

West Deer Township  
Board of Supervisors  
April 4, 2012  
7:30 p.m.

The West Deer Township Board of Supervisors held their Regular Business Meeting at the West Deer Township Municipal Building. Members present: Shirley Hollibaugh, Chairwoman; Tracy A. Adamik, Richard W. DiSanti, Jr., Jeffrey D. Fleming, Rick W. Florentine, Lawrence K. McManus, and Gerry Vaerewyck. Also present were: Daniel J. Mator, Jr., Township Manager; Barb Nardis, Finance Officer; Mark Griffith, Township Solicitor, and Scott Shoup, Township Engineer.

Chairwoman Hollibaugh opened and welcomed everyone to the meeting.  
PLEDGE OF ALLEGIANCE

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

Chairwoman Hollibaugh announced the Board held an Executive Session prior to the meeting to discuss legal and personnel issues.

**REGISTERED COMMENTS FROM THE PUBLIC:**

None.

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Chairwoman Hollibaugh asked if there were any comments 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. Leonard Guerre, Route 910, addressed the Board in regard to the Route 910 II Waterline Project. Mr. Guerre pays his annual payment each year but believes there is a surplus in the account and feels it should be paid back to the homeowners.
- Mr. Dave Novak, Route 910, also commented on the Route 910 II Waterline Project. Mr. Novak informed the Board he pays his annual payment each year but never tapped-in or even uses the water service.

If there is a surplus of funds, Mr. Guerre & Mr. Novak both feel it should go back to the homeowners.

The Township was able to pay off the waterline loan; however, the homeowners and business owners will still continue to pay their annual share/payment.

**MANAGER/TREASURER APPOINTMENT:**

At the January Reorganization Meeting, the Board appointed Mr. Mator as the Township Manager and Township Treasurer of West Deer Township for a period of three months. The three months have expired.

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor McManus to appoint Daniel J. Mator as the Township Manager and Township Treasurer of West Deer Township for the Year 2012. Motion carried unanimously 7-0.

**PENSION RESTATEMENT ORDINANCES:**

ORDINANCE NO. 392

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER RELATIVE TO THE ESTABLISHMENT AND MAINTENANCE OF TOWNSHIP EMPLOYEES PENSION, ANNUITY, INSURANCE AND BENEFIT FUND OR FUNDS, TO AMEND CERTAIN PROVISIONS OF THE PENSION PLAN OR PROGRAM APPLICABLE TO THE POLICE OF SAID TOWNSHIP AND TO RESTATE IN ITS ENTIRETY SUCH PENSION PLAN OR PROGRAM.

ORDINANCE NO. 393

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER RELATIVE TO THE ESTABLISHMENT AND MAINTENANCE OF TOWNSHIP EMPLOYEES PENSION, ANNUITY, INSURANCE AND BENEFIT FUND OR FUNDS, TO AMEND CERTAIN PROVISIONS OF THE PENSION PLAN OR PROGRAM APPLICABLE TO THE EMPLOYEES OF SAID TOWNSHIP AND TO RESTATE IN ITS ENTIRETY SUCH PENSION PLAN OR PROGRAM.

MOTION BY Supervisor Fleming and SECONDED BY Supervisor Florentine to authorize the advertisement of Ordinance No. 392 and Ordinance No. 393 in regard to Restating the Police and Municipal Employee Pension Plans. Motion carried unanimously 7-0.

**2012 ROAD IMPROVEMENT PROJECT:**

Plans, specifications and bid documents were prepared by Shoup Engineering for the 2012 Road Improvement work on various Township roads. The project was publicly advertised and bids were opened on April 3, 2012.

**BIDDERS:****AMOUNT:****Contract 12-01/Russellton II Plan(Battan, Eisenhower,McArthur, Patton Drives)**

Youngblood Paving, Inc.	\$287,013.85
El Grande Industries, Inc.	\$338,610.00
Shields Asphalt Paving, Inc.	\$367,509.80
Derry Construction Company	\$373,887.65

**Contract 12-02/Shepard Road****Items 1,2,3,4, & 5A Only**

Youngblood Paving, Inc.	\$257,200.00
Russell Standard Corporation	\$259,667.40

**Items 1,2,3,5, & 5B Only**

Russell Standard Corporation	\$299,347.80
Youngblood Paving, Inc.	\$302,279.80

**Per Addendum Number 1 – Alternate Bid Only**

Youngblood Paving, Inc.	\$133,245.00
Russell Standard Corporation	\$139,954.50

**Contract 12-03/Cemetery Lane, Hunter Road****Items 1,2,3,4, & 5A Only**

Russell Standard Corporation	\$ 66,892.70
Youngblood Paving, Inc.	\$ 69,675.25

**For Items 1,2,3,4, & 5B Only**

Russell Standard Corporation	\$ 75,503.20
Youngblood Paving, Inc.	\$ 78,436.75

**Per Addendum Number 1 – Alternate Bid Only**

Russell Standard Corporation	\$ 33,144.60
Youngblood Paving, Inc.	\$ 35,890.00

**Contract 12-04 McIntyre Road****Items 1,2,3, & 4A Only**

Youngblood Paving, Inc.	\$168,290.70
Russell Standard Corporation	\$170,035.20

**Items 1,2,3, & 4B Only**

Russell Standard Corporation	\$186,558.70
Youngblood Paving, Inc.	\$191,605.70

**Per Addendum Number 1 – Alternate Bid Only**

Youngblood Paving, Inc.	\$ 88,660.00
Russell Standard Corporation	\$ 91,600.00

**Contract 12-5 Simon Road****Items 1,2,3, & 4A Only**

Russell Standard Corporation	\$ 76,270.40
Youngblood Paving, Inc.	\$ 79,348.00

**Items 1,2,3, & 4B Only**

Russell Standard Corporation	\$ 75,503.20
Youngblood Paving, Inc.	\$ 89,382.00

**Per Addendum Number 1 – Alternate Bid Only**

Russell Standard Corporation	\$ 39,727.60
Youngblood Paving, Inc.	\$ 41,624.00

MOTION BY Supervisor Fleming and SECONDED BY Supervisor Adamik to table the 2012 Road Improvement Project Contracts. Motion carried unanimously to table 7-0.

**BAIRDFORD PARK HANDICAP RAMP PROJECT:**

Last year bids were received and opened at the North Hills COG office on September 13, 2011 for the Bairdford Park Handicap Ramp Project/CDBG Year 37. The project is to provide asphalt paving at various locations to provide handicap accessibility to ballfield viewing areas and the pavilion at Bairdford Park. However, at that time, only one bid was received in the amount of \$52,397.50 and the Board rejected the bid. The COG informed the Township that the project can be re-bid in the spring of 2012. The CDBG funding amount for this project is \$17,500.00. Township budgeted \$19,000.00.

The following six bids were received and opened at the North Hills COG office on March 15,

<b><u>BIDDERS:</u></b>	<b><u>BASE BID AMOUNT:</u></b>	<b><u>ALTERNATE BID AMOUNT:</u></b>
Excaliber Construction	\$10,131.25	\$12,586.00
John Zottola Landscaping	\$20,325.00	\$26,040.00
Fleming Walker, Inc.	\$20,896.00	\$25,420.00
Rhino Construction	\$24,345.00	\$25,110.00
Holbein, Inc.	\$25,656.53	\$22,354.10
Pampena Landscaping	\$27,520.00	\$36,890.00

The lowest bid was submitted by Excaliber Construction for \$10,131.25 for the Base Bid and \$12,586.00 for the Alternate Bid.

After some discussion and based on the Engineer's recommendation and the amount of money budgeted and the additional funds the Township would pay, MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Fleming to award the contract for the Bairdford Park Handicap Ramp Project to Excaliber Construction in the amount of \$22,717.25. Motion carried unanimously 7-0.

**DEER LAKES YOUTH FOOTBALL 2012 SCHEDULE:**

The Township received a letter dated March 12, 2012 from the Deer Lakes Youth Football organization for the use of the fields at the Nike Site beginning July 1<sup>st</sup> through October 31<sup>st</sup> from 5:00 p.m. until dusk, Monday through Friday. The fields will be used for football, cheer, and drill team practices.

After some discussion, MOTION BY Supervisor Fleming and SECONDED BY Supervisor Adamik to accept the dates as submitted by the Deer Lakes Youth Football organization for their 2012 schedule at the fields at the Nike Site. Motion carried unanimously 7-0.

**IFC SOCCER 2012 SCHEDULE:**

The Township also received a letter dated March 29, 2012 from the IFC Soccer organization for the use of the fields at the Nike Site beginning April 1, 2012

After some discussion, MOTION BY Supervisor DiSanti and SECONDED BY Supervisor McManus to accept the dates as submitted by the IFC Soccer organization for their 2012 schedule at the fields at the Nike Site. Motion carried unanimously 7-0.

**WHISPERING PINES/FIRST AMENDMENT DEVELOPER'S AGREEMENT:**

Glasso Development Company, the Developer of the Whispering Pines Plan of Homes has requested the ability to use a Certificate of Deposit as posted security instead of a Letter of Credit, which the original Developer's Agreement required. The Developer's Agreement has been modified to reflect a Certificate of Deposit as an acceptable form of posted security, and the amendment is attached for the Board's approval.

Mr. Griffith explained the Amendment to the Developer's Agreement.

After some discussion, MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Florentine to approve and accept the Frist Amendment to the Developer's Agreement with Glasso Development Company, L.P. Motion carried unanimously 7-0.

**RESOLUTION NO. 2012-5/ESTABLISHING VARIOUS TOWNSHIP FEES:**

TOWNSHIP OF WEST DEER  
ALLEGHENY COUNTY, PENNSYLVANIA  
RESOLUTION NO. 2012-5

A RESOLUTION ESTABLISHING VARIOUS TOWNSHIP FEES.

Fees added/changed to the list:

Recycling Bins: Replacement Fee \$10.00/bin  
Impact Fees: Zone 1 - \$10.00/per trip  
Zone 2 - \$10.00/per trip  
Zone 3 - \$10.00/per trip

At this time, Supervisor DiSanti commented on the Impact Fee Study and recommended the Board reconsider changing the Impact Fees as discussed at the last meeting so the fees could adequately fund additional projects in the Township.

Current Impact Fees:

Zone 1 - \$336.00/per trip  
Zone 2 - \$336.00/per trip  
Zone 3 - \$374.00/per trip

MOTION BY Supervisor Fleming and SECONDED BY Supervisor McManus to table for discussion. Supervisor McManus indicated he would like to review all of the fees -- not just the Impact Fees.

MOTION BY Supervisor Fleming and SECONDED BY Supervisor McManus to accept the \$10.00 replacement fee for recycling bins in Resolution No. 2012-5.

Note: Bins would be free to new residents. Motion carried unanimously 7-0.  
Balance of Resolution is tabled and will be considered at a later date.

**NORTH HILLS COG REPORT:**

Mr. Fleming reported on the North Hills COG meeting.

Item discussed:

- Pine Creek Watershed
- Various updates

**COMMITTEE UPDATES:**

At this time, each Committee Chairperson reported on their Committee updates:

- 1) Mr. Vaerewyck – Public Safety Committee
- 2) Mr. McManus – Planning, Zoning, & Code Enforcement Committee – Mr. Bogan reported for Mr. McManus. In regard to the update of the zoning map – the Board agreed to proceed with the update of the zoning map but to provide the Board two weeks to review the map before sending it to the County for their review. The Board also agreed to purchase the *Impact Fee Trip Calculation* book for Mr. Bogan.
- 3) Dr. DiSanti – Economic Development Committee – No report.
- 4) Mr. Adamik – Engineering & Public Works Committee
- 5) Mr. Fleming – Parks & Recreation Committee – No report.
- 6) Mr. Florentine – Intergovernmental Relations, IT, & Communication Committee
- 7) Mrs. Hollibaugh – Financial Legal, and Human Resources Committee

Mr. Mator announced the Allegheny County District for West Deer Township has been changed from District No. 2/Councilwoman Jan Rea to District No. 3/Councilman James Burn.

**OLD BUSINESS:**

- Supervisor DiSanti commented on the gas company possibly installing gas lines in the Russellton No. 2 area. Supervisor DiSanti recommended the Board wait before awarding the Road Program contract until the Township knows for sure if the gas company will be installing those lines. Further discussion was held.

**NEW BUSINESS:**

- Supervisor Vaerewyck commented on abandoned/unbuildable lots in the Blanchard and Curtisville areas and questioned the process to follow for individuals to purchase properties/waive taxes. Further discussion was held on the process for Sheriff Sales.
- Supervisor DiSanti suggested the Board implement a “Clean-Up” week to clean-up along roads in the Township. Supervisor Vaerewyck suggested holding a clean-up day on Earth Day. Mr. Bogan explained at one time students from the School District participated in a clean-up day along the roads in the Township.

**SET AGENDA/April 18, 2012:**

**6:30 p.m. -- Executive Session**

**7:30 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. Treasurer’s Report
  - B. List of Bills
  - C. Utilities & Payroll
9. Code Enforcement Officer’s Report
10. Police Chief’s Report
11. Report from the Parks & Recreation Board
12. Engineer’s Report
13. Whispering Pines – Amended Lot #13
14. No Off Season Sports Training Facility Site Plan
15. Old Business
16. New Business
17. Set Agenda/May 2, 2012
18. Comments from the Public
19. Adjournment

Items added:

- \*Road Program
- \*Fee Schedule
- \*Zoning Map

**COMMENTS FROM THE PUBLIC:**

Chairwoman Hollibaugh asked if there were any comments 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. Novak, Route 910, questioned if there will be public comments taken on the new Zoning Ordinance. Public comments will be taken at the public hearing.

**ADJOURNMENT:**

MOTION BY Supervisor McManus and SECONDED BY Supervisor Vaerewyck to adjourn the meeting at 9:00 p.m. Motion carried unanimously 7-0. Meeting adjourned.

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Daniel J. Mator, Jr., Township Manager