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; Tracy A. Adamik, Richard W. DiSanti, Rick W. Florentine, Leonard Guerre, and Lawrence K. McManus. Member absent, Gerry Vaerewyck. Also present were: Daniel J. Mator, Jr., Township Manager; Barbara Nardis, Finance Officer; Douglas Happel, Township Solicitor; and Scott Shoup, Township Engineer.

Chairman Fleming opened and welcomed everyone to the meeting.

PLEDGE OF ALLEGIANCE

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

Chairman Fleming announced the Board held an Executive Session prior to the meeting to discuss legal and personnel issues, held an Executive Session on May 7th to discuss legal and personnel issues, and has scheduled another Executive Session on May 28th to discuss upcoming Union bargaining.

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.

- Mr. Jim Cesnick, Michael Road, reported that Peoples Gas Company will be replacing pipe on Michael Road starting May 22nd and expressed concern that the gas company will not follow-up and restore the road back to normal. Mr. Fleming replied that the Township has an ordinance which covered this matter, and that the staff will ensure it is repaired properly.

- Mr. Robert Maholic, Deer Hollow Lane, commented on various issues the residents of Deer Hollow Lane have had for years regarding Rock Airport, including the buffer zone/trees. He expressed his concern that these issues will never be properly addressed now that Rock Airport is up for sale. Mr. Maholic submitted a petition signed by the residents of Deer Hollow Lane listing the issues at the airport. Supervisor DiSanti, who is also a resident of Deer Hollow Lane, indicated he also signed the petition and commented on the issues, and mentioned that a recent meeting was held with the Joseph B. Fay Company and Township officials.

  Much discussion was held on these past issues at the Rock Airport property.

- Mrs. Cindy Salac, Trump Road, expressed her concern regarding a portion of Trump Road that is in need of repairs/paved, storm drains, etc. Mrs. Salac was notified that Trump Road is on the Road Program, but that it requires extensive preparatory work before paving can commence.

ACCEPT MINUTES:
MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Florentine to accept the minutes of the April 16, 2014 meeting as presented. Motion carried unanimously 6-0.
MONTHLY FINANCIAL REPORT: Mrs. Nardis read the following Finance Officer’s Report:

**TOWNSHIP OF WEST DEER**  
**FINANCE OFFICER’S REPORT**  
**April 30, 2014**

I - GENERAL FUND:  
Cash and Cash Equivalents:  
Sweep Account  
$ 472,077  

II - SPECIAL REVENUE FUNDS  
Cash and Cash Equivalents:  
Street Light Fund:  
Sweep Account - Restricted  
$ 39,017  
Fire Tax Fund:  
Sweep Account - Restricted  
$ 31,433  
State/Liquid Fuels Fund:  
Sweep Account - Restricted  
$ 309,086  

Investments:  
Operating Reserve Fund:  
Sweep Account - Reserved  
$ 706,766  
Capital Reserve Fund:  
Sweep Account - Reserved  
$ 180,976  

III - CAPITAL PROJECT FUNDS:  
Cash and Cash Equivalents:  
Route 910 II Waterline:  
Sweep Account - Restricted  
$ 84,923  

**TOTAL CASH BALANCE 4/30/14**  
$ 1,824,279  

Interest Earned April 2014  
$ 62  

<table>
<thead>
<tr>
<th>Description</th>
<th>3/31/2014</th>
<th>April Principal Payment</th>
<th>4/30/2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mars National- VFC #3</td>
<td>$39,789.15</td>
<td>$1,799</td>
<td>$38,006.80</td>
</tr>
<tr>
<td>PNC Equipment Finance- VFC #2</td>
<td></td>
<td>$1,889</td>
<td></td>
</tr>
<tr>
<td>Farmers &amp; Merchants Bank- VFC #2</td>
<td></td>
<td></td>
<td>$860</td>
</tr>
</tbody>
</table>

Restricted - Money which is restricted by legal or contractual requirements.  
Reserved - Money which is earmarked for a specific future use.

MOTION BY Supervisor McManus and SECONDED BY Supervisor DiSanti to approve the Finance Officer’s Report as submitted. Motion carried unanimously 6-0.
LIST OF BILLS:
Best Wholesale Tire Co., Inc.................................................................1472.46
Beth’s Barricades..................................................................................210.00
Culverts, Inc...........................................................................................5100.00
Dell Marketing LP....................................................................................1259.82
Fence by Maintenance Service, Inc.........................................................832.00
Hampton Concrete Products Inc.............................................................318.00
Hei-Way, LLC.........................................................................................4757.45
Horewitz Steel Tazgo Division...............................................................1446.72
Jon Roncevich Trucking & Excavation..................................................1700.00
Jordan Tax Service, Inc..........................................................................3596.32
Kress Tire...............................................................................................589.72
Krigger & Co............................................................................................539.50
Markl Supply............................................................................................2509.00
MRM Property & Liability.................................................................108590.00
North Eastern Uniforms & Equip Inc......................................................2845.03
Office Depot............................................................................................379.16
Penn Hills Lock & Door..........................................................................3279.50
Romar Industrial Services....................................................................4800.00
Shoup Engineering Inc............................................................................17934.00
Staley Communications..........................................................................183.47
Toshiba Financial Services.....................................................................606.17
Trib Total Media.....................................................................................774.24
Tristani Brothers, Inc...........................................................................1179.48

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Florentine to pay the List of Bills as submitted. Motion carried unanimously 6-0.

UTILITIES & PAYROLL:
MOTION BY Supervisor McManus and SECONDED BY Supervisor Adamik to pay utilities and payroll from May 22, 2014 to June 18, 2014. 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 April 2014. Questions/comments followed. Copy of the report is on file at the Township.

PARKS & RECREATION BOARD REPORT:
Ms. Marilyn Kirin, Chairwoman, was present and reported on the Parks & Recreation Board:

- June 8th/Fishing Day at Deer Lakes Park at 10 a.m.
- June 9th/Luncheon at Senior Citizen Center.
- June 20th/Ferris Bueller’s ’80’s Party in the Park.
- May 28th/Regular meeting & Community Days meeting.
- Some discussion was also held in regard to the porch project at the Senior Citizen Center.
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 attendances and details of his formal report:

- AT&T Cell Tower – Little Deer Creek Road
- AT&T Cell Antennae – Ridge Drive
- Dillner/Smith Site Plan:
- 2014 Road Improvement Project
- Township Building Renovation Project.

RESOLUTION NO. 2014-6/SENIOR CITIZEN SEWAGE PLAN:
RESOLUTION #2014-6 is a Resolution for the PA DEP Sewage Facilities Plan of the Nike Site Sewer Line Project being jointly implemented by West Deer Township and the Deer Creek Drainage Basin Authority.

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Guerre to adopt Resolution No. 2014-6. Motion carried unanimously 6-0.

RESOLUTION NO. 2014-7/COMMENDATION OF ROBERT BERTHA:
Both Robert Bertha and Arlind Kapuzi, students at Deer Lakes High School, were invited and were present at the meeting. Chairman Fleming presented the Resolutions/Commendations to Mr. Bertha and Mr. Kapuzi.

Resolution #2014-7 is a Resolution commending Mr. Robert Bertha for his earning a Gold Medal at the Trib Total Media’s outstanding Young Citizen banquet as one of “The Best of the Best.”

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Florentine to adopt Resolution #2014-7. Motion carried unanimously 6-0.

RESOLUTION NO. 2014-8/COMMENDATION OF ARLIND KAPUZI:
Resolution #2014-8 is a Resolution commending Mr. Arlind Kapuzi for his earning a Gold Medal at the Trib Total Media’s Outstanding Young Citizen banquet as one of “The Best of the Best.”

MOTION BY Supervisor McManus and SECONDED BY Supervisor DiSanti to adopt Resolution #2014-8. Motion carried unanimously 6-0.

BIDS/SALE OF 2005 FORD EXPEDITION SPORT POLICE VEHICLE:
The Township advertised for the sale of the 2005 Ford Expedition Sport police vehicle “As-Is” Condition. Sealed bids were received and opened on May 15, 2014 at 3:00 p.m.
The followings bids were received:

<table>
<thead>
<tr>
<th>BIDDERS</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>James Sokol</td>
<td>$1,878.00</td>
</tr>
<tr>
<td>Bay Ridge Motors</td>
<td>$555.00</td>
</tr>
</tbody>
</table>

MOTION BY Supervisor McManus and SECONDED BY Supervisor DiSanti to sale the 2005 Ford Expedition Sport Police Vehicle to James Sokol in the amount of $1,878.00. Motion carried unanimously 6-0.

AUTHORIZE ADVERTISEMENT/SALE OF PUBLIC WORKS VEHICLES:
The Public Works Committee requested the Board authorize the advertisement for the sale of the following truck & mower:
1) 2004 GMC 3500 One Ton Dump Truck, 8.1 Liter Automatic Transmission, 4 x 4, w/plow & spreader, Color/Red, Inspection January/2015, Approximately 47,000 miles, AS IS CONDITION.
2) 2005 Super Z Rotary Mower, 72” Cut, Mower Hours: 1019/Broke, AS IS CONDITION.

MOTION BY Supervisor McManus and SECONDED BY Supervisor DiSanti to authorize the advertisement for the sale of the 2004 GMC One Ton Dump Truck and the 2005 Super Z Rotary Mower. Sealed bids will be received by June 12, 2014 at 3:00 p.m. and the bids may be considered and awarded at the June 18, 2014 meeting. Motion carried unanimously 6-0.

PUBLIC WORKS GARAGE DOORS:
At this time, Supervisor Adamik explained the need to replace the six garage doors on the Public Works building.

The Township received three bids to replace six garage doors on the Public Works building.
The top bids compare as follows:

<table>
<thead>
<tr>
<th>NAME</th>
<th>PRICE</th>
<th>MODEL</th>
<th>THICKNESS</th>
<th>R-VALUE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. A&amp;M GARAGE DOORS</td>
<td>$12,000</td>
<td>3000-RES</td>
<td>1 3/8”</td>
<td>6.5</td>
</tr>
<tr>
<td>2. Giel Garage Doors</td>
<td>$13,262</td>
<td>3715</td>
<td>1 3/8”</td>
<td>12.9</td>
</tr>
<tr>
<td>3. Giel Garage Doors</td>
<td>$15,070</td>
<td>3720</td>
<td>2”</td>
<td>18.4</td>
</tr>
<tr>
<td>4. Double D Doors</td>
<td>$15,992</td>
<td>2700</td>
<td>2”</td>
<td>19.4</td>
</tr>
</tbody>
</table>

Supervisor DiSanti questioned the different R-Values from each bid and after some discussion, Supervisor Adamik reported the Committee recommended Giel Garage Doors/2” door with the 18.4 R-Value.

MOTION BY Supervisor McManus and SECONDED BY Supervisor DiSanti to award the contract to Giel Garage Doors in the amount of $15,070 for Model #3720, 2” thick, 18.4 R-Value to replace the garage doors on the Public Works Building. Motion carried unanimously 6-0.

AUTHORIZE SENIOR CITIZEN ROOFING ADVERTISEMENT:
The Senior Center roof is in great need of replacement. Because initial estimates were in the $70,000 range, Mr. Shoup was called in to develop specifications for a formal bid process.

Mr. Shoup explained the proposed roof project and after some discussion, MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Florentine to authorize the advertisement for the solicitation of sealed bids for the Senior Citizen roof project so the Board can consider the awarding of the project at their June 18, 2014 Regular Business Meeting. Motion carried unanimously 6-0.

More discussion was held on the roof project.

MINI CELL TOWER ZONING AMENDMENT:
Local Governments are facing legal attacks from cellular telecommunications companies when the municipalities try to limit the locations of cell towers in public right-of-ways. The way to control placement is through modifying the Township’s Zoning Ordinance.

The Board received a copy of a proposal from the Cohen Law Group to perform the necessary legal review and to draft amendments to West Deer’s Zoning Ordinance for review by the Planning Commission and adoption by the Board of Supervisors.
Mr. Fleming asked Mr. Mator for details on this item.

MOTION BY Supervisor Adamik to TABLE the motion until it could be reviewed further. Mr. Mator returned to Mr. Fleming’s request and explained the issue as well as the proposal submitted by Cohen Law Group. He also commented on the deadline since the rate was negotiated through the North Hills Council of Governments, and noted he will see if the deadline can be extended so the Board could take action at the June meeting if they so chose. Supervisor McManus stated he would like more time to review and investigate before spending $4,500.00. SECONDED BY Supervisor Florentine to table. Motion to TABLE carried unanimously 6-0.

More discussion followed.

**HYTYRE FARMS/FIRST AMENDMENT TO DEVELOPER’S AGREEMENT:**
Richland Holdings, LLC., the Developer of the HyTyre Farms 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 requested. The Developer’s Agreement has been modified to reflect a Certificate of Deposit as an acceptable form of posted security, and the Board received a copy of the Amendment for the Board’s approval. Supervisor McManus questioned the practice of using the Certificate of Deposit rather than a Letter of Credit. Mr. Mator and Mr. Happel explained that the Developer’s Agreement requires security which protects the Township, and that both forms of security are acceptable. Mr. Mator also explained the Amendment to the Developer’s Agreement itself.

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Guerre to approve and accept the First Amendment to the Developer’s Agreement with Richland Holdings, LLC. Motion carried unanimously 6-0.

**MUNICIPAL BUILDING SPECIFICATIONS/ISSUES:**
Mr. Shoup summarized the Municipal Building project, indicating that at the last meeting he was authorized to proceed with the project. Since that time he has reviewed the documents and the scope of work the Township provided for the overall project. Mr. Shoup toured the building with Mr. Vaerewyck and reviewed the specific renovations that are being discussed to provide a proposal for the Township for the work: prepare plans, specifications, bid documents, contract documents.

He stated that the bid documents would be available for consideration in July.

Mr. Mator asked if the proposal is just for the interior renovations of the building. When Mr. Shoup responded that the scope was for the interior only, Mr. Mator commented on exterior problems the Township is facing, such as water infiltration in the rear of the building. Supervisor DiSanti indicated he didn’t know the proposal didn’t include the exterior and pointed out that, at the last meeting, he voiced his concern that the scope of any building renovation project should be considered as a whole so the Board of Supervisors would know the total cost of renovation before breaking out individual smaller projects.

After further discussion on the interior and the exterior of the building, Mr. Shoup was directed to add rear repair and waterproofing to the bid proposal.

**COMMITTEE REPORTS:**
The Committee Chairperson reported on their Committee updates:

1) Mr. Vaerewyck – ABSENT/Public Safety Committee  
2) Mr. McManus – Planning, Zoning, & Code Enforcement Committee  
3) Mr. Adamik – Engineering & Public Works Committee  
4) Mr. Guerre – Financial Legal, and Human Resources Committee  
5) Mr. Florentine – Housing Committee  
6) Dr. DiSanti – Parks & Recreation Committee  
7) Mr. Fleming – Economic Development Committee
OLD BUSINESS:
• Mr. Mator commented on:
  o Public Works Garage Improvements
  o Microphones
  o Cable Audit/$11,250.00
• Mr. Adamik reported on the status of Coffee Lane

NEW BUSINESS:
• Discussed several Public Works vehicles/equipment that the Township might sell.

ANNOUNCEMENTS:
WEST DEER COMMUNITY CLEAN-UP DAY:
The Board of Supervisors of West Deer Township is pleased to announce the West Deer Community Clean-Up Day! This event has been set up to collect trash and debris around the Township. Similar to the “Adopt a Highway” and “Adopt a Stream” programs, the goal of our Community Clean-Up Day is to increase the aesthetic quality of West Deer Township. We will meet at the West Deer Township Municipal Building at 109 East Union Road, Cheswick, PA 15024, and the event will be held on Saturday, June 7th from 9:00 am to 12:00 pm. The rain date will be June 14th. In the future, we hope to hold Community Clean-Up Day the weekend following Earth Day (weather permitting). Please email us at info@westdeertownship.com or phone us at 724.265.3680 to register so we know how many volunteers to expect and how many reflective vests and refreshments to provide.

WEST DEER DOG SHELTER ANNUAL RABIES CLINIC
Saturday, May 24, 2014 – 2 p.m. to 4 p.m.  Cost/$10.00/shot

MEMORIAL DAY SERVICES
Monday, May 26, 2014
8:30 a.m. – Bairdford Memorial
9:00 a.m. – West Deer Township Memorial
9:30 a.m. – Rural Ridge Volunteer Fire Dept.
11:00 a.m. – Indiana Township Memorial
12:00 p.m. – Lakewood Memorial Gardens
12:30 p.m. – American Legion Post #593

SET AGENDA – Regular Business Meeting
June 18, 2014
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
   A. Finance Officer’s Report
   B. List of Bills
C. Utilities & Payroll
9. Police Chief’s Report
10. Report from the Parks & Recreation Board
11. Engineer’s Report
12. Sale/Public Works Truck & Mower
13. Floodplain Ordinance Advertisement
14. Century United Soccer
15. Public Works Garage Improvement
16. Senior Center Roof Bids
17. Committee Reports
18. Old Business
19. New Business
20. Set Agenda/July 16, 2014
21. Comments from the Public
22. Adjournment

Items added:
• Sale/Public Works Truck & Trailer
• Mini Cell Tower Zoning Amendment
• Cable Audit
• Microphones
• COG Report

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.

• Dr. DiSanti explained his name/signature on the petition submitted by Mr. Maholic in regard to Rock Airport, is signed as a resident and not as a public official.

• Mr. Scott Woloszyk, Shuster Road, commended the Board for starting the Community Clean-Up Day Program and also would like to see maintenance work done to storm water drainage areas.

ADJOURNMENT:
MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Florentine to adjourn the meeting at 9:10 p.m. Motion carried unanimously 6-0. Meeting adjourned.

Daniel J. Mator, Jr., Township Manager