

West Deer Township
Board of Supervisors
March 11, 2015
7:00 p.m.

The West Deer Township Board of Supervisors held a Special Meeting & Public Hearing at the West Deer Township Municipal Building. Members present: Jeffrey D. Fleming, Chairman; Tracy A. Adamik; Richard W. DiSanti; Rick W. Florentine; Leonard Guerre; Lawrence K. McManus; and Gerry Vaerewyck. Also present were: Daniel J. Mator, Jr., Township Manager; and Douglas Happel, Township Solicitor;

COURT STENOGRAPHER ALSO PRESENT

7:00 P.M. – PUBLIC HEARING – OIL & GAS LEASE/TOWNSHIP OWNED PROPERTIES

Chairman Fleming opened the meeting.
Pledge of Allegiance
Roll call taken by Mr. Mator – Quorum present.

Mr. Mator made a statement to the public that the meeting was advertised in compliance with the law.

At this time Chairman Fleming provided the following statement:

We realize this topic is a controversial issue. In an effort to keep the meeting moving, all public comments will be limited to three minutes. The comment period will begin after the Ordinance is read. At that time, please refrain from repetitive comments.

ORDINANCE NO. 406

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, AUTHORIZING AND APPROVING THE LEASING OF THE TOWNSHIP OF WEST DEER'S INTERESTS IN THE OIL, NATURAL GAS AND OTHER HYDROCARBONS UNDERLYING PROPERTY OWNED BY THE TOWNSHIP OF WEST DEER SUBJECT TO CERTAIN CONDITIONS INCLUDING THE EXPRESS CONDITION THAT NO DRILLING ACTIVITY TO EXTRACT OIL, NATURAL GAS AND OTHER HYDROCARBONS SHALL BE CONDUCTED ANYWHERE ON THE SURFACE OF ANY PROPERTY OWNED BY THE TOWNSHIP OF WEST DEER.

West Deer Township is the owner of the following tracts of real property consisting of approximately 170 acres for the lease of the oil and gas rights with Huntley and Huntley Energy Exploration, LLC:

<u>LOT & BLOCK #</u>	<u>LOCATION:</u>	<u>ACRES:</u>
1) 2197-P-290	Hemphill Road, Tarentum, PA 15084	57.61
2) 1669-M-66	600 Bairdford Road, Gibsonia, PA 15044	29.76
3) 1511-L-71	109 East Union Road, Cheswick, PA 15024	57.32
4) 1511-L-87	109 East Union Road, Cheswick, PA 15024	3.08
5) 1508-E-48	Paradise Drive, Gibsonia, PA 15044	6.12
6) 1080-C-191	4834 State Route 910, Allison Park, PA 15101	16.6910

At this time, Mr. Happel explained that the Township may not own the gas rights to Lot & Block #1080-C-191. He stated that this is being reviewed and may eventually not be included in the lease.

At this point, the floor was opened to public comment. Chairman Fleming asked all those who are interested in speaking this evening, to please rise to be sworn in. Individuals were sworn in.

Mr. Happel asked the Board members to each disclose whether or not they have entered into an oil and gas lease and if so, with what company.

Supervisor Richard DiSanti, 56 Deer Hollow Lane, Tarentum, PA 15084 -- 3 ½ acres plot & has a lease with Huntley & Huntley. Supervisor DiSanti questioned a representative from Huntley & Huntley if he would benefit on any of the Township properties.

Mr. Ed Valentas, Land Manager for Huntley & Huntley, was present. Mr. Valentas explained if your acreage is separate from the Township acreage, which it is, and your deriving no direct economic benefit from this, then there is no impact whatsoever. Dr. DiSanti would like on record to sustain that information for his particular case.

Supervisor Gerry Vaerewyck, 41 Millerstown Culmerville Road, Tarentum, PA 15084 -- lease of approximately 9 acres with Huntley & Huntley. Leased with neighbors as a group.

Supervisor Len Guerre, 4650 Gibsonia Road, Allison Park, PA 15101 – approximately 9 acres, lease with Huntley & Huntley and neighbors and explained he has no benefits coming from this.

Chairman Jeff Fleming, 243 Shuster Road, Gibsonia, PA 15044 – no leases in Allegheny County.

Supervisor Rick Florentine, 3 Michael Road, Cheswick, PA 15024 – no leases with anyone.

Supervisor Tracy Adamik, 213 Millerstown Culmerville Road, Tarentum, PA 15084 – lease with Huntley & Huntley and possibly be with a unit with one of the parcels which would be Hemphill Road, so he indicated he will probably abstain tonight.

Supervisor Larry McManus, 622 Bairdford Road – No lease with Huntley & Huntley, nor in negotiations.

Court Stenographer was present/Comments taken word for word

Public Comments:

- 1) Robert Bechtold, 209 Shuster Road, Gibsonia, PA 15044 – Commented and is in support of the lease.
- 2) Joe Gizienski – Commented and is in support of the lease.
- 3) Nancy Hall, Simon Road – Commented and is opposed of the lease.
- 4) Bronco Brnardic, 164 East Union Road, Cheswick, PA – Commented and is in support of the lease.
- 5) Bill Moretti, 259 Shuster Road, Gibsonia, PA – Commented and is in support of the lease.

At this time, Dr. DiSanti voiced his opinions on this issue.

MOTION BY Supervisor McManus and SECONDED BY Supervisor Vaerewyck to adopt Ordinance No. 406 for the lease of Township properties for the oil & gas rights to Huntley and Huntley Energy Exploration, LLC. A roll call vote was taken. Members voting yes, Mr. Guerre, Mr. Florentine, Mr. Vaerewyck, Dr. DiSanti, Mr. McManus, and Mr. Fleming. Member abstaining, Mr. Adamik. Motion carried, 6 – yes and 1 – abstention.

ADJOURNMENT:

MOTION BY Supervisor McManus and SECONDED BY Supervisor DiSanti to adjourn the meeting at 7:21 p.m. Motion carried unanimously 7-0. Meeting adjourned.

Daniel J. Mator, Jr., Township Manager