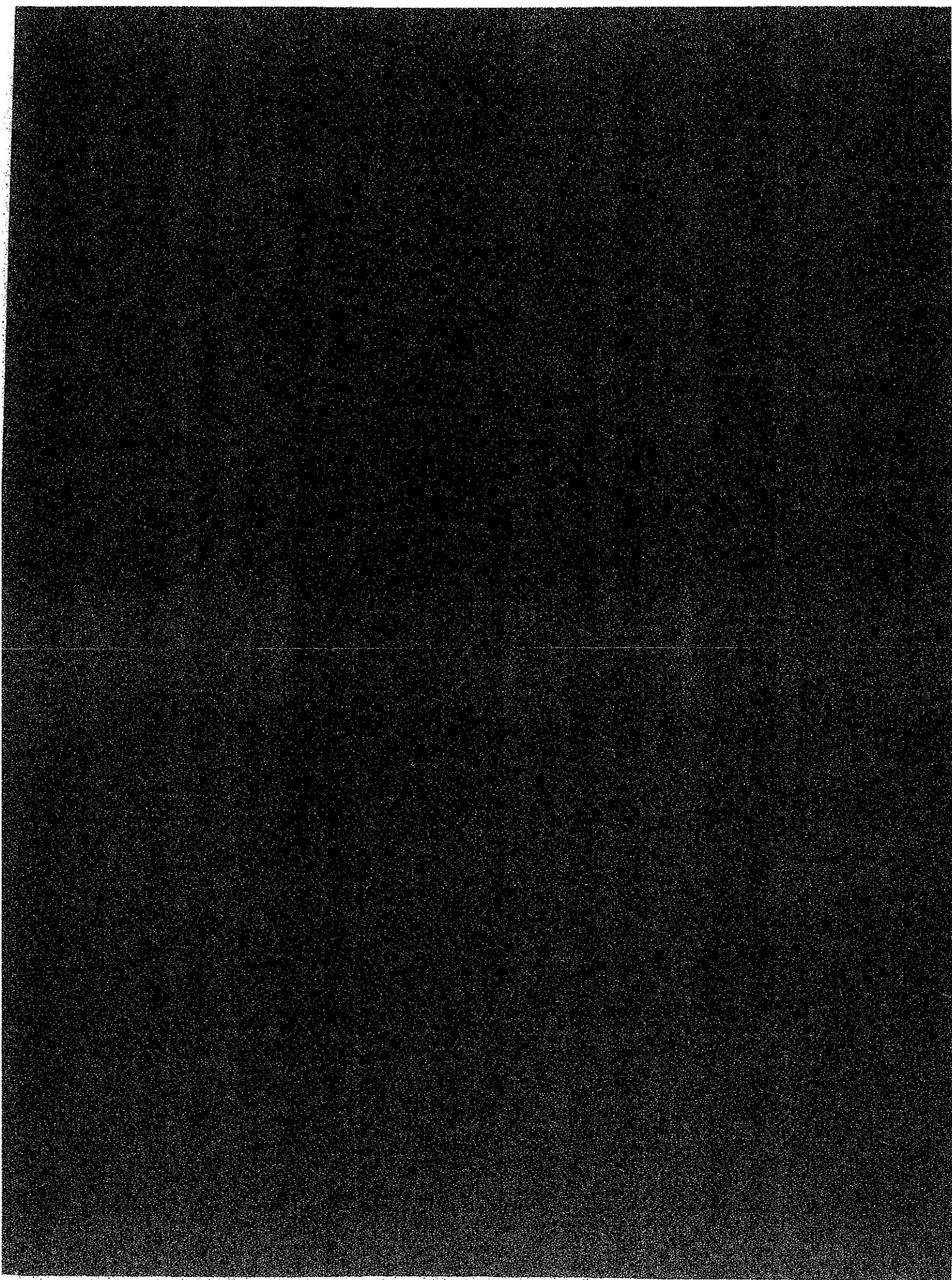
THE BOARD WILL CONSIDER ADOPTION OF ORDINANCE 412 AT THEIR SEPTEMBER 21, 2016 MEETING.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE THE ADVERTISEMENT OF ORDINANCE NO. 412.

	MOTION	SECOND	AYES	NAYES
MR. VAEREWYCK	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
DR. DISANTI	___	___	___	___
MR. FLORENTINE	___	___	___	___
MR. GUERRE	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. FLEMING	___	___	___	___

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B7 SOFTBALL FENCE BIDS

DEER LAKES YOUTH SOFTBALL HAS BEEN WORKING WITH THE TOWNSHIP TO IMPROVE THE B7 BALL FIELD AT BAIRDFORD PARK. SOFTBALL RECEIVED THREE QUOTES TO FURNISH AND INSTALL FENCING AT THE B7 FIELD AT BAIRDFORD PARK.

- 1) FORD FENCING
- 2) PENN FENCING, INC.
- 3) ALLEGHENY FENCE CONSTRUCTION CO., INC.

MR. RICK CERRA, DEER LAKES YOUTH SOFTBALL.....

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AWARD THE FENCE QUOTE AT B7 FIELD AT BAIRDFORD PARK TO FORD FENCING IN THE AMOUNT OF \$11,800.00.

	MOTION	SECOND	AYES	NAYES
MR. VAEREWYCK	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
DR. DISANTI	___	___	___	___
MR. FLORENTINE	___	___	___	___
MR. GUERRE	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. FLEMING	___	___	___	___

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(724) 443-1522

FORD FENCING

All Types of Fencing
Commercial / Residential

Ford Enterprises, Inc.
4375 Gibsonia Road
Gibsonia, PA 15044

412-266-8630

NAME: Den Lakes softball RES. PHONE: _____ OR BUS. PHONE: _____
 ADDRESS: Chute DATE: Visit ORDER NO.: _____
 JOB LOCATION: field B-7

METAL Frame Fabric • Mesh • Line Posts - O.D. • Terminal Posts - O.D. • Gate Posts - O.D. • Top Rail O.D. • Height • Gauge

CHAIN LINK Galvanized Color Aluminized Vinyl Clad Aluminum

WOOD Height • Type • Style • Picket Size • Tops • Backrails • Posts

VINYL

ORNAMENTAL

All Post Concrete Bottom

_____ FEET OF FENCE (incl. Gates)
 _____ SINGLE GATES
 _____, _____, _____ WIDE
 _____ DOUBLE SLIDE DRIVE
 _____, _____ WIDE

FOREMAN NOTES

CUSTOMER NOTES

TOTAL \$ _____
 DOWN PM'T. \$ _____
 BALANCE \$ _____
 EXTRAS \$ _____
 CREDIT \$ _____
 PAYMENT \$ _____
 AMOUNT DUE \$ _____

TERMS: _____
 DEPOSIT REQUIRED: _____

KEEP FENCE CLOSE TO GROUND • **LAYOUT** • KEEP TOP OF FENCE STRAIGHT

ADD 5' overhangs
on existing Back stop
\$1800.00
80 feet of 8' chain
Top - Bottom rail. \$2400.00
4' - 80' Top - Bottom rail \$1700.00

330 feet of utility
4' TD - Bottom \$5900.00

CHANGE IN LAYOUT:

- Bridge Fence
- Chain Link
- Dog Kennels
- Electric Gate Operators
- Guard Rail
- Handrail
- Ornamental Iron & Aluminum
- Playgrounds



- PVC
- Red Cedar
- Repairs
- Safety Fence
- Special Jobs
- Split Rail
- Stockade
- Welding
- Window Guards
- Wolmanized Wood

June 6, 2016

To: Deer Lakes Youth Girls Softball
 ATTN: Chuck Cook
 412-266-8632
ccook@gatewayhealthplan.com

RE: Field B8

All 40 weight galvanized pipe with 9 gage x 2" mesh aluminum coated chain link fabric.

Furnish and install Backstop:

1. Option 1: 48 L.F. of 15' high chain link on 4" O.D. posts, Total Cost = \$ 5, 240.00
2. Option 2: 48 L.F. of 20' high chain link on 4" O.D. posts, Total Cost = \$ 5, 860.00
3. Option 3: 48 L.F. of 12' high fence with 6' on 45 degree angle (approximate total height ~ 16'), on 3" O.D. posts, Total Cost = \$ 5, 820.00

Furnish and install 160 L.F. of 8' high chain link fence. 3" O.D. terminal posts; 2-1/2" O.D. line posts, 1-5/8" O.D. top, bottom and brace rails, Total Cost = \$ 5, 280.00

Furnish and install 535 L.F. of 4' high chain link fence. 2-1/2" O.D. terminal posts; 2" O.D. line posts; 1-5/8" O.D. top rail and bottom tension wire, Total Cost = \$ 11, 748.00*

*Option: Add for bottom rail in lieu of bottom tension wire, ADD \$ 2, 340.00

Prices based on non-union / non-prevailing wage rates

TERMS: 50% down payment, balance on completion with approved credit.

ACCEPTED: _____
 DATE: _____

Sincerely,
 John Denzer



PENN FENCING, INC.

WWW.PENNFENCING.COM • 1-888-724-4695

BUTLER

647 Pittsburgh Road
Butler, PA 16002
724-586-7906

INDIANA

4364 Rt. 19 Hwy. North
Home, PA 15747
724-349-5005

OIL CITY

143 Gatefield Road
Seneca, PA 16346
814-677-7539

May 4, 2016

Chuck,

Here is a quote for the fencing we briefly discussed last night. Please keep in mind that we would need to meet again to review the site and come up with the exact footage that would be needed.

BACKSTOP – 10' high, with a 5' overhang. 10' x 20' x 10' would be \$4,610.44 to furnish and install.

80' OF EIGHT FOOT HIGH FENCING – with top and bottom rail would be \$2,613.29 to furnish and install.

80' OF 4' HIGH FENCING – with top and bottom rail would be \$1,993.78 to furnish and install.

330' OF 4' HIGH OUTFIELD FENCING – with top rail and bottom tension wire would be \$6,850.46 to furnish and install.

For all of the above I priced out heavy duty industrial grade posts and rails, there are some cheaper options. Please let me know if you want me to price out any other options.

Price doesn't include the removal of any existing fencing.

Thanks for the opportunity to bid on this project.

Jeff Walaski

Senior Commercial Estimator

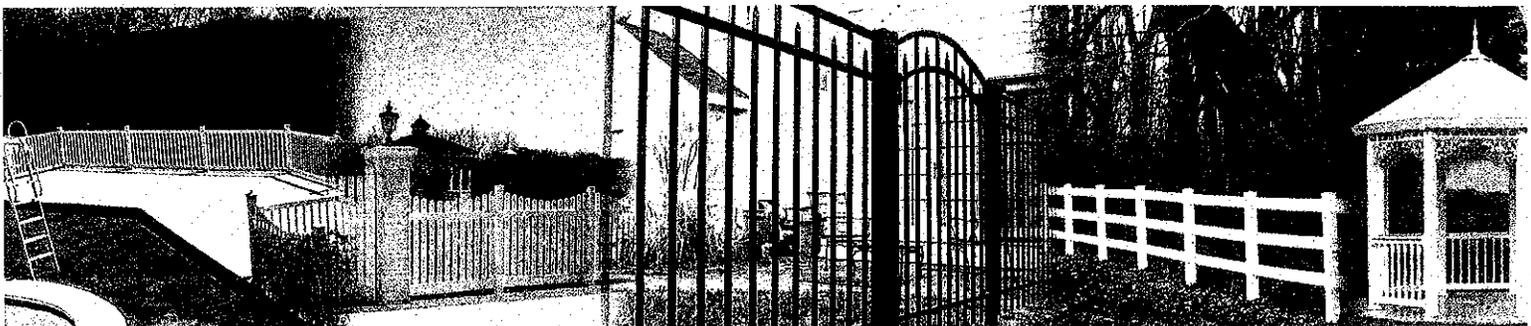
Penn Fencing, Inc.

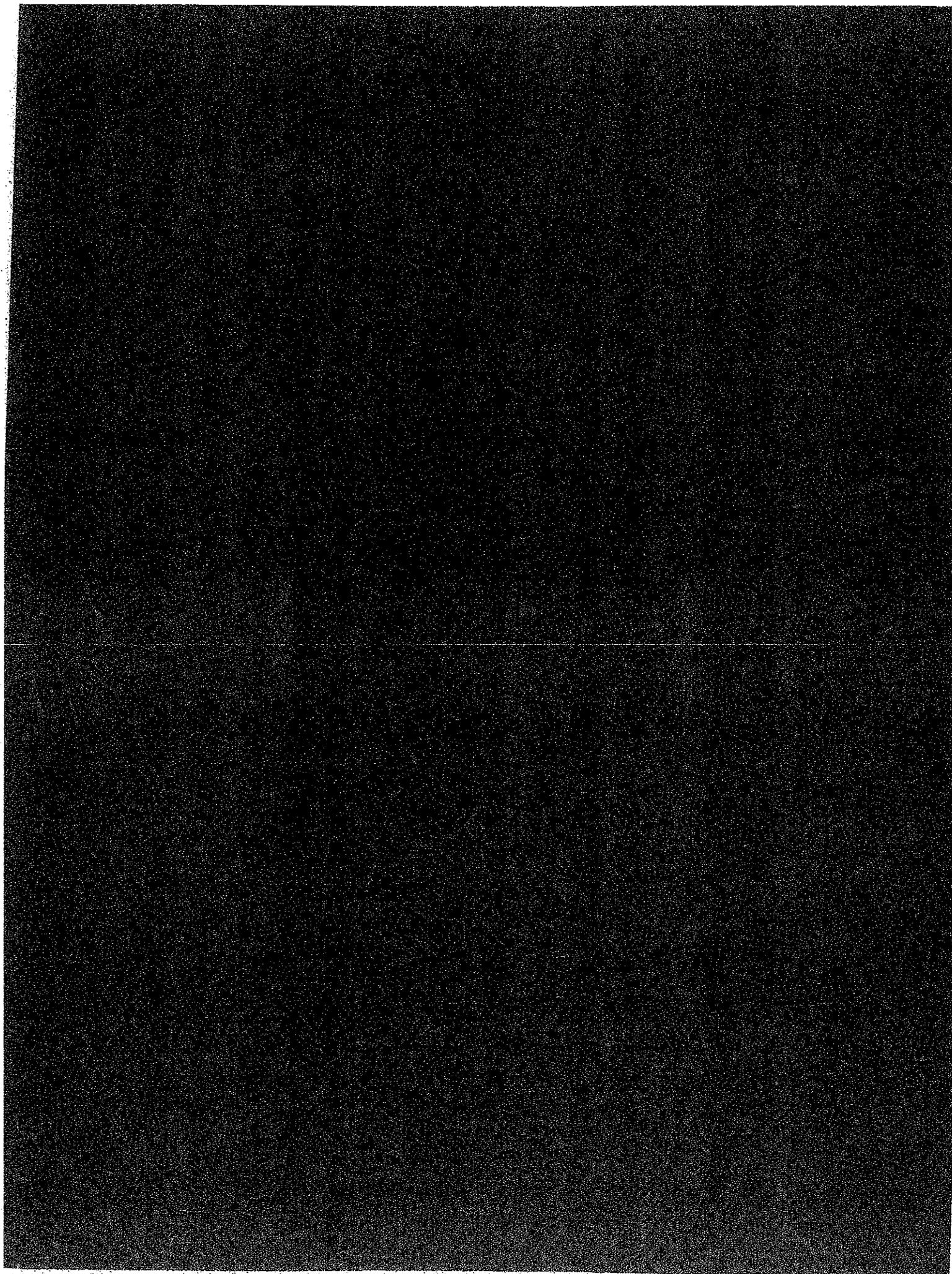
647 Pittsburgh Road

Butler, PA. 16002

724-321-0829 cell

www.pennfence.com





REBECCA RESIDENCE PILOT AGREEMENT

ATTACHED IS THE PAYMENT IN LIEU OF TAX AGREEMENT (PILOT AGREEMENT) BETWEEN THE DEER LAKES SCHOOL DISTRICT, THE TOWNSHIP OF WEST DEER, AND THE COUNTY OF ALLEGHENY AND REBECCA RESIDENCE.

MR. HAPPEL.....

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO APPROVE THE PAYMENT IN LIEU OF TAX AGREEMENT BETWEEN THE DEER LAKES SCHOOL DISTRICT, THE TOWNSHIP OF WEST DEER, AND THE COUNTY OF ALLEGHENY AND REBECCA RESIDENCE.

	MOTION	SECOND	AYES	NAYES
MRS. HOLLIBAUGH	___	___	___	___
DR. DISANTI	___	___	___	___
MR. FLORENTINE	___	___	___	___
MR. GUERRE	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. VAEREWYCK	___	___	___	___
MR. FLEMING	___	___	___	___

23

AGREEMENT

This Payment in Lieu of Tax Agreement (“PILOT Agreement” or “Agreement”) is made this _____ day of _____, 2016 (the “Effective Date”) between and among:

The **DEER LAKES SCHOOL DISTRICT**, The **TOWNSHIP OF WEST DEER**, and the **COUNTY OF ALLEGHENY** (hereinafter collectively the “Taxing Bodies”)

and

REBECCA RESIDENCE, formerly known as Rebecca Residence for Protestant Ladies, d/b/a CONCORDIA AT REBECCA RESIDENCE, a Pennsylvania non-profit corporation having its principal place of business at 3746 Cedar Ridge Road, Allison Park, Pennsylvania 15101 (hereinafter “Rebecca”)

WITNESSETH

WHEREAS, Rebecca is the owner of three (3) parcels of property located in West Deer Township:

- (i) Block and Lot No.: 1215-J-201 consisting of approximately 47.00 acres of land and currently identified as tax exempt by the Allegheny County Department of Administrative Services, Office of Property Assessment (“OPA”) with an assessed value of \$15,075,200; and,
- (ii) Block and Lot No.: 1215-P-350 consisting of approximately 15.150 acres of land and currently identified as tax exempt by the OPA with an assessed value of \$68,900; and,
- (iii) Block and Lot No.: 1215-P-352 consisting of approximately 2.006 acres of land and currently identified as taxable by the OPA with an assessed value of \$268,800; all three parcels are hereinafter collectively referred to as the “Property”);

WHEREAS, Rebecca currently operates a Continuing Care Retirement Community (“CCRC”) entitled Rebecca Residence on Block and Lot No. 1215-J-201 of the Property and is pursuing plans to enlarge Rebecca Residence and construct independent living units (“Improvements”) on some portion of each parcel of the Property in furtherance of the CCRC and the mission of Rebecca Residence;

WHEREAS, Rebecca has asserted that the Property, currently exempt from property taxation, will continue to be exempt from property taxation once the Improvements have been constructed and intends to seek continuation of the current tax exempt status for the Property;

WHEREAS, with respect to Block and Lot No. 1215-P-352, Rebecca will be demolishing the vacant, single family residence that is currently on the property and will be using this property in conjunction with the expansion of Rebecca Residence. To this effect, Rebecca filed an Application for Property Tax Exemption that is currently pending before OPA and may be required to effectuate a lot consolidation for land use, zoning or other purposes consistent with the Rebecca Residence development;

WHEREAS, Rebecca and the Taxing Bodies desire to enter into an agreement with respect to the taxability of the Property during the term of this Agreement in order to avoid litigation and appeals concerning the same;

NOW THEREFORE, in consideration of the mutual covenants and promises herein contained and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and intending to be legally bound hereby, the parties hereto do hereby agree and covenant as follows:

1. The foregoing recitals are incorporated by reference as though fully set forth herein.

2. It is agreed and acknowledged by the parties that Rebecca and the Property are exempt from real estate taxes under the Pennsylvania Constitution, the Pennsylvania Institutions of Purely Public Charity Act of November 26, 1997, P.L. 508, No. 55, § 7, as amended, and other applicable laws and, that Rebecca would have no obligation to make any payments to the Taxing Bodies, or payment in lieu of real estate taxes regarding the Property, but for this Agreement.

3. Rebecca will make the following aggregate payments in lieu of taxes to the Taxing Bodies on behalf of the Property (“PILOT monies”) as follows:

<u>Due Date</u>	<u>Total Amount Due</u>
March 31, 2016	\$0.00
March 31, 2017	\$0.00
March 31, 2018	\$144,000.00
March 31, 2019	\$147,600.00
March 31, 2020	\$151,290.00
March 31, 2021	\$155,072.00
March 31, 2022	\$158,949.00
March 31, 2023	\$162,923.00
March 31, 2024	\$166,996.00
March 31, 2025	\$171,171.00
March 31, 2026	\$175,450.00
March 31, 2027	\$179,836.00

4. In 2028, and for every year thereafter, the Total Amount Due shall be calculated by using the Total Amount Due for the preceding year and multiplying that dollar amount by the Social Security Administration's Cost of Living Index percentage for the calendar year. For example:

- (i) For Tax Year 2028: \$179,836 x 2028 COLA percentage ("2028 Total Amount Due")
- (ii) For Tax Year 2029: 2028 Total Amount Due x 2029 COLA percentage

5. The payments set forth in paragraphs 3 and 4 above, shall be divided among the Taxing Bodies in the same proportion as the millage upon which the real property taxes are based for the year in question. The School District's millage shall be based upon its millage rate on January 1 of the payment year. For Tax Year 2016, the millages and relative proportions are as follows:

	<u>Millage</u>	<u>Percentage</u>
Deer Lakes School District	21.953	76.56%
West Deer Township	1.99	6.94%
Allegheny County	<u>4.73</u>	<u>16.50%</u>
	28.673	100.00%

The Taxing Bodies may re-allocate the relative proportions of the PILOT monies among themselves upon mutual written consent without the need to obtain the consent of Rebecca, however, the Taxing Bodies shall advise Rebecca in writing of any reallocation inconsistent with this paragraph.

6. The PILOT monies shall be due and made on or before March 31 of each year.

7. All amounts payable under this Agreement shall be deemed to have been a Payment in Lieu of Taxes, or "PILOT" payment, made pursuant to a Voluntary Agreement under Section 377 of the Institutions of Purely Public Charity Act, Act of November 26, 1997, P.L. 508, No. 55, § 7, and shall be treated as a contribution pursuant to a Voluntary Agreement under that section for all purposes pertaining to that Act. This Agreement and the stipulation set forth in this paragraph shall survive the termination of this Agreement.

8. The Taxing Bodies agree not to appeal, join in, support or otherwise participate in any appeal and/or challenge of the tax exempt status of the Property or Rebecca during the term of this Agreement. Nothing in this Agreement shall constitute a waiver of the parties' right to file an appeal of the determination of the assessed value of the Property.

9. In the event OPA denies the 2016 Application for Property Tax Exemption with respect to Block and Lot No. 1215-P-352, in whole or in part, Rebecca will file an Appeal and the Parties shall execute a Stipulation, or other document(s) as required or requested by OPA, consistent with the terms of this PILOT Agreement, that designates Block and Lot No. 1215-P-352 as property tax exempt.

10. This Agreement shall be fully assignable to an affiliated not-for-profit organization controlled by Concordia Lutheran Ministries, a Pennsylvania non-profit corporation and the sole member of Rebecca and/or any transferee or purchaser that is an Institution of Purely Public Charity. This Agreement shall terminate immediately in the event of the transfer of any portion of the Property to any person or entity other than an Institution of Purely Public Charity.

11. In the event of legislation abolishing property taxes for commercial properties, including but not limited to the Property and/or Rebecca, this Agreement shall immediately terminate.

12. In the event of legislation reducing the amount of property taxes, said reduction resulting in property owners paying monies intended to be used by the Taxing Body(ies) in place of property taxes during the term hereof, then the parties will negotiate in good faith to reach an agreement on how to equitably apply the new legislation so as to continue, as closely as possible, the intent and impact of this Agreement; it being the intent of the parties that Rebecca's financial commitment to the Taxing Bodies for property taxes or new taxes that take the place of property taxes, shall not exceed the amounts set forth in Paragraphs 3 and 4 above. In the event that the parties are unable to reach such an agreement, then either party may submit the matter to adjudication before the Court of Common Pleas of Allegheny County, Pennsylvania. This Agreement shall remain in effect until such time as Rebecca, and/or its assigns, as set forth in paragraph 10 above, are not using the properties, Block and Lot No, 1215-P-350 and Block and Lot No. 1215-P-352, as independent living units.

13. Each of the Parties has read this Agreement, understands its contents and represents it has full and complete authority to sign this Agreement. In the event an ambiguity or question of intent or interpretation arises, this Agreement shall be construed as if drafted jointly by the Parties and no presumption or burden of proof shall arise favoring or disfavoring any Party by virtue of the authorship of any of the provisions of the Agreement.

14. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument, and the parties may execute this Agreement by signing any such counterpart. The counterparts of this Agreement may be executed and delivered by facsimile or email transmission.

15. This Agreement constitutes the entire agreement between the Parties. This Agreement supersedes any prior communications, agreements or understandings, whether oral or written, between the Parties arising out of or relating to the subject matter of this Agreement.

Other than the terms of this Agreement, no other representation, promise or agreement has been made.

16. This Agreement may not be amended or modified, nor may any rights hereunder be waived, except in a writing signed by each Party, and then such modification, waiver or consent shall be effective only in the specific instance and for the specific purpose given. Verbal modifications shall not be effective.

IN WITNESS WHEREOF, the parties, intending to be legally bound, hereto have entered into and executed this Agreement as of the above-mentioned Effective Date.

DEER LAKES SCHOOL DISTRICT

WITNESS

By: _____

Name: _____

Title: _____

TOWNSHIP OF WEST DEER

WITNESS

By: _____

Name: _____

Title: _____

ALLEGHENY COUNTY

WITNESS

By: _____

Name: _____

Title: _____

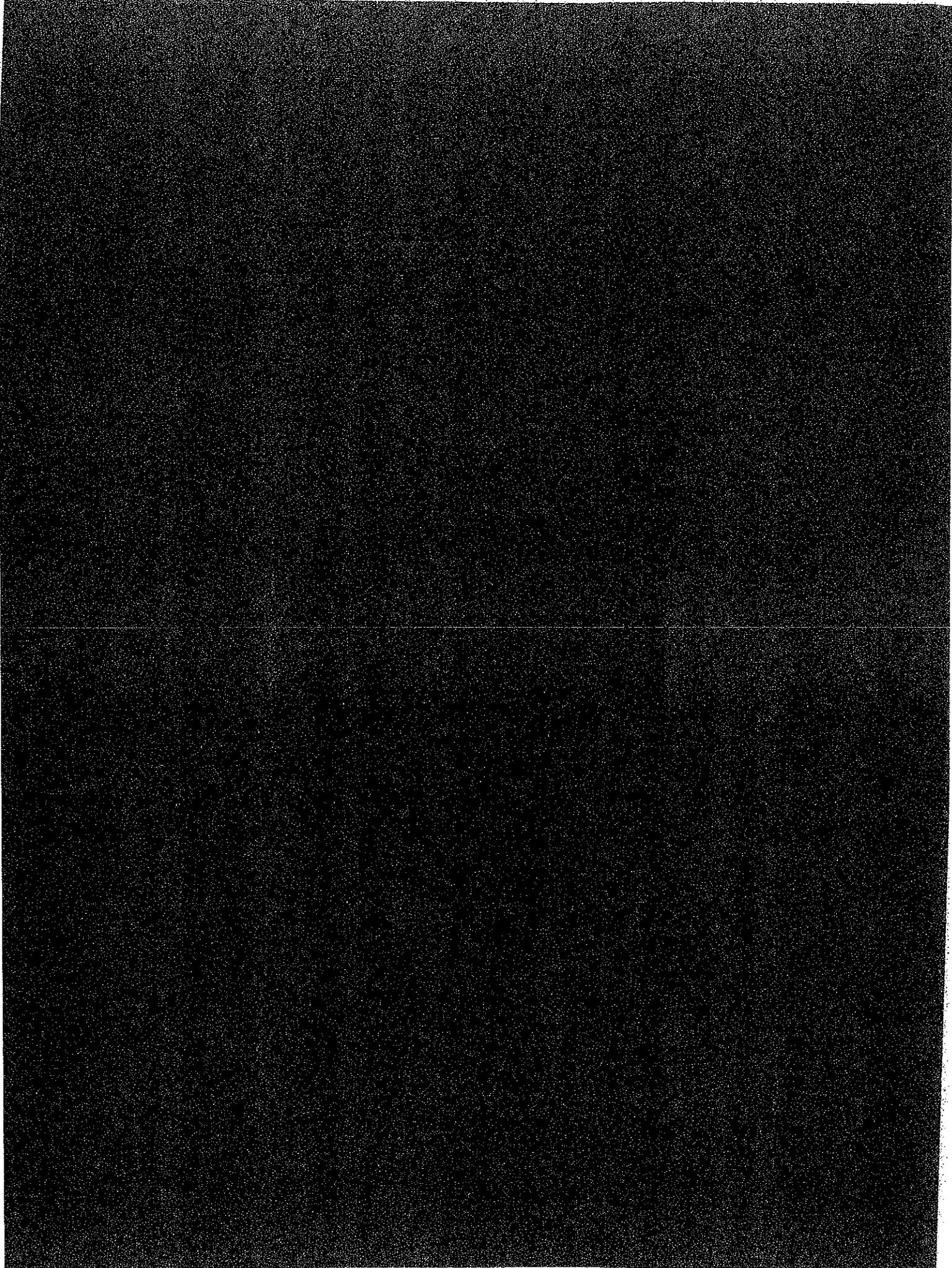
**REBECCA RESIDENCE d/b/a
CONCORDIA AT REBECCA
RESIDENCE**

WITNESS

By: _____

Name: _____

Title: _____



SENIOR CENTER EXTERIOR

ATTACHED IS A QUOTE FROM LOCAL CONTRACTOR STUCCO MAINTENANCE OF PITTSBURGH IN THE AMOUNT OF \$5,248.00 TO REPAIR THE EXTERIOR DRYVIT (STUCCO) SIDING AT THE SENIOR CENTER.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AWARD THE REPAIR OF THE EXTERIOR DRYVIT (STUCCO) SIDING AT THE SENIOR CENTER TO STUCCO MAINTENANCE OF PITTSBURGH IN THE AMOUNT OF \$5,248.00.

	MOTION	SECOND	AYES	NAYES
DR. DISANTI	___	___	___	___
MR. FLORENTINE	___	___	___	___
MR. GUERRE	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. VAEREWYCK	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
MR. FLEMING	___	___	___	___

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456630

Stucco Maintenance of Pitts

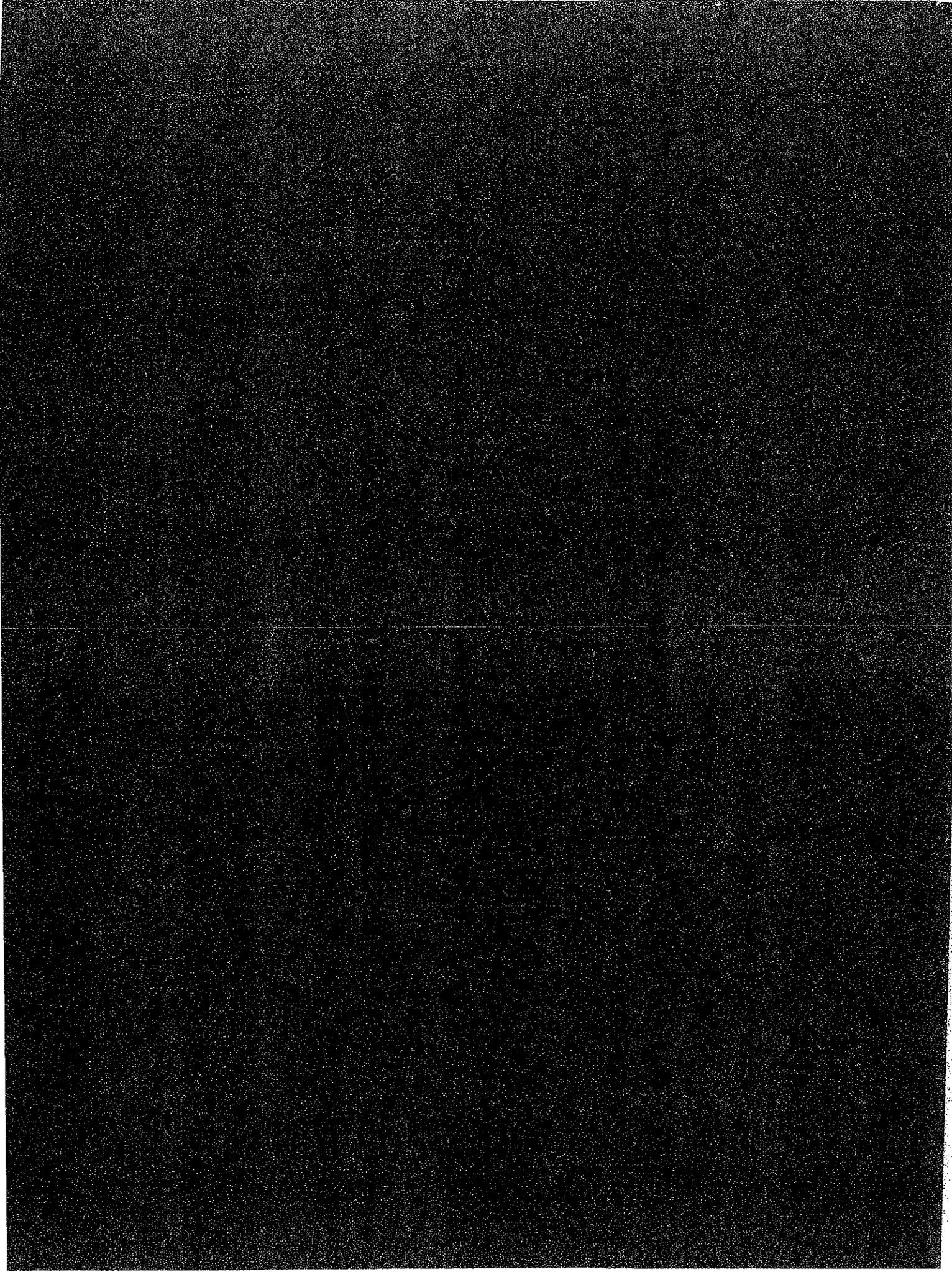
CUSTOMER'S ORDER NO.	DEPARTMENT	DATE 6/16/2016
NAME West Deer Senior Center		
ADDRESS 4834 Gibsonia Rd.		
CITY, STATE, ZIP		

SOLD BY	CASH	C.O.D.	CHARGE	ON ACCT	MOSE RETD	PAID OUT
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QUANTITY	DESCRIPTION	PRICE	AMOUNT
1			
2	Repair E.T.F.S.		
3	AROUND Building.		
4			
5	Repair E.T.F.S.		
6	Where Eletric Boxes		
7	have been Remoucd.		
8			
9	Repair E.T.F.S. AS		
10	needed AROUND Bld.		
11			
12	Clean Mildew		
13	FROM E.T.F.S. ON		
14	West Eleuation		
15			
16	Grind open JOINTS		
17	in Window Sils		
18	AND CAULK.		\$ 5,248.00

RECEIVED BY





COMMITTEE REPORTS

Engineering & Public Works Committee

Chairman – Mr. Florentine

Financial, Legal & Human Resources Committee

Chairman – Dr. DiSanti

EMS Oversight Committee

Chairman – Mr. Vaerewyck

COG Report

Mr. Vaerewyck

OLD BUSINESS

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NEW BUSINESS

**SET AGENDA / Regular Business Meeting
September 21, 2016**

6:00 p.m. – Public Hearing – Dillner ASA

6:30 p.m. – Regular Business Meeting

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Executive Session Held
5. Registered Comments from the Public
6. Comments from the Public
7. Accept Minutes
8. Monthly Financial Report
 - A. Finance Officer's Report
 - B. List of Bills
 - C. Utilities and Payroll
 - D. Tax Refunds
9. Police Chief's Report
10. Building Inspector/Code Enforcement Officer's Report
11. Report from the Parks & Recreation Board
12. Engineer's Report
13. Ordinance No. 411: Acceptance of Links at Deer Run Streets
14. Ordinance No. 412: Pension Early Retirement Provision
15. Authorize Advertisement: Administrative Policies & Procedures
16. Authorize Sale of Public Works Truck
17. Nike Site Earthwork
18. Nike Site Handicapped Ramps/Walking Trails
19. CDBG Grant Application
20. Benjamin Street Bridge Advertisement
21. Budget Advertisements
22. Committee Reports
23. Old Business
24. New Business
25. Set Agenda/October 19, 2016
26. Comments from the Public
27. Adjournment

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COMMENTS FROM THE PUBLIC

THE BOARD WILL HEAR COMMENT ON AGENDA AND PUBLIC-RELATED ITEMS AT THIS TIME. PLEASE APPROACH THE MICROPHONE, CLEARLY STATE YOUR NAME AND ADDRESS, AND LIMIT YOUR COMMENTS TO FIVE (5) MINUTES.

ADJOURNMENT

I MOVE TO ADJOURN AT _____ P.M.

	MOTION	SECOND	AYES	NAYES
MR. GUERRE	___	___	___	___
MR. VAEREWYCK	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
DR. DISANTI	___	___	___	___
MR. FLORENTINE	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. FLEMING	___	___	___	___