

West Deer Township
Board of Supervisors
July 15, 2015
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: 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; Barbara Nardis, Finance Officer; Douglas Happel, Township Solicitor; and Scott Shoup, representing Shoup Engineering, Inc.

PLEDGE OF ALLEGIANCE

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

Mr. Happel, Township Solicitor, announced the Board held Executive Sessions on July 1, 2015 and July 14, 2015 to deliberate the evidence in the law regarding the Forbes Conditional Use Application. Mr. Happel also announced an Executive Session was held prior to the Regular Business Meeting in which the Board of Supervisors again discussed the Forbes Conditional Use Application. The Solicitor added that a personnel matter was discussed during the latter Executive Session.

REGISTERED COMMENTS FROM THE PUBLIC:

- Mrs. Leeanna Shurina, 145 Ford Street in Curtisville, addressed the Board in regard to stormwater drainage issues from Ford Street to Saxonburg Boulevard. Mrs. Shurina explained the drainage issues and also indicated during the winter months, the runoff on Saxonburg Boulevard turns to ice. The Township previously went down and looked at the area.

Mr. Fleming indicated the Public Works Committee would investigate the matter.

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.

- Mrs. Emily McIntyre, 2143 Saxonburg Blvd., addressed the Board on flooding issues at her property. Mr. Mator explained that – at Mrs. McIntyre’s request – the Township investigated the area and that the water is not able to drain quickly enough through her yard drain and the nearest catch basin.

Mr. Fleming indicated the Public Works Committee would investigate the matter.

- Mrs. Levina Hepler, Deerton Road, addressed the Board and submitted pictures of drainage issues/water runoff on Deerton Road.

Mr. Fleming indicated the Public Works Committee would investigate the matter.

- Mrs. Marie Baker, 22 Deerton Street was also present and commented on drainage issues, gravel, ice build-up during the winter, and the ruts on Deerton Road.

The Public Works Committee agreed to look into Mrs. Baker’s concern when they visited the other properties.

ACCEPT MINUTES:

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Guerre to accept the minutes of the June 17, 2015 meeting as presented. Supervisor Vaerewyck noted for the record that it seems like Mr. Simonetti's attack on him seems to have been given more attention than any other public comment.

Motion carried unanimously 7-0.

MONTHLY FINANCIAL REPORT: Mrs. Nardis read the following Finance Officer's Report.

TOWNSHIP OF WEST DEER
FINANCE OFFICER'S REPORT
June 30, 2015

I - GENERAL FUND:**Cash and Cash Equivalents:**

Sweep Account	\$	712,615	
			\$ 712,615

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

Sweep Account - Restricted	\$	45,506	
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Fire Tax Fund:

Sweep Account - Restricted	\$	92,136	
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State/Liquid Fuels Fund:

Sweep Account - Restricted	\$	241,039	
			\$ 378,681

Investments:**Operating Reserve Fund:**

Sweep Account - Reserved	\$	399,854	
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Capital Reserve Fund:

Sweep Account - Reserved	\$	496,696	
			\$ 896,551

III - CAPITAL PROJECT FUNDS:**Cash and Cash Equivalents:****Route 910 II Waterline:**

Sweep Account - Restricted	\$	91,834	
			\$ 91,834

TOTAL CASH BALANCE 6/30/15

\$ 2,079,680

Interest Earned June 2015

\$ 19

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 Florentine to approve the Finance Officer’s Report as submitted. Motion carried unanimously 7-0.

LIST OF BILLS:

Best Wholesale Tire Co., Inc.....	1109.19
Beth’s Barricades	285.00
Griffith, McCague & Wallace, PC	4037.50
Hei-Way, LLC.....	785.80
Jordan Tax Service, Inc.	2233.83
Kress Tire	877.10
Krigger & Co.....	78.45
Office Depot.....	228.67
Shoup Engineering Inc.	28427.50
The Lane Construction Corporation	6558.05
Trib Total Media	1566.24
Walsh Equipment	144.42

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Mr. Florentine to pay the List of Bills as submitted, and all approved reimbursable items in compliance with generally accepted accounting practices. Motion carried unanimously 7-0.

UTILITIES & PAYROLL:

MOTION BY Supervisor McManus and SECONDED BY Supervisor Adamik to pay utilities and payroll from July 16, 2015 to August 19, 2015. Motion carried unanimously 7-0.

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 years 2015, 2014, and 2013.

Before a vote was taken, Mr. Adamik questioned the 2014 refund page that show three refunds listing the *Original Value* and then the *New Value* at a negative figure. The Board requested clarification from the Tax Collector as to why those refunds are listed that way.

After some discussion, MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor Adamik to issue the tax refunds as submitted by the Tax Collector with the exception of Page 1 of June 2015/the three (3) negative values. Motion carried unanimously 7-0.

2015 REAL ESTATE TAX REFUNDS:

NAME:	LOT/BLOCK	AMOUNT:
Friess, Jason D & Jill L.	1669-S-71	\$ 44.58
Hammond, James M & Diane L	1669-S-69	\$ 61.69
Paholich, Robert M. & Barbara C.	1838-G-153	\$ 26.87
Beck Land Company LP	2196-M-25	\$111.44
S.J. Group	1671-E-284	\$120.00

2014 REAL ESTATE TAX REFUNDS:

S.J. Group	1671-E-284	\$129.95
Beck Land Company LP	2196-M-25	\$111.44
Pannier Corporation	1669-J-372	\$353.97

2013 REAL ESTATE TAX REFUND:

Beck Land Co.	2196-M-25	\$111.44
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POLICE CHIEF'S REPORT:

Chief Lape was present and provided a summary report on the Police Department for the month of June 2015. Questions/comments followed. Copy of the report is on file at the Township.

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 2015. Copy of the report is on file at the Township.

PARKS & RECREATION BOARD REPORT:

Mrs. Beverly Jordan, Chairwoman, was present and reported on the Parks & Recreation Board:

- June 24th/Regular meeting & Community Days meeting.
- July 22nd/Community Days meeting.
- 80's in the Park/300 in attendance.
- Birdhouses for Kids in August.
- September 21st/Hospital Advocacy Program.
- Hunter Safety/TBA.
- Garbage at Nike Site.

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:

- 2015 Road Improvement and Road Maintenance Projects.
- Clendenning Culvert Replacement.
- Nike Site Parking Lot Project.
- Development/Subdivision Reviews: Shoff Farms – Review of Developer's Agreement and Home Owners Association Documents.

FORBES CONDITIONAL USE:

Mr. Fleming commented that the Board worked hard to come up with the best decision regarding the Forbes conditional use application for both the applicants and the community.

Mr. Happel briefly summarized that there was a public hearing held on two days – May 20, 2015 and June 17, 2015 – regarding Brandon and Ariel Forbes' conditional use application, in which the Township took testimony and evidence from both Brandon and Ariel Forbes and from residents of the community

regarding the proposed use of their property as a Place of Assembly. On June 17, 2015, the Board indicated it would take a public vote on the application at this meeting.

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Adamik to deny Brandon and Ariel Forbes' conditional use application submitted for their property located at 997 Deer Creek Road, West Deer Township, Gibsonia, PA 15044. A roll call vote was taken. Members voting yes, Mr. McManus, Mr. Adamik, Mr. Guerre, and Dr. DiSanti. Members voting no, Mr. Vaerewyck, Mr. Florentine, and Mr. Fleming. Motion carried to Deny, 4 – yes and 3 – no.

2016 CANDIDATE ROADS:

CURTISVILLE #1

Short Street, Shoaf Street, Snyder Street, Liberty Street, Ford Street, Pollock Street, Bessemer Street, Hill Street, Benjamin Street. ADDED: Keasey Street and Ember Lane.

ALTERNATE ROADS:

Trump Road, Clendenning Road, Pine Street, Oak Street, Kaufman Road, Christonia Road, Lick Road

NOTE: Priority will be Curtisville #1 and then alternates on the list of roads.

MOTION BY Supervisor Florentine and SECONDED BY Supervisor DiSanti to include the following roads in the 2015 Annual Budget as part of the 2016 Preliminary Road Program. Motion carried unanimously 7-0.

NIKE SITE PARK PARKING LOT PROJECT:

Sealed bids were received and opened for the Nike Site Park Parking Lot Project on Thursday, July 9, 2015 at 1:30 p.m. The work shall consist of all labor, equipment, and materials necessary for the following contract:

Work consists of the construction of a hot mix asphalt parking lot, linestriping and other miscellaneous work. The following two (2) bids were received:

BIDDERS:	TOTAL:
A. Liberoni	\$101,661.74
El Grande Industries, Inc.	\$115,527.50

Mr. Shoup explained the location of the parking lot area project and explained the work to be done. Mr. Mator commented he feels the figures are high and indicated he would request an extension to the GEDF grant for the Nike Site Project. He stated that he felt the proposals would be lower if requested at the same time as the 2016 Road Program bids, and requested the Board table the vote.

After further discussion, MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor McManus to table until next month. Motion carried unanimously to table, 7-0.

Note: For the record, Dr. DiSanti announced he will be out of town for the next meeting of August 19, 2015.

EMS PARKING LOT:

Mr. Shoup commented on the three (3) proposals he received for the paving of the lower EMS parking lot. The quotes were as follows:

WR Cade Paving	--	\$11,900.00
Youngblood Paving	--	\$14,985.00
Shields Asphalt Paving	--	\$16,100.00

Mr. Shoup also explained that since WR Cade Paving will be doing the work on Monier Road on July 27th, he spoke with them, and since they will already be in the area (no travel time or additional fuel costs), they have lowered their proposal from last month of \$13,200.00 to \$11,900.00. The Board discussed the School District owning the property and directed Mr. Happel to check with the School Board if there is a problem paving the parking lot. The Board also discussed having Mr. Happel negotiate a lease from the School Board for the EMS.

MOTION BY Supervisor McManus and SECONDED BY Supervisor DiSanti to award the contract to WR Cade Paving in the amount of \$11,900.00 to pave the EMS lower parking lot contingent the approval by the School Board. After further discussion, MOTION WITHDRAWN.

The Board discussed the budget and Mr. Mator pointed out that \$52,500 was already budgeted and given to the EMS. He indicated the line item would be over the budgeted amount, and reiterated his concern from the prior meeting that the Township would be paving non-Township owned property.

After hearing Mr. Mator's concerns, Dr. DiSanti agreed and stated he felt the Board is using taxpayers' dollars to make improvements for the EMS, which is a private entity, and also had concerns it is not budgeted.

Mr. Happel was directed to contact the School Board's solicitor to check on the paving of the property, and it was decided that the line item would be taken from the West Deer EMS contribution.

MOTION BY Supervisor McManus and SECONDED BY Supervisor DiSanti to award the contract to WR Cade Paving in the amount of \$11,900.00 to pave the EMS lower parking lot subject to approval by the School Board or their Solicitor. Motion carried unanimously 7-0.

MOTION BY Supervisor McManus and SECONDED BY Supervisor DiSanti to authorize the Solicitor to contact the School Board about a formal lease for the EMS property and building. Motion carried unanimously 7-0.

PUBLIC WORKS GARAGE/BIDS:

Mr. Adamik explained the bids received for the work at the Public Works Garage.

BID 1 – Replace 3 man doors, close-in 3 bays (does not include price for garage doors)

Dockman Construction Co	\$ 9,920.00
Smith Metal Buildings	\$11,000.00

BID 2 – Complete the siding on the outside of the building

Smith Metal Buildings	\$22,900.00
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BID 3 – Replace roof (received an estimate for next year's Budget)

Smith Metal Buildings	\$49,848.00
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Mr. Mator explained that the Township would have to obtain sealed bids on any projects over \$19,005.00.

MOTION BY Supervisor Adamik and SECONDED BY Supervisor DiSanti to award the bid to Dockman Construction in the amount of \$9,920.00 to close the 3 bays and replace the man doors. A roll call vote was taken. Members voting yes, Mr. Guerre, Mr. McManus, Mr. Vaerewyck, Mr. Adamik, Dr. DiSanti, and Mr. Fleming. Member abstaining, Mr. Florentine (personal conflict of interest). Motion carried, 6 – yes, 0 – no, and 1 – abstention.

DUMP BODY FOR 1999 MACK TRUCK:

The Board received three (3) quotes for the purchase of a dump body for the 1999 Mack truck. The totals include Walsh Equipment's CoStars installed price. All three quotes include installation and the Township is responsible for transportation to and from the body manufacturer's facility.

BIDDERS:	TOTAL:
Super City Mfg., Inc.	\$18,510.00
Somerset Welding & Steel, Inc.	\$21,130.00
Trux Inc.	\$28,900.00

Mr. Adamik explained the bids received for the Mack truck.

MOTION BY Supervisor McManus and SECONDED BY Supervisor Vaerewyck to authorize the purchase of the dump body for the 1999 Mack truck to Super City Mfg., Inc., in the total amount of \$18,510.00. Motion carried unanimously 7-0.

DEMOLITION BIDS/TOWNSHIP:

The Township received bids for the following structures for the 2015 Demolition Project.
Amount budgeted: \$10,000.00.

Priority #1 – 118 Orchard Street, Gibsonia, PA 15044
Priority #2 – 35 Quigley Road, Cheswick, PA 15024
Alternates – 508 State Route 908, Tarentum, PA 15084
62 Stewart St., Russellton, PA 15076
512 State Route 908, Tarentum, PA 15084

<u>BIDDERS</u>	<u>118 Orchard</u>	<u>35 Quigley</u>	<u>508 Rt 908</u>	<u>62 Stewart</u>	<u>512 Rt 908</u>
T.A. Gall, Inc.	\$5,600	\$4,200	\$4,200	\$4,200	\$4,200
Haas Excavating & Demolition	\$5,700	\$3,000	\$4,400	\$2,000	\$4,400
Jon Roncevich Excavation	\$6,200	\$5,800	\$6,400	\$6,200	\$6,400

Mr. Payne explained the bids and the totals of Priority #1 and #2 bids:

<u>BIDDERS</u>	<u>TOTAL (Priority #1 & #2):</u>
T.A. Gall, Inc.	\$ 9,800.00
Haas Excavating & Demolition	\$ 8,700.00
Jon Roncevich Excavation	\$12,000.00

Mr. Payne also indicated the 62 Stewart Street quote of \$2,000.00 is for a trailer and a low price can also be added to the property as an option – totaling \$10,700.00. Mr. Happel would need to perform the legal work on the properties involved.

Mr. Vaerewyck commented that he is once again disappointed that the Township is tearing down stuff. He stated that the Township has another \$10,000 for house recycling work, and that there has been no discussion about what to do with houses for recycling/renovations. Supervisor Vaerewyck argued that the only thing we seem able to do is rip down properties.

A discussion was held on the budget, costs of legal fees, owners of properties, status of structures, etc.

Dr. DiSanti asked Mr. Payne if he could ask Haas Excavating if he is willing to do the three properties for a total of \$10,000.00 as an option/no action taken. Mr. Mator explained that the bids would have to be let again in that case.

After further discussion, MOTION BY Supervisor DiSanti and SECONDED BY Supervisor McManus that the Township demolish 118 Orchard Street, 35 Quigley Road and 62 Stewart Street in the amount of \$10,700.00 and award the contract to Haas Excavating & Demolition.

A roll call vote was taken. Members voting yes, Dr. DiSanti, Mr. Florentine, Mr. Guerre, Mr. McManus, and Mr. Fleming. Member voting no, Mr. Vaerewyck. Member abstaining, Mr. Adamik. Motion carried, 5 – yes, 1 – no, and 1 – abstention.

SALE/GRADER:

The Public Works Committee recommended the Board sale the 1972 Galion Grader/T500A, as is condition.

MOTION BY Supervisor McManus and SECONDED BY Supervisor Florentine to authorize the advertisement for the sale of the 1972 Galion Grader/T500A, as is condition. Motion carried unanimously 7-0.

COMMITTEE REPORTS:

The Committee Chairperson reported on their Committee updates:

- 1) Mr. Adamik – Engineering & Public Works Committee
- 2) Dr. DiSanti – Financial Legal, and Human Resources Committee
- 3) Mr. Vaerewyck – Public Safety Committee

The Representatives reported updates:

- 1) Mr. Vaerewyck – Economic Development Representative
- 2) Mr. Florentine – Housing Representative
- 3) Mr. McManus – Parks & Recreation Representative

OLD BUSINESS:

- None.

NEW BUSINESS:

- Mr. Guerre questioned the status of Campbell Road and Mountainview Road. Mr. Mator provided the latest information he was given by PennDOT.

SET AGENDA – Regular Business Meeting

August 19, 2015

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. 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/Corrado ASA
14. Grader Bids Received
15. Old Business
16. New Business
17. Set Agenda/September 16, 2015
18. Comments from the Public
19. Adjournment

Items Added:

- *Nike Site Parking Lot
- *EMS Lease
- *Public Works Garage
- *Nike Site Football Field

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.

EXECUTIVE SESSION:

Chairman Fleming announced the Board will hold an Executive Session to discuss the written decision required regarding the Forbes Conditional Use Application.

ADJOURNMENT:

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor Guerre to adjourn the meeting at 9:23 p.m. Motion carried unanimously 7-0. Meeting adjourned.

Daniel J. Mator, Jr., Township Manager