

WEST DEER TOWNSHIP SUPERVISORS MEETING



November 16, 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
November 16, 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
 - 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. CDBG Grant Application-Resolution#2016-15/Nike Site Handicap Ramp Project
14. CDBG Grant Application-Resolution#2016-16/Community Demolition Project
15. CDBG Grant Application-Resolution#2016-17/Demolition Blighted Property
16. Authorize Advertisement/Part Time Police Officer(s)
17. Authorize Advertisement/Ordinance/Accept Crystal Springs Court
18. Public Works Garage
19. Demolition Project
20. Revised Rebecca Residence PILOT Agreement
21. Advertising & Bidding Ordinance
22. Street Light Assessment Increase Ordinance
23. Tax Millage Rate Increase Ordinance (possible)
24. Committee Reports
25. Old Business
26. New Business
27. Set Agenda: December 21, 2016
28. Comments from the Public
29. Adjournment

**2017 PUBLIC BUDGET WORKSHOP MEETING
FOLLOWING THE REGULAR MEETING**

1 Call to Order

2 Pledge of Allegiance

3 Roll Call - Mr. Mator...

4 Executive Session

REGISTERED COMMENTS FROM THE PUBLIC

- None

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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 OCTOBER 19, 2016 MEETING.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO ACCEPT THE MINUTES OF THE OCTOBER 19, 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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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; Barbara Nardis, Finance Officer; Douglas Happel, representing Griffith, McCague, & Wallace; and Eric Gazdik, representing Shoup Engineering.

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 5:30 p.m., to discuss employee matters and union negotiations.

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. Michael Manning, representing Core Athletics was present and updated the Board in regard to the complaints received over the past couple of months regarding the American Legion ballfield. Mr. Manning reported a protective fence was installed (30' high and 80' long), and that they are still working on a backstop with the possibility of enclosing the top. He indicated no games have been played since July and games will restart next April through July for baseball players within an age-range of eight and twenty-four.

Questions/discussion followed.

AUDITOR'S REPORT

The Township Auditor, Mr. Mark Turnley, CPA, was present and reported on the 2015 Auditor's Report. A copy of the Report is on file at the Township office.

Mr. Turnley gave a favorable review of both the Township financial position and the cooperation shown by Township employees and officials.

Supervisor Vaerewyck again questioned the Township's use of a modified-accrual basis of accounting as opposed to a full-accrual basis of accounting. Mr. Turnley explained that whether to use one basis or another was purely a Board decision, but stated that the great majority of his clients use modified-accrual.

Mr. Turnley explained that implementing a full-accrual system would require a much greater cost in terms of time, expertise, and money, and added that full-accrual reporting is neither necessary nor required.

Mr. Mator elaborated by stating that the extra reporting would be nice, but that Mr. Turnley spoke on this issue in the past, and he recalled Mr. Turnley estimating an initial cost of around \$30,000 to implement on basis, and annual costs of at least \$60,000 to hire the expertise he mentioned earlier.

Mr. Turnley answered that the \$30,000 figure would probably be the maximum, and informed the Board that the "information is nice to have, but it is, again, costly."

Mr. Vaerewyck asked Mr. Turnley about the "related party transactions" note in the Report, and asked him to clarify its inclusion, whether the staff had intentionally omitted the information, and the legality of the transaction. Mr. Turnley stated that his firm looks for transactions that involve relatives of board members or management transactions – in this case Mr. Mator – and said that they did not see anything similar to that in their evaluation. He added that it was brought to their attention that there was a transaction between a supervisor's company and the Township, and he added that as a supplemental note.

Mr. Turnley stated that he felt there was no wrongdoing on the part of the staff, as he stated most of his clients do not provide similar documentation when the transaction was part of a bid process and/or was of a lesser amount. He also answered Supervisor Vaerewyck's question of the legality of such a transaction by explaining that his firm does not look into the legality of such transactions, but that the solicitor was the person who could best answer that question.

Supervisor DiSanti commended Mr. Turnley on his presentation and asked him if there were new standards which required such an informative presentation. Mr. Turnley acknowledged that there were new standards.

Chairman Fleming thanked Mr. Turnley for his attendance and his presentation.

ACCEPT MINUTES

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Guerre to accept the minutes of the September 21, 2016 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 September 30, 2016

I - GENERAL FUND:

	<u>September</u>	<u>YTD</u>	<u>% of Budget</u>
Revenues	466,079.89	4,889,163.30	83.49%
Expenditures	826,436.96	4,259,922.90	72.75%

Cash and Cash Equivalents:

Sweep Account

844,891.09

844,891.09

II - SPECIAL REVENUE FUNDS

Cash and Cash Equivalents:

Street Light Fund:

Sweep Account - Restricted 18,859.82

Fire Tax Fund:

Sweep Account - Restricted 120,848.07

State/Liquid Fuels Fund:

Sweep Account - Restricted 3,240.90

142,948.79

Investments:

Operating Reserve Fund:

Sweep Account - Reserved 575,938.99

Capital Reserve Fund:

Sweep Account - Reserved 346,285.80

922,224.79

III - CAPITAL PROJECT FUNDS:

Cash and Cash Equivalents:

0.00

0.00

TOTAL CASH BALANCE 09/30/16

1,910,064.67

Interest Earned September 2016

77.13

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

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

MOTION BY Supervisor Guerre and SECONDED BY Supervisor Hollibaugh to approve the Finance Officer's Report as submitted. Motion carried unanimously 6-0.

LIST OF BILLS

Air-Vac Inc.....	9960.00
Amerikohl Aggregates Inc.....	1395.00
Amerikohl Transport Inc.....	764.46
Beth's Barricades.....	50.00
Culverts, Inc.....	3450.00
Galls LLC.....	412.41
Griffith, McCague & Wallace, PC.....	1149.50
Hampton Concrete Products Inc.....	1189.00
Jordan Tax Service, Inc.....	2050.90
Kress Tire.....	573.72
Krigger & Co.....	57.09
North Eastern Uniforms & Equip Inc.....	732.84
North Hills COG.....	226.60
Office Depot.....	900.51
Shoup Engineering Inc.....	2071.00
Staley Communications.....	183.47

The Lane Construction Corporation.....	100.34
Toshiba Financial Services.....	606.17
Trib Total Media.....	1573.80
Tristani Brothers Inc.....	519.26

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Guerre 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 Guerre and SECONDED BY Supervisor DiSanti to pay utilities and payroll from 20 October 2016 to 16 November 2016. 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 September 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 September 2016. A copy of the report is on file at the Township. Questions/comments followed.

PARKS AND RECREATION BOARD REPORT

No one was present – no report.

ENGINEER'S REPORT

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

DEVELOPMENTS/PROJECTS

- Nike Site Handicapped Walking Trails – Bid Documents, Specifications and Plans were prepared for this project. The project will partially use CDBG Grant Funds. Bids were opened on 22 September 2016 at the North Hills COG.
- Nike Site Earthwork – Bid Documents, Specifications and Plans were prepared for this project. The project will use GEDF Grant Funds. Bids for this project were opened on 29 September 2016.
- Benjamin Street Bridge Deck Replacement Project – Bid Documents, Specifications and Plans were prepared for this project and bids are scheduled to be opened 14 October 2016.
- Development/Subdivision Reviews
 - Banks Plan of Lots – Reviews of this Subdivision Plan were performed and review letters were issued to the Township on 22 September 2016 and 13 October 2016.

BANKS PLAN OF LOTS

The Planning Commission approved the Banks Plan of Lots at their 22 September 2016 meeting.

Location: 201 Spruce Street, Gibsonia, PA 15044

Zoned: R-4 Urban Residential District

Seeking approval for consolidation of Lot/Block 1668-R-248 into 1668-R-261:

- Lot 1 = 1.99 acres for a single family residence
- Residual parcel = 28.26 acres

The Planning Commission recommended approval of the Banks Plan of Lots contingent upon meeting the comments of the engineering review letter dated 22 September 2016 and the Allegheny County Economic Development review letter of 19 September 2016.

The Board received the review letter dated 13 October 2016 indicating the comments contained in Mr. Shoup's 22 September 2016 review letter have been addressed.

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Hollibaugh to approve the Banks Plan of Lots as per the recommendation by the Planning Commission. Motion carried unanimously 6-0.

NIKE SITE PARK EARTHWORK PROJECT – GEDF #13-1-GEDF-008

Sealed bids were received and opened at 1:30 p.m. on 29 September 2016 for the Nike Site Park Earthwork Project – GEDF #13-1-GEDF-008.

Work consists of stripping of topsoil, bulk earthwork (balanced cut and fill), erosion control, redistribution of topsoil, landscaping and other miscellaneous work.

The following bids were received:

Bidders:	Bid Amount:
1) JH Excavating	\$ 58,475.00
2) John T. Subrick, Inc.	\$ 60,000.00
3) Naccarati Contracting Inc.	\$ 69,500.00
4) W M Aiken and Son	\$ 70,000.00
5) Martino	\$ 71,000.00
6) Shockey Excavating, Inc.	\$ 73,280.00
7) Custom Contracting	\$ 81,818.00
8) R & B Contracting & Excavation	\$ 85,000.00
9) Holbein, Inc.	\$104,757.00
10) Michael Facchiano Contracting, Inc.	\$116,700.00
11) Sample Development Corp.	\$136,200.00

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Hollibaugh to award the contract for the Nike Site Park Earthwork Project – GEDF #13-1-GEDF-008 to JH Excavating in the amount of \$58,475.00. Motion carried unanimously 6-0.

NIKE SITE HANDICAPPED RAMP PROJECT – CD 42 7.3 E

Sealed bids were received and opened at the North Hills Council of Governments office until 11:00 a.m. on 22 September 2016 for the Nike Site Handicap Ramp – CD 42 7.3 E.

PROJECT DESCRIPTION: Create Handicap Accessibility throughout West Deer's Nike Site Park through the use of asphalt pathways and ramps.

The following bids were received:

BIDDERS:	BID AMOUNT:
1) Satira Construction, Inc.	\$49,852.50
2) Bioni Contracting	\$58,225.00

The CDBG Grant was for \$25,218.00. Supervisor Vaerewyck questioned if the Township budgeted the funding for this project and he was concerned the Township only received two bids. Mr. Mator indicated the funds are available, between the line item allocation and the grant itself.

Mr. Vaerewyck also expressed concern that there were only two bidders, and asked if the Board could award the bid with only two bidders.

Mr. Mator responded that the Board could approve the bid, because the bids were attained through a formal bid process.

At this time, MOTION BY Supervisor Vaerewyck to reject all bids and put this out to rebid with the intent of getting at least three bids.

Chairman Fleming asked for clarification on what Mr. Vaerewyck was challenging, and asked whether the bid was advertised.

Mr. Mator replied that the bid was advertised in a newspaper of general circulation, and added that the Township has no control over whether or not people submit formal bids. He explained that the Township has even started adding such bids to its webpage in addition to the standard advertisement to promote bidding.

NO SECOND. Mr. Vaerewyck withdrew the motion.

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Hollibaugh to award the contract to Satira Construction, Inc., for the Nike Site Handicap Ramp Project – CD 42 7.3 E, in the amount of \$49,852.50. A roll call vote was taken. Members voting yes, Dr. DiSanti, Mrs. Romig, Mr. Guerre, Mrs. Hollibaugh, and Mr. Fleming. Member voting no, Mr. Vaerewyck. Motion carried 5-yes and 1-no.

BENJAMIN STREET BRIDGE DECK REPLACEMENT PROJECT

Sealed bids were received and opened until 1:30 p.m. on 14 October 2016 for the Benjamin Street Bridge Deck Replacement Project:

Work consists of the demolition of and replacement of an existing concrete bridge deck and other miscellaneous work.

The following bids were received:

BIDDERS:	BID AMOUNT:
1) Bioni Drilling, Inc.	\$ 81,082.00
2) J5 Construction	\$ 93,000.00
3) Kukurin Contracting, Inc.	\$112,500.00
4) Gary Metzinger Cement Contracting, Inc.	\$113,000.00
5) Thornbury, Inc.	\$149,500.00
6) Carmen Paliotta Contracting, Inc.	\$157,000.00

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Guerre to award the contract for the Benjamin Street Bridge Deck Replacement Project to Bioni Drilling, Inc., in the amount of \$81,082.00. Motion carried unanimously 6-0.

BIDS RECEIVED/SOLID WASTE AND RECYCLABLE MATERIALS

Sealed bids were due and received on 30 September 2016 at 3:00 p.m. The bids were publicly opened and read at 3:15 p.m. at the Township Building.

The bid received was as follows:

<u>BIDDERS</u>	<u>OPTION YEARS</u>					
	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
Morrow Refuse	\$16.00	\$16.50	\$17.00	\$17.00	\$17.50	\$18.00
Vogel Disposal	--	--	--	--	--	--

Supervisor Vaerewyck commented on receiving only one bid and stated he felt the Township is not doing a good job of advertising. Mr. Vaerewyck also commented that the Township received a letter from Vogel Disposal that indicated they did not receive the bid from their bidding company until after the pre-bid meeting, and felt Morrow's bid should be rejected and for the Township to do a better job in advertising.

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor Romig to reject all bids. A roll call vote was taken. Members voting yes, Mr. Vaerewyck and Mrs. Romig. Members voting no, Mr. Guerre, Mrs. Hollibaugh, Dr. DiSanti, and Mr. Fleming. Motion fails 2-yes and 4-no.

MOTION BY Supervisor Guerre and SECONDED BY Supervisor Hollibaugh to award the contract for the Residential Solid Waste & Recyclable Materials to Morrow Refuse, Inc., beginning 1 January 2017 and ending 31 December 2019, with option years of 2020-2022. A roll call vote was taken. Members voting yes, Mr. Guerre, Mrs. Hollibaugh, Dr. DiSanti, and Mr. Fleming. Members voting no, Mr. Vaerewyck and Mrs. Romig. Motion carried 4-yes and 2-no.

POLICE UNION EARLY RETIREMENT SETTLEMENT AGREEMENT

Ordinance No. 412 regarding early retirement is on the agenda to be voted upon. In order for this ordinance to take effect and be used by Township police officers in Local No. 249, a settlement agreement must first be agreed upon by both parties.

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor Hollibaugh to enter into the settlement agreement with Teamsters Local No. 249 as presented. Motion carried unanimously 6-0.

ORDINANCE NO. 412: PENSION EARLY RETIREMENT PROVISION

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

MOTION BY Supervisor Romig and SECONDED BY Supervisor Hollibaugh to adopt Ordinance No. 412 amending certain provisions of the Police Pension Plan as stated within. Motion carried unanimously 6-0.

SALE OF PUBLIC WORKS TRUCK

Sealed bids were received and opened on 13 October 2016 at 2:00 p.m., for the 2008 GMC 5500, 5 ton dump truck with: 6.6 liter automatic transmission; 4x4; 9' angle plow & tailgate spreader; color/red; inspected until November 2016; 32,000 miles; and in as-is condition.

The following bids were received:

<u>BIDDERS</u>	<u>BID AMOUNT</u>
1 Dan Loughlin	\$15,141.31
2) Pittsburgh Lawn Care	\$ 8,800.00

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Hollibaugh to award the sale of the 2008 GMC dump truck, as is condition, to Dan Loughlin in the amount of \$15,141.31. Motion carried unanimously 6-0.

PUBLIC WORKS GARAGE

Two quotes were received on the gutters at the Public Works garage.

Mr. Mator reported Mr. Florentine has been working on this project and since Mr. Florentine is absent, Mr. Mator requested to add this to next month's agenda.

DEMOLITION PROJECT

The Township received bids on 17 October 2016 at 9:00 a.m. for the following structures in the 2016 Demolition Project:

Priority #1 – 13 Crest Street
 Priority #2 – 1067 Dawson Road
 Alternative #1 – 359 W. 12th Avenue
 Alternative #2 – 512 State Route 908 Ext.

Amount Budgeted: \$10,000.00

Mr. Payne was present and indicated he contacted four demolition contractors the Township has used in the past: TA Gall Excavating, Haas Excavating, John Roncovich, and Vernon Frey Excavating. Only one bid was received.

Supervisor Vaerewyck asked if it was advertised in the newspaper and on the website. Mr. Payne stated he did not advertise, but indicated he called the contractors to obtain sealed quotes as had been done in the past for a specialized service.

Mr. Vaerewyck stated it should have been advertised, and again criticized the administration for receiving few bids as he had earlier.

In light of the amount of the total bid amount, Mr. Mator recommended to the Board and Mr. Payne that the Township advertise this project in the newspaper and on the website, but responded to Supervisor Vaerewyck's comment regarding few bids by reiterating that the Township has no control over the amount of bids it receives. He cited the example of the waste removal companies, and said that four companies had responded and bid the last time the agreement was up, but only three had contacted him this time with only one bidding. Mr. Mator explained that contractors are often busy and therefore not interested in bidding.

Supervisor Guerre commented that everyone would know what the low bid was if the Board rejects the contractor's bid, and that the contractor will then be underbid. Mr. Happel pointed out there is a concern when that happens, but because the overall amount is greater than \$5,000 he recommended advertising it based on the ordinance.

Mr. Happel therefore agreed with Mr. Mator and recommended the Board not accept the bid and instead advertise it.

The one bid received was by Haas Excavating & Demolition:

<u>Priority #1</u>	<u>Priority #2</u>	<u>Alternative #1</u>	<u>Alternative #2</u>
13 Crest St.	1067 Dawson Rd	359 W. 12 th Ave.	512 State Rt. 908 Ext
\$6,500.00	\$800.00	\$4,200.00	\$4,000.00

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor Romig to reject this bid and put it out for proper bid according to our ordinance. A roll call vote was taken. Members voting yes, Mr. Vaerewyck and Mrs. Romig. Members voting no, Mr. Guerre, Mrs. Hollibaugh, Dr. DiSanti, and Mr. Fleming. Motion fails 2-yes and 4-no.

After further discussion, Mr. Happel pointed out and commented on the advertising of the demolition project advising the Board they should reject and advertise the project.

As per the advisement of the Township Solicitor, MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor Romig to reject and advertise the 2016 Demolition Project. A roll call vote was taken. Members voting yes, Mr. Vaerewyck, Mrs. Romig, and Mr. Fleming. Members voting no, Mr. Guerre, Mrs. Hollibaugh, and Dr. DiSanti. Motion fails 3-yes and 3-no.

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor Romig to table. A roll call vote was taken. Members voting yes, Mr. Guerre, Mr. Vaerewyck, Dr. DiSanti, Mrs. Romig, and Mr. Fleming. Member voting no, Mrs. Hollibaugh. Motion carried to table 5-yes and 1-no.

After the vote was taken, Supervisor Vaerewyck criticized the supervisors for voting contrary to the solicitor's advice.

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
- 5) Mrs. Hollibaugh – Reported on the COG dinner that she attended.

OLD BUSINESS

- Dr. DiSanti – Questioned on any updates on the Verizon cell tower – Nothing to date.
- Mr. Guerre – Questioned on any updates on the bridge at 910 – Nothing to date.
- Mr. Vaerewyck – Questioned on any updates on the Culmerville Bridge – Mid November.
- Mr. Happel – A new Rebecca Residence PILOT Agreement has been drafted – Agreement will be on the November agenda.

NEW BUSINESS

- Trick or Treat Night – Monday, 31 October 2016 – 6 pm to 8 pm.
- RETIREMENT – Sgt. Frank Huffman – the Board thanked Sgt. Huffman for his service and wished him good luck in his future.
- Chief Lape commented that a movie is being filmed in the Township the beginning of November called “Last Flag Flying”. They will be using the Church of the Nazarene and a possible residence near Fire Hall No. 2.
- Mrs. Hollibaugh suggested a plaque be given to Cullen Linkenheimer for his Eagle Scout badge for building the K-9 training area. The Board also discussed plaques for other Boy Scouts and Girl Scouts for their accomplishments. After some discussion, the Board agreed instead awarding individual plaques, to instead have a plaque in the meeting room and add names for volunteer accomplishments in the future. Chairman Fleming also recommended the scouts be present at the meeting when their name is added to the plaque.

SET AGENDA: REGULAR BUSINESS MEETING

16 November 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
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10. Building Inspector/Code Enforcement Officer’s Report
11. Report from the Parks & Recreation Board
12. Engineer’s Report
13. Authorize Advertisement/Ordinance Administrative Policies & Procedures
14. CDBG Grant Application-Resolution/Nike Site Handicap Ramp Project
15. CDBG Grant Application-Resolution/Community Demolition Project
16. CDBG Grant Application-Resolution/Demolition Blighted Property
17. Committee Reports
18. Old Business
19. New Business
20. Set Agenda/December 21, 2016
21. Comments from the Public
22. Adjournment

Two – 2017 Public Budget Workshop Meetings will occur this year:

- 1) November 2nd at 6:30 p.m.
- 2) Immediately following the Regular Business Meeting of November 16th.

Items Added:

- *Public Works Garage
- *Demolition Project

*Rebecca Residence PILOT Agreement

COMMENTS FROM THE PUBLIC

- None.

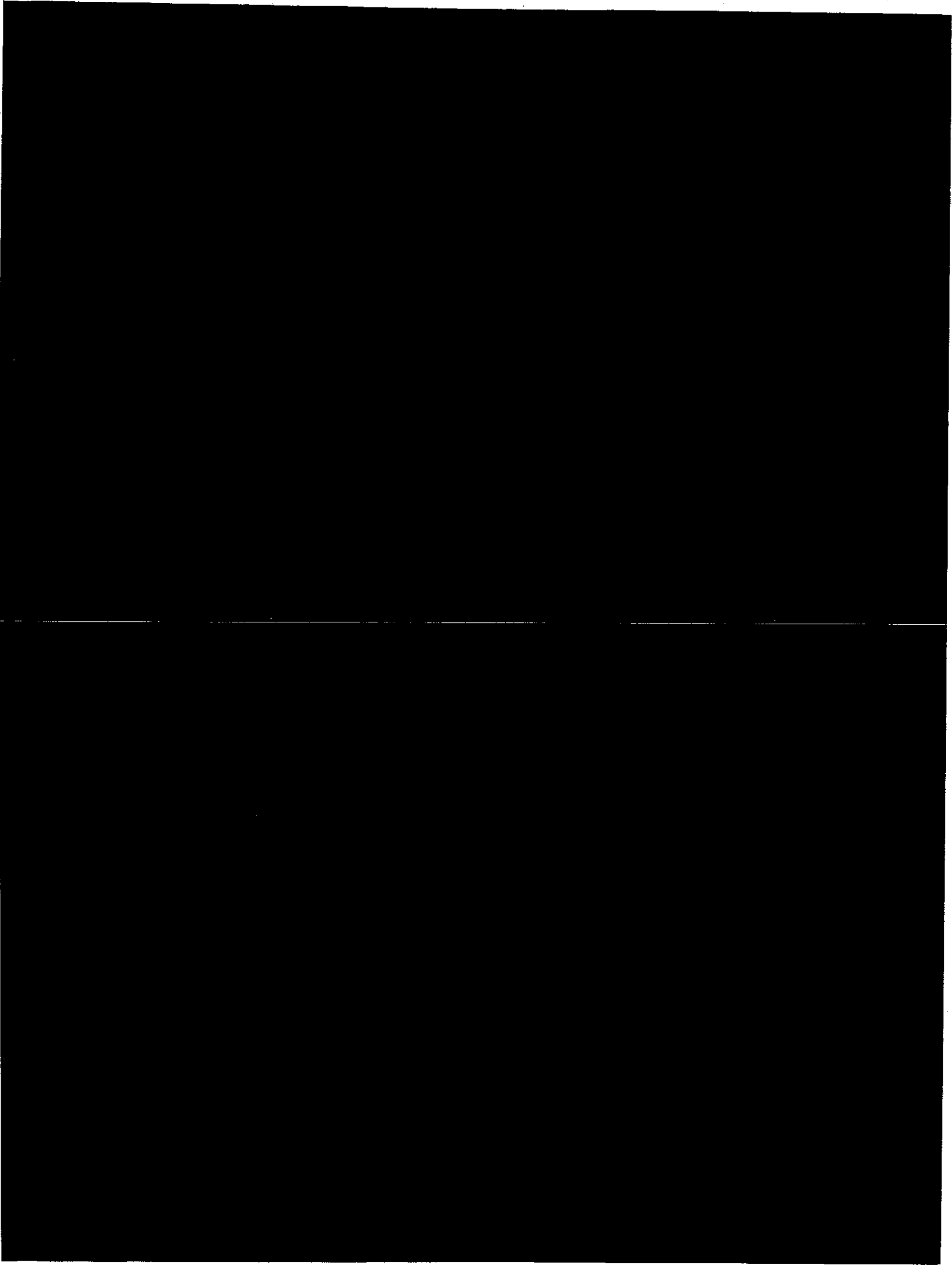
EXECUTIVE SESSION

Chairman Fleming announced the Board will hold an Executive Session to discuss employee's salaries.

ADJOURNMENT

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
October 31, 2016

I - GENERAL FUND:

	<u>October</u>	<u>YTD</u>	<u>% of Budget</u>
Revenues	288,833.34	5,183,935.14	88.53%
Expenditures	246,238.29	4,511,300.69	77.04%

Cash and Cash Equivalents:

Sweep Account	812,165.85	812,165.85
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II - SPECIAL REVENUE FUNDS

Cash and Cash Equivalents:

Street Light Fund:

Sweep Account - Restricted	13,154.28
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Fire Tax Fund:

Sweep Account - Restricted	120,107.11
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State/Liquid Fuels Fund:

Sweep Account - Restricted	3,241.74
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136,503.13

Investments:

Operating Reserve Fund:

Sweep Account - Reserved	575,961.27
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Capital Reserve Fund:

Sweep Account - Reserved	346,285.93
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922,247.20

III - CAPITAL PROJECT FUNDS:

Cash and Cash Equivalents:

0.00

0.00

TOTAL CASH BALANCE 10/31/16

1,870,916.18

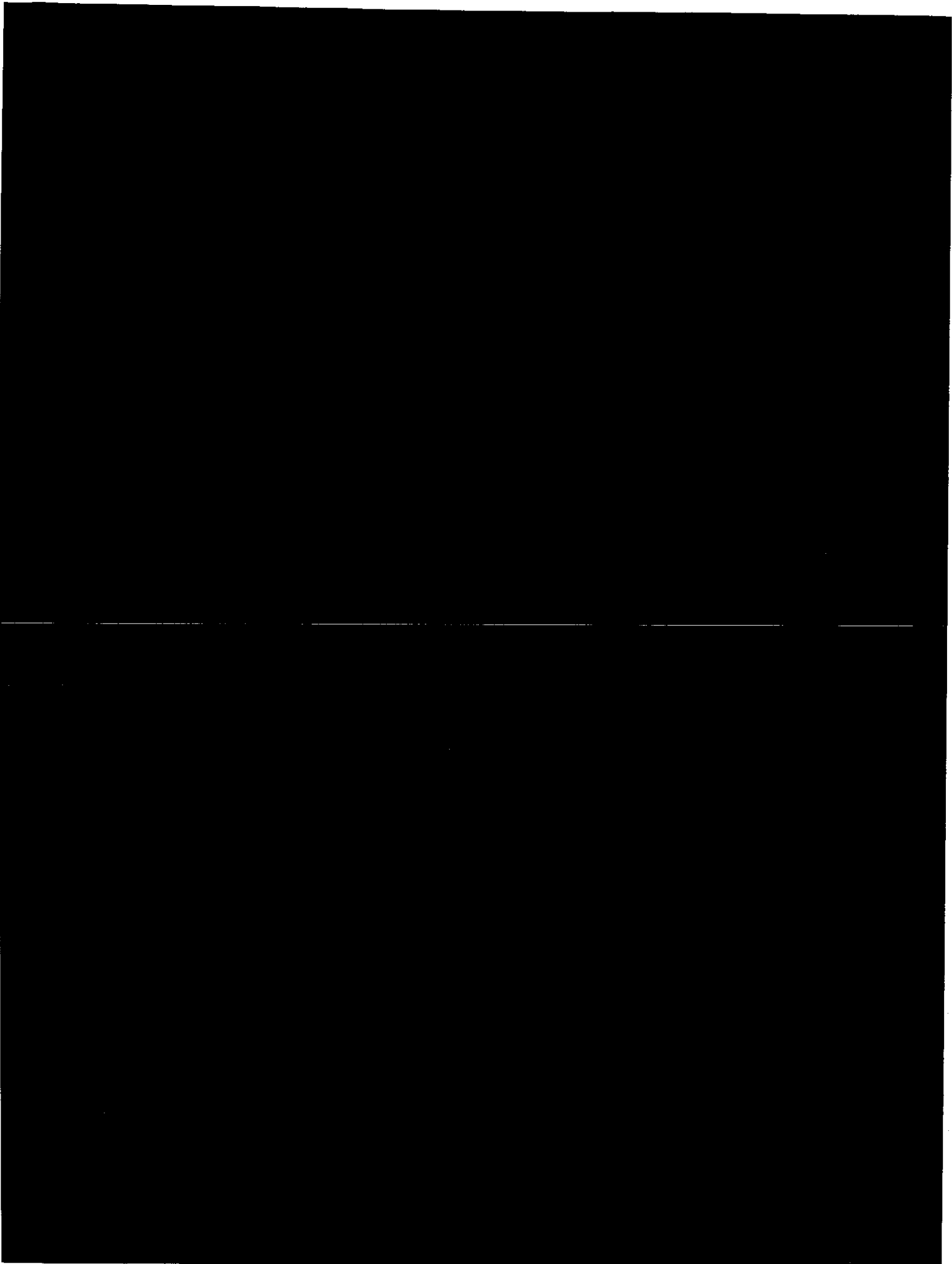
Interest Earned October 2016

62.82

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

INTEREST EARNED - 2016

	<u>OCTOBER</u>	<u>YTD</u>
GENERAL FUND	\$33.92	\$423.12
STREET LIGHT FUND	\$0.67	\$11.13
FIRE TAX FUND	\$5.11	\$38.22
OPERATING RESERVE	\$22.28	\$222.06
STATE FUND	\$0.84	\$456.63
CAPITAL RESERVE	<u>\$0.00</u>	<u>\$78.25</u>
TOTAL INTEREST EARNED	<u><u>\$62.82</u></u>	<u><u>\$1,229.41</u></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: 09:58 am
Date: 11/10/2016
Page: 1

Due Dates: 11/15/2016 thru 11/15/2016

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
00553	BEST WHOLESALE TIRE Police: Car #36:atig 1016	410.374	7746 10/06/2016	85.00				85.00		
00553	BEST WHOLESALE TIRE Police: Car #33:wate 1016	410.374	7758 10/10/2016	339.75				339.75		
00553	BEST WHOLESALE TIRE Police: Car #36:scan 1016	410.374	7877 10/25/2016	88.75				88.75		
Name: BEST WHOLESALE TIRE CO, INC				513.50				513.50		
00014	BETH'S BARRICADES Road: sign/Hidden Dr 1016	430.245	58098 10/04/2016	65.00				65.00		
Name: BETH'S BARRICADES				65.00				65.00		
00078	GALLS LLC Lape: mens reebok w/ 1016	410.190	6175648 10/04/2016	69.51				69.51		
Name: GALLS LLC				174.59				174.59		
10315	GRIFFITH, MCCAGUE & Legal Services-Gener 1016	404.111	271057 10/31/2016	741.00				741.00		
10315	GRIFFITH, MCCAGUE & Legal Services-West 1016	404.111	271058 10/31/2016	1104.50				1104.50		
10315	GRIFFITH, MCCAGUE & Legal Services-Home 1016	404.111	271059 10/31/2016	57.00				57.00		
10315	GRIFFITH, MCCAGUE & Legal Services-Rebec 1016	404.111	271059 10/31/2016	76.00				76.00		
Name: GRIFFITH, MCCAGUE & WALLACE, PC				1978.50				1978.50		
00283	HAMPTON CONCRETE PRO Road:18x24 Bike Grat 1016	430.611	8814 10/24/2016	340.00				340.00		
Name: HAMPTON CONCRETE PRODUCTS INC				340.00				340.00		
00005	HEI-WAY, LLC Road: Cold Patch 1016	430.372	61024013 10/25/2016	742.38				742.38		

By Name
Cutoff as of: 12/31/9999

Time: 09:58 am
Date: 11/10/2016
Page: 2

Due Dates: 11/15/2016 thru 11/15/2016

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
Name: HEI-WAY, LLC										
00106	JORDAN TAX SERVICE, Delinquent R E Tax C	403.140	10-C-#113 10/26/2016	996.14				996.14		
00106	JORDAN TAX SERVICE, Grass Cutting Commis	403.140	10-C-#114 10/26/2016	13.64				13.64		
00106	JORDAN TAX SERVICE, R E Tax b111s-printi	403.342	16-10-313 10/21/2016	4180.74				4180.74		
00106	JORDAN TAX SERVICE, R E Tax b111s-postag	403.215	16-10-313 10/21/2016	1428.76				1428.76		
Name: JORDAN TAX SERVICE, INC.										
00362	KRESS TIRE Road: Trk #5-Flat re	430.374	9188-20 10/26/2016	18.50				18.50		
00362	KRESS TIRE Police:Car #36: TIRE	410.374	9350-28 10/04/2016	476.00				476.00		
Name: KRESS TIRE										
00542	MARKL SUPPLY Petosky:tourniquet p	410.190	18835-0 10/19/2016	242.19				242.19		
00542	MARKL SUPPLY Burk:duty holdster/b	410.190	18836-0 10/19/2016	244.43				244.43		
Name: MARKL SUPPLY										
00205	NORTH EASTERN UNIFOR Wtkert: tactical fle	410.190	33388 10/05/2016	433.27				433.27		
Name: NORTH EASTERN UNIFORMS & EQUIP INC.										
00657	OFFICE DEPOT Office Suppltes	406.210	871997996001 10/17/2016	39.18				39.18		
00657	OFFICE DEPOT Tax Collector: Toner	403.550	871997996001 10/17/2016	58.64				58.64		
00657	OFFICE DEPOT Office Suppltes	406.210	871998019001 10/17/2016	84.99				84.99		

By Name
Cutoff as of: 12/31/9999

Time: 09:58 am
Date: 11/10/2016
Page: 3

Due Dates: 11/15/2016 thru 11/15/2016

Vendor Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
Name: OFFICE DEPOT									
00830 SHOU P ENGINEERING IN Banks P 1016			24.50				24.50		
00830 SHOU P ENGINEERING IN 408.319		16-379							
Engineering: Banks P 1016		10/31/2016							
00830 SHOU P ENGINEERING IN 408.313		16-380							
Engineering: Miscel1 1016		10/31/2016							
00830 SHOU P ENGINEERING IN 408.319		16-381							
Engineering: Pawiosk 1016		10/31/2016							
00830 SHOU P ENGINEERING IN 408.319		16-382							
Engineering: Wagner 1016		10/31/2016							
Name: SHOU P ENGINEERING INC.									
00674 STALEY COMMUNICATION 410.328		85196							
POL: Radio Equipment 1116		11/04/2016							
00674 STALEY COMMUNICATION 430.327		85197							
Road: Radio Equipmen 1116		11/04/2016							
Name: STALEY COMMUNICATIONS									
00568 TASER INTERNATIONAL 410.239		SI1457126							
Police: 25' Cartridg 1016		10/24/2016							
Name: TASER INTERNATIONAL									
00207 THE LANE CONSTRUCTIO 430.372		1751724							
Road: Asphalt 1016		10/12/2016							
00207 THE LANE CONSTRUCTIO 430.372		1758899							
Road: Asphalt 1116		11/01/2016							
Name: THE LANE CONSTRUCTION CORPORATION									
00327 TRIB TOTAL MEDIA 404.341		1805063							
Twp: Adv: Ordinance 1016		10/26/2016							
00327 TRIB TOTAL MEDIA 404.341		1805366							
Twp: Adv: 11/2 Budge 1016		10/27/2016							
Name: TRIB TOTAL MEDIA									
00074 WALSH EQUIPMENT 430.374		P84480							
Road: Toeplate/grader 1116		11/02/2016							

By Name
Cutoff as of: 12/31/9999

Time: 09:58 am
Date: 11/10/2016
Page: 4

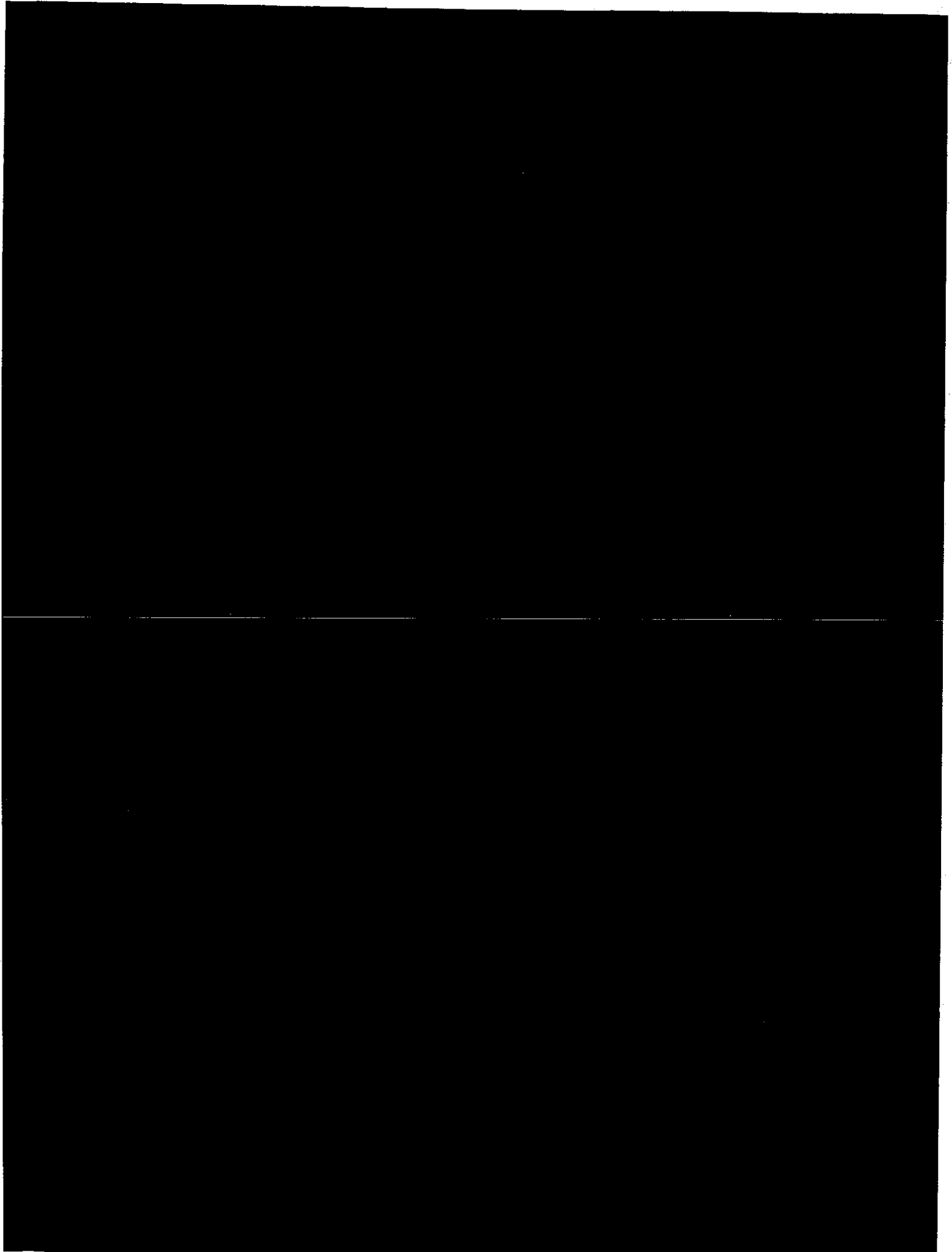
Due Dates: 11/15/2016 thru 11/15/2016

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
Name: WALSH EQUIPMENT										
00059	WINE CONCRETE PRODUCT	430.611	77445	2659.90				2659.90		
	Catch Basins:6" Rise	1016	10/15/2016				11/15/2016	10/21/2016		N
Name: WINE CONCRETE PRODUCTS, INC.				2659.90				2659.90		

FINAL TOTALS:

18381.14

18381.14



C) UTILITIES & PAYROLL

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO PAY UTILITIES AND PAYROLL FROM NOVEMBER 17, 2016
TO DECEMBER 21, 2016.

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

8-C

D) TAX REFUNDS

THE BOARD IS IN RECEIPT OF THE ATTACHED LIST FROM THE TAX COLLECTOR REQUESTING THE ISSUANCE OF REAL ESTATE TAX REFUNDS DUE TO ASSESSMENT CHANGES BY ALLEGHENY COUNTY FOR THE YEARS 2016, 2015, 2014, & 2013.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO ISSUE THE TAX REFUNDS AS SUBMITTED BY THE TAX COLLECTOR.

(You do not have to read the listthe names, lot & block, & amounts will be typed in the minutes.)

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

8-D

WEST DEER TOWNSHIP

Date: 11/07/16
Time: 17:19:18

REAL ESTATE TAX REFUNDS FOR BOARD APPROVAL
November 2016
Refunds Due to County Change Orders

Page: 1

Payable to: GABRIEL ANTONELLA
3460 CEDAR RIDGE RD
ALLISON PARK PA 15101

Lot & Block 1213-H-160
3460 CEDAR RIDGE RD
ALLISON PARK PA 15101

Refund of 29.25 due for tax year: 2016

Orig Value:	320,000	Orig Tax:	624.06
New Value:	305,000	New Tax:	<u>594.81</u>
Exoneration:	15,000	Refund:	29.25

Payable to: NAGY THOMAS J | KAREN M (W)
311 W STARZ RD
CHESWICK PA 15024

Lot & Block 1510-R-344
W STARZ RD
CHESWICK PA 15024

Refund of 149.20 due for tax year: 2016

Orig Value:	221,500	Orig Tax:	431.97
New Value:	145,000	New Tax:	<u>282.77</u>
Exoneration:	76,500	Refund:	149.20

Payable to: RUSSELLTON REALTY CORP
7449 BEN HUR ST
PITTSBURGH PA 15208

Lot & Block 1362-A-385
DEER CREEK RD
PITTSBURGH PA 15208

Refund of 226.22 due for tax year: 2016

Orig Value:	838,500 *	Orig Tax:	1,144.77
New Value:	471,000	New Tax:	<u>918.55</u>
Exoneration:	367,500	Refund:	226.22

* Multiple change orders apply to this property.

WEST DEER TOWNSHIP

Date: 11/07/16
Time: 18:03:32

REAL ESTATE TAX REFUNDS FOR BOARD APPROVAL
November 2016
Refunds Due to County Change Orders

Page: 1

Payable to: GABRIEL ANTONELLA
3460 CEDAR RIDGE RD
ALLISON PARK PA 15101

Lot & Block 1213-H-160
3460 CEDAR RIDGE RD
ALLISON PARK PA 15101

Refund of 19.90 due for tax year: 2015

Orig Value:	354,500 *	Orig Tax:	705.46
New Value:	290,000	New Tax:	<u>685.56</u>
Exoneration:	64,500	Refund:	19.90

* Multiple change orders apply to this property.

Payable to: NAGY THOMAS J | KAREN M (W)
311 W STARZ RD
CHESWICK PA 15024

Lot & Block 1510-R-344
W STARZ RD
CHESWICK PA 15024

Refund of 149.20 due for tax year: 2015

Orig Value:	221,500	Orig Tax:	431.97
New Value:	145,000	New Tax:	<u>282.77</u>
Exoneration:	76,500	Refund:	149.20

WEST DEER TOWNSHIP

Date: 11/07/16
Time: 18:14:59

REAL ESTATE TAX REFUNDS FOR BOARD APPROVAL
November 2016
Refunds Due to County Change Orders

Page: 1

Payable to: GABRIEL ANTONELLA
3460 CEDAR RIDGE RD
ALLISON PARK PA 15101

Lot & Block 1213-H-160
3460 CEDAR RIDGE RD
ALLISON PARK PA 15101

Refund of 19.90 due for tax year: 2014

Orig Value: 354,500 *
New Value: 290,000
Exoneration: 64,500

Orig Tax: 705.46
New Tax: 685.56
Refund: 19.90

* Multiple change orders apply to this property.

Payable to: HUTCHMAN R WILLIAM
236 W STARZ RD
CHESWICK PA 15024

Lot & Block 1359-K-26
236 W STARZ RD
CHESWICK PA 15024

Refund of 375.71 due for tax year: 2014

Orig Value: 153,000 *
New Value: -35,800
Exoneration: 188,800

Orig Tax: 649.02
New Tax: 273.31
Refund: 375.71

* Multiple change orders apply to this property.

2013 WEST DEER TOWNSHIP
REAL ESTATE TAX REFUNDS

11/7/16

<u>NAME</u>	<u>ADDRESS</u>	<u>LOT/BLOCK</u>	<u>EXON</u>	<u>DATE PAID</u>	<u>TAX</u>	<u>REFUND</u>
GABRIEL, ANTONELLA	3460 CEDAR RIDGE RD ALLISON PARK, PA 15101	1213-H-160	\$10,000.00	6/24/2013	\$ 19.90	\$ 19.90



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: November 7, 2016

Attached is the Officer's Monthly Report for October 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
October 2016

	<u>CURRENT MONTH</u>	<u>PREVIOUS MONTH TO DATE</u>	<u>YEAR TO DATE</u>
REPORTABLE CALLS FOR SERVICE	54	591	645
CALLS FOR SERVICE/FIELD CONTACTS	297	2481	2778
ALL OTHER CALLS	495	4273	4768
TOTALS CALLS FOR SERVICE	846	7345	8191
 <u>ARRESTS</u>			
ADULT	6	69	75
JUVENILE	0	3	3
TRAFFIC CITATIONS	26	492	518
NON TRAFFIC CITATIONS	7	21	28
PARKING CITATIONS	0	0	0
WARNINGS	12	217	229
 <u>PERSONNEL</u>			
GRIEVANCES FILED BY POLICE OFFICERS	0	0	0
CITIZENS COMPLAINTS ON POLICE OFFICERS	0	0	0
LETTERS COMMENDING POLICE OFFICERS	0	3	3
 <u>VEHICLE REPORTS</u>			
TOTAL MILES TRAVELED	10301	90231	100532
GALLONS OF GASOLINE USED	856.2	8017.7	8873.9
REPAIRS/MAINTENANCE	989.5	13530.46	14519.96
 <u>OVERTIME PAID</u>			
COURT (OFF DUTY)	19	142 1/2	161 1/2
PRELIMINARY HEARINGS	12	106 1/2	118 1/2
PRETRIAL	0	0	0
INVESTIGATIONS	2 1/2	58 1/2	61
ARRESTS	9 1/2	41 1/2	51
SPEED CHECKS	0	0	0
PRIVATE CONTRACTS	0	0	0
MISC. HOURS - FILLED SHIFTS	8	33	41
MISC. HOURS - ADMIN. HOURS	0	0	0
ALL OTHER MISC. HOURS - see below	0	126	126
 TOTAL HOURS	 51	 508	 559

Points of Interest

Month of October 2016

Budget as of October 2016 - 80.04%

CHIEF JONATHAN LAPE –

October 24 – met with Boy Scouts relative to Christmas program

OFFICER EDWARD NEWMAN – K9 REPORT

- 10/6 - training Butler County – tracking/drug work**
- 10/7 - Safety Day – Curtisville**
- 10/12/19 - training West Deer – tracking/drug work**
- 10/27 - training Butler County Jail/Prestion Park – tracking/drug work**

SGT. DARREN MIKUS/OFFICER ROBERT PETOSKY – SRT TRAINING –

10/14 – Training was held at the Econo Lodge on William Flynn Highway. The team worked on interior movements, hostage rescue and barricaded movements.

10/28 – Training was held at the Allegheny County Police Academy range. The team worked on officer down, armor vehicle rescues, room entry, hostage rescue and barricade range movements.

SCHOOL DISTRICT DETAILS –

28 DARE Classes were taught in 2nd grade in the month of October

October 7 - Safety Day at Curtisville Primary Center

October 14/21 – traffic/crowd control – football games

SPECIAL DETAILS/MISCELLANEOUS DETAILS –

October 6 - K9 Agility Area dedication

October 24/25 - Defensive Tactics training

October 31 - Celebrate Halloween

CORRESPONDENCE –

PLENARY WALSH KEYSTONE PARTNERS – LETTER REFERENCE TO CONSTRUCTION POSTPONED ON ROUTE 910 (GIBSONIA ROAD) BRIDGE PROJECT – POSTPONED UNTIL 2017



FOR IMMEDIATE RELEASE

October 24, 2016

Construction Postponed on Route 910 (Gibsonia Road) Bridge Project in West Deer Township

Allegheny County Bridge to be Replaced in 2017 as Part of Public-Private Partnership

Bridgeville, PA – Construction for the Route 910 (Gibsonia Road) bridge, spanning over Deer Creek in West Deer Township, has been postponed to start in 2017. It was previously scheduled to begin this fall as part of the Pennsylvania Department of Transportation's (PennDOT) Rapid Bridge Replacement Project.

A release with full details on the new construction timeline will be distributed prior to the start of construction in 2017.

This bridge is referred to as JV-405 out of the 558 bridges being replaced under the Rapid Bridge Replacement Project. JV references the joint-venture partnership between Walsh/Granite, which is leading construction for the entire project.

The Rapid Bridge Replacement Project is a public-private partnership (P3) between PennDOT and Plenary Walsh Keystone Partners (PWKP), under which PWKP will finance, design, replace and maintain the bridges for 25 years. The P3 approach will allow PennDOT to replace the bridges more quickly while achieving significant savings and minimizing impact on motorists.

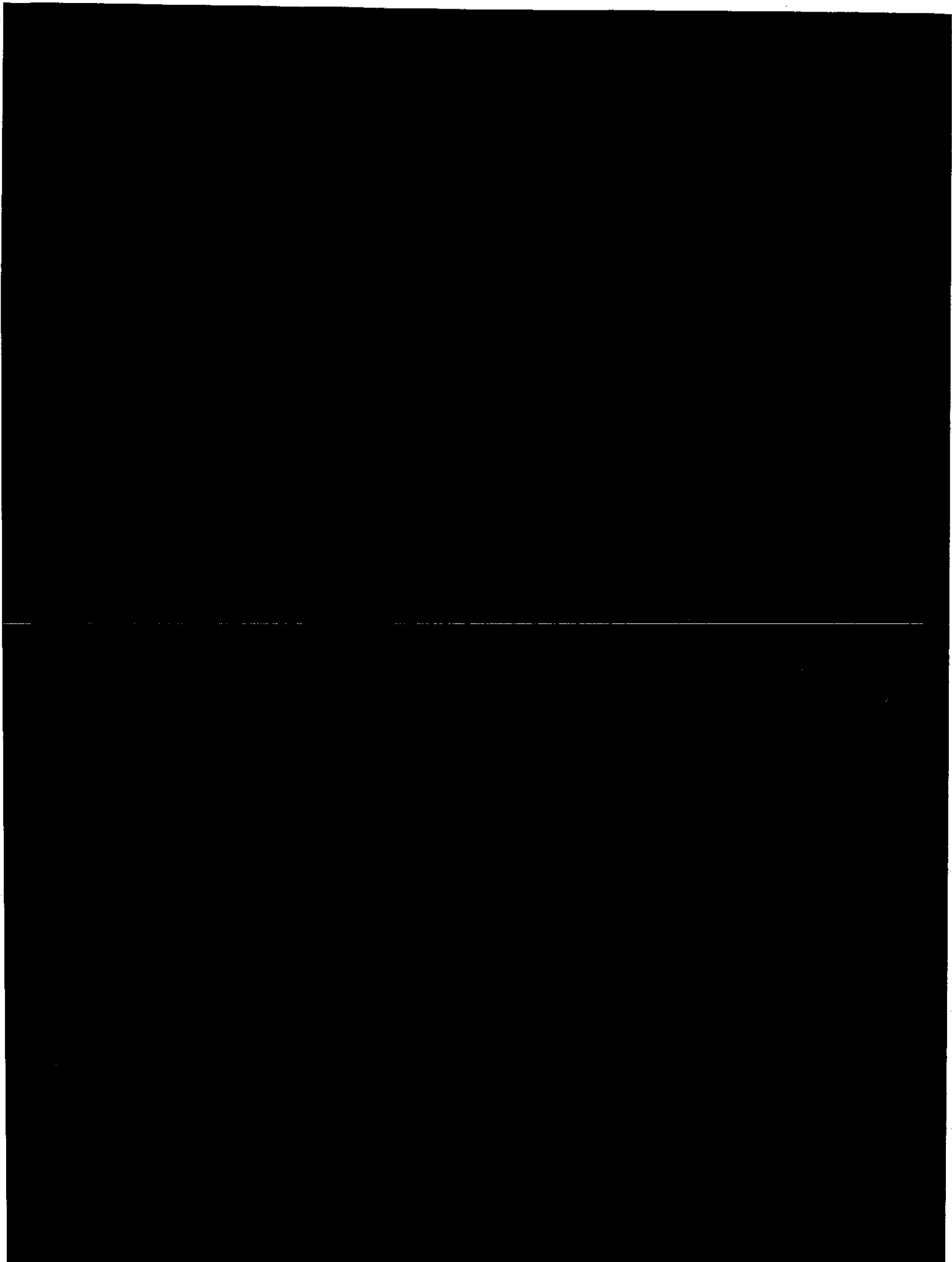
To see the bridges included in the statewide initiative and to learn more about the Rapid Bridge Replacement Project and P3 in Pennsylvania, visit [\(www.P3forPA.pa.gov\)](http://www.P3forPA.pa.gov). (JV-405) Additional information on the project, the team and how to bid on the project can be found at www.PARapidBridges.com.

Questions or Comments? Contact Plenary Walsh Keystone Partners:

Hotline: 877-444-9990

Media Inquiries: Jeff Rossi, 412-596-1832

#



BUILDING INSPECTOR / CODE ENFORCEMENT OFFICER'S REPORT

MR. PAYNE.....

10

Code Enforcement

October 31, 2016

1. Issued 24 Occupancy Permits
2. Issued 22 Building Permits
3. Performed 67 site inspections
4. No Planning Commission meeting was held.
5. No Zoning Hearing Board meeting was held.



William Payne
Code Enforcement Officer

Occupancy Permits - West Deer Township

109 East Union Road

Cheswick, PA 15024

OCTOBER, 2016

Date	Permit #	Review #	Applicant Name	Street/Address	Use	NSA (Committed)
10/3/2016	O16-210	2010-F-284	SADDLE LIGHT CAPITAL, LLC	0 Hampshire Lane	Apartment	No
10/4/2016	O16-211	1214-K-074	CHRISTOPHER DINGMAN	3435 CEDAR GLEN DR	Single Family Home	No
10/4/2016	O16-212	1669-P-366	MICHAEL COLETTA	126 CEDAR LN	Single Family Home	No
10/11/2016	O16-215	1666-R-100-21A	DAVID & KATHY OERMEIER	364 SADDLEBROOK LANE	Quad	Yes
10/11/2016	O16-216	1507-H-31	ROBERT ZELHART	4059 CRESTWOOD DR	Single Family Home	No
10/11/2016	O16-217	1216-M-244	Chuck Mason	44 RUSSELLTON DORSEYVILLE	Single Family Home	No
10/11/2016	O16-214	1508-S-50	PRO MOTORSPORTS, LLC	4361 RTE 910	Business	No
10/12/2016	O16-218	1666-R-100-21A	DAVID & KATHY OERMEIER	364 SADDLEBROOK LANE	Quad	Yes
10/13/2016	O16-219	1511-F-121	KENNETH & DONNA SMITH	143 REAGHARD DR	Single Family Home	No
10/13/2016	O16-220	1670-K-67	JERRY TRILIVAS & ANGELA HOOP	1442 SANDSTONE CT	Single Family Home	No
10/13/2016	O16-221	1838-J-265	STEVEN MOORE	132 FORD ST	Single Family Home	No
10/13/2016	O16-222	1214-K-146	MICHAEL & ELIZABETH SKRBIN	3418 CEDAR GLEN DR	Single Family Home	No
10/13/2016	O16-223	1216-H-389	JOSEPH & ASPEN WENTZ	51 ITINGER RD	Single Family Home	No
10/13/2016	O16-224	1667-J-181	MARIE BENYAK	609 WHISPERING PINES	Duplex/Carriage House	No
10/17/2016	O16-225	1216-D-248	S&A RENTAL PROPERTY	5 FAR RD		No
10/17/2016	O16-226	1356-H-66	JACQUELINE MINUTELLO	136 PINTAIL RD	Single Family Home	No
10/19/2016	O16-227	1669-J-31	ANTHONY & JUSTINE DOYLE	243 ORCHARD ST	Single Family Home	No
10/24/2016	O16-228	1667-J-115	DONALD & LESLIE YOEST	616 WHISPERING PINES	Duplex/Carriage House	No
10/25/2016	O16-229	1672-J-75	TIMOTHY & JONATHON ARTEZ	19 DEER ST	Single Family Home	No
10/25/2016	O16-230	1670-D-251	MARY HERNANDEZ/ LINDA MATECKA	1868 SAXONBURG BLVD	Single Family Home	No
10/26/2016	O16-231	2013-B-044	RICHARD SADVARY/ SHIRYN TYEBJEE	5040 BAKERSTOWN CULMERVILLE	Single Family Home	No
10/26/2016	O16-232	1510-D-4	DAN RYAN BUILDERS	887 ASHLEY RD.	Single Family Home	No
10/28/2016	O16-233	1670-N-177	NICKOLAS JAMES KOHLEY	653 BAIRD FORD RD	Single Family Home	No
10/31/2016	O16-234	1666-R-100-21B	BRENNAN BUILDERS	360 SADDLEBROOK LN	Quad	Yes

Total Fees Collected by Month

October - \$525.00

West Deer Township
109 East Union Road
Cheswick, PA 15024

From 10/01/2016 To 11/01/2016

Building Permit Report

Permit Date	Permit Number	Permit Type	Parcel Owner	Legal Address	Parcel ID	Cost of Construction	Fee Collected
10/3/2016	P16-160	Fence	JOHN & MAUREEN TOFIL	3504 HUNTERTOWN RD	1214-E-277	\$7,000.00	\$50.00
10/3/2016	P16-161	Deck	DAVID VOGEL	1120 STONECREST DR	1670-K-99	\$6,000.00	\$45.00
10/3/2016	P16-162	Other	JOSEPH TIBENSKY	22 FRONTIER DR	1357-G-30	\$10,365.00	\$130.00
10/13/2016	P16-163	Single Family Dwelling	JOHN & ROBERTA DASKIVICH	309 RIDGE VIEW CT.	1214-E-335	\$256,200.00	\$716.00
10/13/2016	P16-163	Single Family Dwelling	RICHLAND HOLD	309 RIDGE VIEW CT.	1214-E-335	\$256,200.00	\$716.00
10/13/2016	P16-164	Single Family Dwelling	JOHN & ROBERTA DASKIVICH	311 RIDGE VIEW CT.	1214-E-337	\$256,200.00	\$716.00
10/14/2016	P16-165	Single Family Dwelling	LINKS DEVELOPMENT COMPANY INC	359 SADDLEBROOK LANE	1666-R-100-32A	\$175,000.00	\$630.00
10/14/2016	P16-166	Single Family Dwelling	LINKS DEVELOPMENT COMPANY INC	363 SADDLEBROOK LN	1666-R-100-32B	\$175,000.00	\$630.00
10/14/2016	P16-167	Single Family Dwelling	LINKS DEVELOPMENT COMPANY INC	361 SADDLEBROOK LANE	1666-R-100-32C	\$175,000.00	\$630.00
10/14/2016	P16-168	Single Family Dwelling	LINKS DEVELOPMENT COMPANY INC	357 SADDLEBROOK LANE	1666-R-100-32D	\$175,000.00	\$573.00
10/17/2016	P16-169	Deck	RONALD A & SOPHIE SWYKA	3526 COUNTRYWOOD DR	1214-J-65	\$3,500.00	\$35.00
10/17/2016	P16-170	Fence	JOSEPH B FAY CO	100-102 Sky Lane	1220-E-290	\$11,300.00	\$75.00
10/17/2016	P16-171	Fence	TOWNSHIP OF WEST DEER	50 MAPLE AVE	1669-P-238	\$11,800.00	\$0.00
10/18/2016	P16-172	Shed	JOHN T & KAREN MARSH	206 BAIRDFORD RD	1835-G-296	\$1,100.00	\$25.00
10/21/2016	P16-173	Single Family Dwelling	LINKS DEVELOPMENT COMPANY INC	371 SADDLEBROOK LANE	1666-R-100-31B	\$175,000.00	\$630.00
10/21/2016	P16-174	Single Family Dwelling	LINKS DEVELOPMENT COMPANY INC	367 SADDLEBROOK LANE	1666-R-100031A	\$175,000.00	\$630.00
10/21/2016	P16-175	Single Family Dwelling	LINKS DEVELOPMENT COMPANY INC	369 SADDLEBROOK LANE	1666-R-100-31C	\$175,000.00	\$630.00

West Deer Township
109 East Union Road
Cheswick, PA 15024

From 10/01/2016 To 11/01/2016

Permit Date	Permit Number	Permit Type	Parcel Owner	Legal Address	Parcel ID	Cost of Construction	Fee Collected
10/21/2016	P16-176	Single Family Dwelling	LINKS DEVELOPMENT COMPANY INC	365 SADDLEBROOK LANE	1666-R-100-31D	\$175,000.00	\$630.00
10/28/2016	P16-177	Single Family Dwelling	Anthony Corcoran	4073 SANDY HILL RD	2382-R-326	\$148,990.00	\$579.00
10/31/2016	P16-178	Pole Building/Barn	Harry Biehl	176 MCCLURE RD	1360-B-238	\$25,000.00	\$140.00
10/31/2016	P16-179	Driveway	Anthony Corcoran	4073 SANDY HILL RD	2382-R-326	\$1800	\$15.00
10/31/2016	P16-180	Shed	KEITH GALBEAITH	5 Blue Row	1362-A-297	\$1,800.00	\$25.00
10/31/2016	P16-181	Single Family Dwelling	DAN RYAN BUILDERS	893 ASHLEY RD.	1669-S-37	\$286,000.00	\$840.00
10/31/2016	P16-181	Single Family Dwelling	DAN RYAN BUILDERS	893 ASHLEY RD.	1669-S-37	\$286,000.00	\$840.00
Total:						\$2,427,055	\$8,374

West Deer Township
109 East Union Road
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From 10/01/2016 To 10/31/2016

Inspection Date	Inspection Type	Parcel Owner	Parcel No. (Mfg)	Legal Address	Occupant	Parcel ID	Results	Status	Date	Inspector
10/1/2016	Framing		9380 MCKNIGHT RD, PITTSBURGH, PA, 15237	4551 GIBSONIA RD		1358-J-371		Passed		William Payne
10/3/2016	Complaint Follow-Up		4216 HAVENCREST DR, GIBSONIA, PA, 15044	4216 HAVENCREST DR		1507-M-371	10-3-16 vehicle is removed	Passed		William Payne
10/3/2016	Fireblocking		1370 WASHINGTON PIKE, BRIDGEVILLE, PA, 15017	867 ASHLEY RD.		1510-D-24		Open		William Payne
10/3/2016	Footer		1120 STONECREST DR, TARENTUM, PA, 15084	1120 STONECREST DR		1670-K-99		Passed		William Payne
10/3/2016	Insulation		1370 WASHINGTON PIKE, BRIDGEVILLE, PA, 15017	867 ASHLEY RD.		1510-D-24		Open		William Payne
10/3/2016	Framing		1370 WASHINGTON PIKE, BRIDGEVILLE, PA, 15017	867 ASHLEY RD.		1510-D-24		Open		William Payne
10/3/2016	Drywall		800 S. WASHINGTON ST, EVANS CITY, PA, 16033	370 SADDLEBROOK LANE		1666-R-100-22D		Passed		William Payne
10/3/2016	Fireblocking		1370 WASHINGTON PIKE, BRIDGEVILLE, PA, 15017	867 ASHLEY RD.		1510-D-24		Failed		William Payne
10/4/2016	Framing		4810 WOODLAKE DR, ALLISON PARK, PA, 15101	4810 WOODLAKE DR		1213-M-194		Passed	10/4/2016	William Payne
10/4/2016	Footer		4810 WOODLAKE DR, ALLISON PARK, PA, 15101	4810 WOODLAKE DR		1213-M-194		Passed	10/4/2016	William Payne
10/4/2016	Framing		322 RIDGE VIEW CT, GIBSONIA, PA, 15044	322 RIDGE VIEW CT.		1214-A-103	Needs to add missing hurricane ties over bow window, over window to left of bow window, in 2 floor bedroom. Also need to address interior wall padding behind basement shower,	Passed		William Payne

West Deer Township
109 East Union Road
Cheswick, PA 15024

From 10/01/2016 To 10/31/2016

Inspection Date	Inspection Type	Parcel Owner	Parcel Owner Mailing	Legal/Address	Occupant	Parcel ID	Results	Status	Due Date	Inspector
10/4/2016	Electrical/Plumbing		891 ASHLEY RD., GIBSONIA, PA, 15044	891 ASHLEY RD.		1669-S-39	un-pressure treated wood can not be within 1/2" of concrete slab. (Can simply cut padding up so minimum 1/2 space between padding and slab or replace section with PT wood. *** Will check for correction at Insulation inspection. *** Confirmed at insulation inspection that corrections were made.	Open		William Payne
10/4/2016	Fire/Safety Inspection		891 ASHLEY RD., GIBSONIA, PA, 15044	891 ASHLEY RD.		1669-S-39		Passed		William Payne
10/5/2016	Framing		177 TRUMP RD, CHESWICK, PA, 15024	177 TRUMP RD		1360-E-129		Passed		William Payne
10/6/2016	Footer		312 Saddlebrook Rd, Gibsonia, Pa, 15044	312 SADDLEBROOK LANE		1666-S-200	thrower concrete, drain with vapor barrier	Passed		William Payne
10/11/2016	Footer		1426 PITTSBURGH RD., VALENCIA, PA, 16059	309 RIDGE VIEW CT.		1214-E-335		Passed		William Payne
10/11/2016	Electrical/Plumbing		322 RIDGE VIEW CT., GIBSONIA, PA, 15044	322 RIDGE VIEW CT.		1214-A-103		Open		William Payne
10/11/2016	Drywall		110 LEX LANE, ALLISON PARK, PA, 15101	110 LEX LANE		1214-A-145		Passed		William Payne
10/11/2016	Drywall		1370 WASHINGTON PIKE, BRIDGEVILLE, PA, 15017	867 ASHLEY RD.		1510-D-24	basement ceiling has 1 joists that need to be protected. Builder is aware and will drywall ceiling.	Passed		William Payne
10/11/2016	Drywall		316 RIDGE VIEW CT., GIBSONIA, PA, 15044	316 RIDGE VIEW CT.		1214-A-107		Passed		William Payne
10/11/2016	Footer		1426 PITTSBURGH RD.,	311 RIDGE VIEW CT.		1214-E-337		Passed		William Payne

West Deer Township
109 East Union Road
Cheswick, PA 15024

From 10/01/2016 To 10/31/2016

Inspection Date	Inspection Type	Parcel Owner	Parcel Owner Mailing	Legal Address	Occupant	Parcel ID	Results	Status	Due Date	Inspector
10/11/2016	Insulation	VALENCIA, PA, 16059	322 RIDGE VIEW CT., GIBSONIA, PA, 15044	322 RIDGE VIEW CT.		1214-A-103	insulation passes but water leak in ceiling of room to left of kitchen. Owner lives in Tarentum and has not done anything with the property and is currently not paying taxes on it. He claims that one of his workers lost a wedding ring in the debris and that is why he dumped it there to sort though. When told by police he could not dump there he said he will burn it after he sorts it. The police informed him that he is not allowed to burn in Allegheny County. (see attached PD report). When i contacted Mr. Hartmann he couldn't understand the problem with dumping. I asked if he wanted to just sort it out why did he not dump it at his residence in Tarentum, He stated he didn't have a driveway or he would have. I gave him 1 week to clean it up. He stated that it would take him 3 weeks to do	Passed		William Payne
10/11/2016	Complaint Follow Up	228 W. 7TH AVE, TARENTUM, PA, 15084		355 WILLOW WAY		2012-H-202		Failed	10/11/2016	William Payne

West Deer Township
109 East Union Road
Cheswick, PA 15024

From 10/01/2016 To 10/31/2016

Inspection Date	Inspection Type	Parcel Owner	Parcel Owner Mailing	Legal Address	Occupant	Parcel ID	Results	Status	Due Date	Inspector
							so, i told him that the ordinance was 2 days but i would give him a week and see what his progress was and would possibly give him an extension if he continued to make progress. The weather is going to be clear all week and in high 60 degrees and low 70s. 10-11-16 The owner is making progress on the clean up. Looks like about 1/2 is gone. See picture. 10-12-16 TT Tom Hartman. He will continue to clean up mess. Asked about possibly building a garage on it. I told him he can not just build garage but could build a garage with an efficiency apartment on top. Must have living space, bathroom, and kitchen.			
10/12/2016	Insulation	800	S.WASHINGTON ST., EVANS CITY, PA, 16033	366 SADDLEBROOK LANE		1666-R-100-22C		Passed		William Payne
10/12/2016	Electrical/Plumbing	364	SADDLEBROOK RD., GIBSONIA, PA, 15044	364 SADDLEBROOK LANE		1666-R-100-21A		Open		William Payne
10/12/2016	Fire/Safety Inspection	364	SADDLEBROOK RD., GIBSONIA, PA, 15044	364 SADDLEBROOK LANE		1666-R-100-21A		Passed		William Payne

West Deer Township
109 East Union Road
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From 10/01/2016 To 10/31/2016

Inspection Date	Inspection Type	Parcel Owner	Parcel Owner Mailing	Legal Address	Occupant	Parcel ID	Results	Status	Due Date	Inspector
10/12/2016	Electrical/Plumbing		800 S.WASHINGTON ST., EVAN CITY, PA, 16033	362 SADDLEBROOK		1666-R-100-21D		Passed	10/12/2016	William Payne
10/12/2016	Final		800 S.WASHINGTON ST., EVAN CITY, PA, 16033	362 SADDLEBROOK		1666-R-100-21D		Passed	10/12/2016	William Payne
10/12/2016	Footer		1426 PITTSBURGH RD., VALENCIA, PA, 16059	309 RIDGE VIEW CT.		1214-E-335		Open	10/12/2016	William Payne
10/13/2016	Complaint Follow Up		68 MICHAEL RD, CHESWICK, PA, 15024	68 MICHAEL RD		1218-B-221	Witnesses saw both dogs attack little dog.	Failed	10/13/2016	
10/13/2016	Complaint Follow-Up		4216 HAVENCREST DR, GIBSONIA, PA, 15044	4216 HAVENCREST DR		1507-M-371	All items are still there, they did decorate the entire home for Halloween though.	Failed		William Payne
10/13/2016	Final		364 SADDLEBROOK RD., GIBSONIA, PA, 15044	364 SADDLEBROOK LANE		1666-R-100-21A		Passed		William Payne
10/14/2016	Drywall		800 S.WASHINGTON ST., EVANS CITY, PA, 16033	366 SADDLEBROOK LANE		1666-R-100-22C		Passed		William Payne
10/17/2016	Final		4851 BAYFIELD RD, ALLISON PARK, PA, 15101	4851 BAYFIELD RD		1214-K-11	handrails installed and gates. will need to add self closer to gates. 10-19-16 self closing gate hardware is attached	Passed		William Payne
10/17/2016	Footer		3526 COUNTRYWOOD DR, ALLISON PARK, PA, 15101	3526 COUNTRYWOOD DR		1214-J-65	Cancelled due to problem with pool. Will call when pool problem is corrected.	Cancelled		William Payne
10/17/2016	Framing		4851 BAYFIELD RD, ALLISON PARK, PA, 15101	4851 BAYFIELD RD		1214-K-11	needs self latching/spring gates on both gates to pool area. 10-19-16 spring hinges are attached to gates.	Passed		William Payne
10/18/2016	Insulation		312 RIDGE VIEW CT., ALLISON PARK, PA, 15101	312 RIDGE VIEW CT.		1214-A-111		Passed		William Payne

West Deer Township
109 East Union Road
Cheswick, PA 15024

From 10/01/2016 To 10/31/2016

Inspection Date	Inspection Type	Parcel Owner	Parcel Owner Mailing	Legal/Address	Occupant	Parcel ID	Results	Status	Due Date	Inspector
10/18/2016	Footer		0 SADDLEBROOK LANE, GIBSONIA, PA, 15044	357 SADDLEBROOK LANE		1666-R-100-32D		Passed		William Payne
10/18/2016	Footer		0 SADDLEBROOK LANE, GIBSONIA, PA, 15044	361 SADDLEBROOK LANE		1666-R-100-32C		Passed		William Payne
10/18/2016	Footer		301 SADDLEBROOK LANE, GIBSONIA, PA, 15044	359 SADDLEBROOK LANE		1666-R-100-32A		Passed		William Payne
10/18/2016	Footer		0 SADDLEBROOK LN, GIBSONIA, PA, 15044	363 SADDLEBROOK LN		1666-R-100-32B		Passed		William Payne
10/18/2016	Fireblocking		312 RIDGE VIEW CT., ALLISON PARK, PA, 15101	312 RIDGE VIEW CT.		1214-A-111	Fire caulking needs added where stairs meet primary floor assembly	Passed		William Payne
10/19/2016	Fireblocking		1426 PITTSBURGH RD, VALENCIA, PA, 16059	314 Ridge View Ct.		1214-A-109		Passed		William Payne
10/19/2016	Insulation		1426 PITTSBURGH RD, VALENCIA, PA, 16059	314 Ridge View Ct.		1214-A-109		Passed		William Payne
10/20/2016	Complaint Follow Up		228 W. 7TH AVE, TARENTUM, PA, 15084	355 WILLOW WAY		2012-H-202	10-20-16 No progress has been made since 10-11-16. Contacted owner told him i wanted it all cleaned up by Monday. will follow up Mondays.	Failed		William Payne
10/20/2016	Electrical/Plumbing		364 SADDLEBROOK RD., GIBSONIA, PA, 15044	364 SADDLEBROOK LANE		1666-R-100-21A		Passed	10/20/2016	William Payne
10/21/2016	Footer		0 SADDLEBROOK LANE, GIBSONIA, PA, 15044	365 SADDLEBROOK LANE		1666-R-100-31D		Passed		William Payne
10/21/2016	Floodplain		0 SADDLEBROOK LANE, GIBSONIA, PA, 15044	365 SADDLEBROOK LANE		1666-R-100-31D		Passed		William Payne
10/21/2016	Footer		0 SADDLEBROOK LANE, GIBSONIA, PA, 15044	367 SADDLEBROOK LANE		1666-R-100-31A		Passed		William Payne
10/21/2016	Footer		0 SADDLEBROOK LANE, GIBSONIA, PA, 15044	369 SADDLEBROOK LANE		1666-R-100-31C		Passed		William Payne
10/21/2016	Floodplain		0 SADDLEBROOK LANE, GIBSONIA, PA, 15044	367 SADDLEBROOK LANE		1666-R-100-31A		Passed		William Payne

West Deer Township
109 East Union Road
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From 10/01/2016 To 10/31/2016

Inspection Date	Inspection Type	Parcel Owner	Parcel Owner Mailing	Legal Address	Occupant	Parcel ID	Results	Status	Due Date	Inspector
10/21/2016	Footer		312 SADDLEBROOK LANE, GIBSONIA, PA, 15044	371 SADDLEBROOK LANE		1666-R-100-31B		Passed		William Payne
10/21/2016	Floodplain		312 SADDLEBROOK LANE, GIBSONIA, PA, 15044	371 SADDLEBROOK LANE		1666-R-100-31B		Passed		William Payne
10/21/2016	Floodplain		0 SADDLEBROOK LANE, GIBSONIA, PA, 15044	369 SADDLEBROOK LANE		1666-R-100-31C		Passed		William Payne
10/24/2016	Insulation		177 TRUMP RD, CHESWICK, PA, 15024	177 TRUMP RD		1360-E-129		Passed		William Payne
10/24/2016	Complaint Follow Up		228 W. 7TH AVE, TARENTUM, PA, 15084	355 WILLOW WAY		2012-H-202	No progress has been made.	Failed	10/24/2016	William Payne
10/26/2016	Complaint Follow Up		4843 TREMONT DR, ALLISON PARK, PA, 15101	4843 TREMONT DR		1214-J-297	Left hang tag on door to divide bag into smaller bags. I talked to morrow and they said it was too heavy to lift. It was very heavy, i could not pick it up either.	Failed	10/26/2016	William Payne
10/27/2016	Complaint Follow Up		1040 MUELLER ST, GIBSONIA, PA, 15044	1040 MUELLER ST		1669-J-332	Owner has passed away and wife can not bring herself to get rid of truck. Says it is comforting to her and her daughter when they see it. Asked her to write a letter or email stating that and i would grant a 90 day extension to allow more grieving time.	Failed	10/27/2016	William Payne
10/27/2016	Complaint Follow Up		23 ANNA DALE DR, GIBSONIA, PA, 15044	23 ANNA DALE DR		1670-A-058	left hangtag on door and Lou called me next day. He needs to replace transmission in mini van and will do shortly and will re-haul dodge truck.	Failed	10/27/2016	William Payne

West Deer Township
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Cheswick, PA 15024

From 10/01/2016 To 10/31/2016

Inspection Date	Inspection Type	Parcel Owner	Parcel Owner Mailing	Legal Address	Occupant	Parcel ID	Results	Status	Due Date	Inspector
10/27/2016	Complaint Follow Up		3530 WOODLAKE DR, ALLISON PARK, PA, 15101	3530 WOODLAKE DR		1214-N-266	Will find a place for the trucks. Has a very very large garage. He does custom body work and fixes cars for a living. Will call me to let me know his action plan. Officer Gizienski, see attached PD report	Failed	10/27/2016	William Payne
10/27/2016	Complaint Follow Up		9 BAIRD FORD PARK RD, GIBSONIA, PA, 15044	9 BAIRD FORD PARK RD		1669-G-119	Mr. Albreth periodically removes truck from his garage to clean it out. He is aware it can not be out for more than 14 days and calls me when he takes it out and lets me know when he puts it back in.	Failed	10/27/2016	William Payne
10/27/2016	Complaint Follow Up		508 RTE 908 EXT, TARENTUM, PA, 15084	508 State Route 908 Ext.		1672-K-67	Posted property with Notice of Unfit of Human Habitation.	Failed	10/27/2016	William Payne
10/28/2016	Fire/Safety Inspection		1370 WASHINGTON PIKE, BRIDGEVILLE, PA, 15017	887 ASHLEY RD.		1510-D-4		Passed	10/28/2016	William Payne
10/28/2016	Electrical/Plumbing		1370 WASHINGTON PIKE, BRIDGEVILLE, PA, 15017	887 ASHLEY RD.		1510-D-4		Open		William Payne
10/28/2016	Drywall		322 RIDGE VIEW CT., GIBSONIA, PA, 15044	322 RIDGE VIEW CT.		1214-A-103		Passed		William Payne
10/28/2016	Drywall		312 RIDGE VIEW CT., ALLISON PARK, PA, 15101	312 RIDGE VIEW CT.		1214-A-111		Passed		William Payne
10/31/2016	Complaint Follow Up		228 W. 7TH AVE, TARENTUM, PA, 15084	355 WILLOW WAY		2012-H-202	No progress made	Failed	11/1/2016	William Payne

**West Deer Township
109 East Union Road
Cheswick, PA 15024**

From 10/01/2016 To 10/31/2016

Count by Type

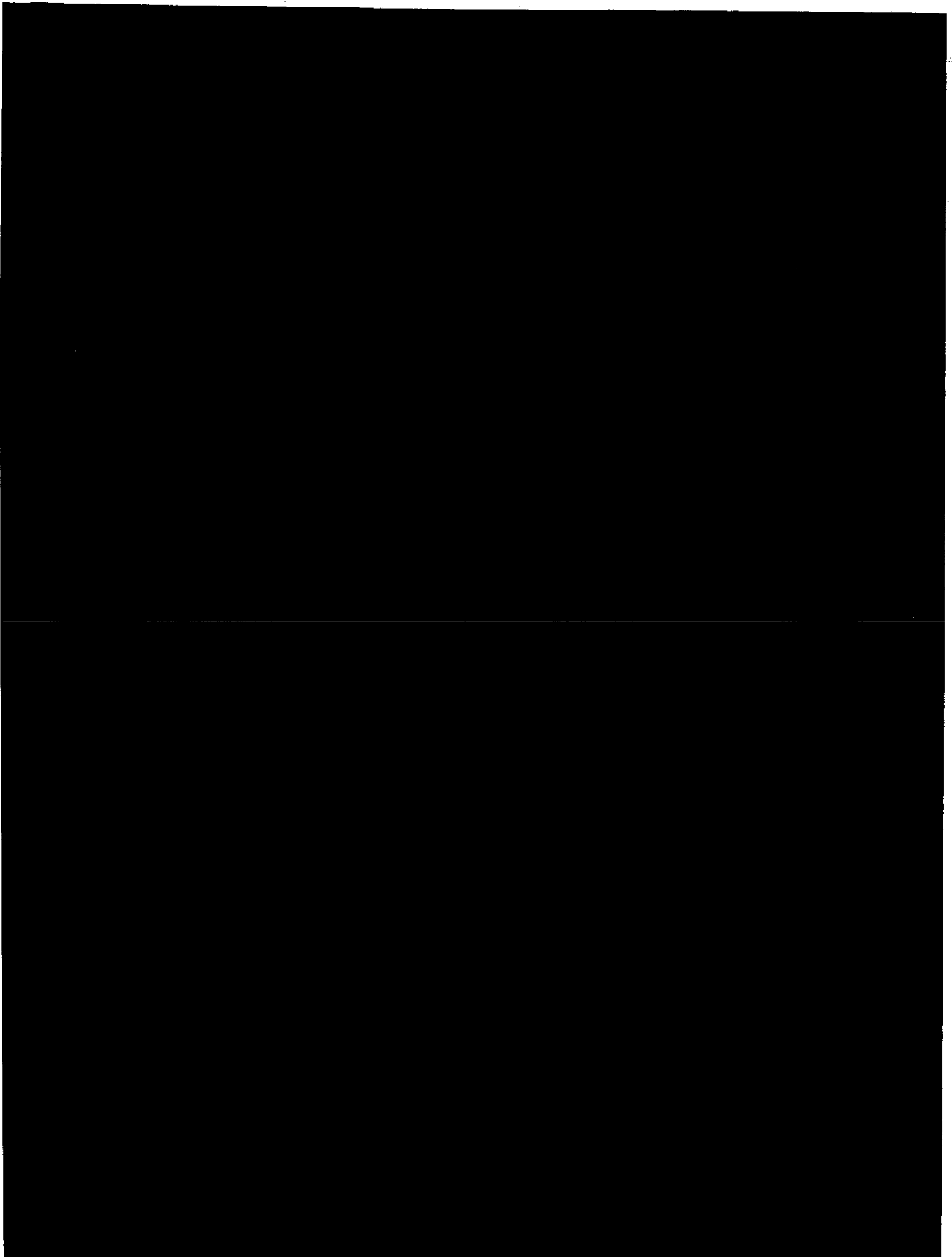
Type	Count
Fire/Safety Inspection	3
Complaint Follow Up	11
Complaint Follow-Up	2
Drywall	7
Electrical/Plumbing	6
Final	3
Fireblocking	4
Floodplain	4
Footer	15
Framing	6
Insulation	6
Total:	67

West Deer Township
109 East Union Road
Cheswick, PA 15024

From 10/01/2016 To 10/31/2016

Count by Status

Status	Count
Cancelled	1
Failed	13
Open	8
Passed	45
Total	67



REPORT FROM THE PARKS & RECREATION BOARD

MRS. JORDAN.....

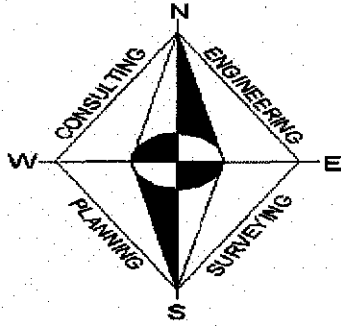
11

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

**OCTOBER 2016 ENGINEER'S REPORT
WEST DEER TOWNSHIP**
Prepared November 8, 2016

VIA EMAIL

1. MEETING ATTENDANCE

Shoup Engineering attended and participated in the following meeting:

- Board of Supervisors Meeting - October 19, 2016

2. DEVELOPMENTS/PROJECTS

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

- Nike Site Earthwork - Bid Documents, Specifications and Plans were prepared for this project. The project will use GEDF Grant Funds. Bids for this project were opened on September 29, 2016. JH Excavating commenced on this project on November 2, 2016 and the project will soon be completed.

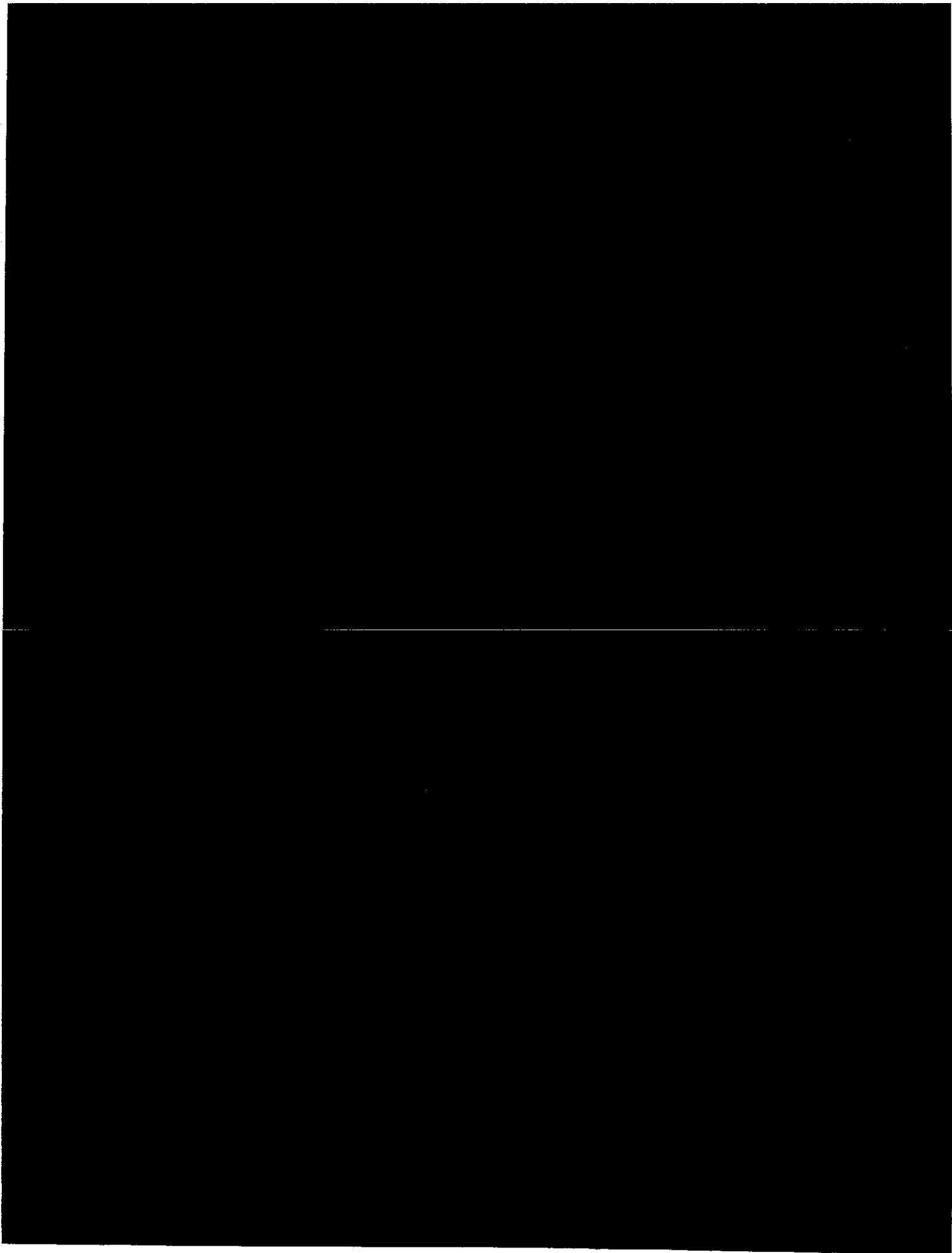
Development/Subdivision Reviews: The following subdivision and land development plan projects had been reviewed, and review letters were issued to the Township as noted:

- McIntyre Heights PRD - A review of this preliminary PRD Plan was performed and a review letter was issued to the Township on September 22, 2016.
- Pawloski Plan - A review of this lot line revision plan was performed and a review letter was issued to the Township on November 7, 2016.

Respectfully Submitted,

SHOUP ENGINEERING, INC.

Scott A. Shoup, P.E.
Township Engineer



CDBG GRANT APPLICATION – RESOLUTION NO. 2016-15
2017 NIKE SITE HANDICAP RAMP PROJECT

THE TOWNSHIP IS FILING AN APPLICATION FOR CDBG FUNDING FOR THE 2017 NIKE SITE HANDICAP RAMP PROJECT.

RESOLUTION ATTACHED.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO ADOPT RESOLUTION NO. 2016-15 WHICH AUTHORIZES THE TOWNSHIP TO FILE AN APPLICATION FOR CDBG FUNDING FOR THE 2017 NIKE SITE HANDICAP RAMP PROJECT IN THE AMOUNT OF \$20,500.00.

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

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RESOLUTION NO. 2016-15

**ATTACHMENT A
CONCURRING RESOLUTION**

The purpose of the Resolution form is to have on record a statement confirming that the applicant has formally requested CDBG funds, has designated an official to perform the required duties between the applicant and Allegheny County Economic Development and has assured, where applicable, the provision of local matching funds. In addition, the applicant will comply with all other provisions of the CDBG application.

Resolution of the Township of West Deer authorizing
Name of Operating Agency/Municipality
the filing of an application for CDBG funds with Allegheny County Economic Development.

WHEREAS, the Township of West Deer is
desirous of obtaining funds from Allegheny County Economic Development in the amount of \$20,500.00
under the Federal Housing and Community Development Act of 1970, as amended. *(CDBG Funds)*

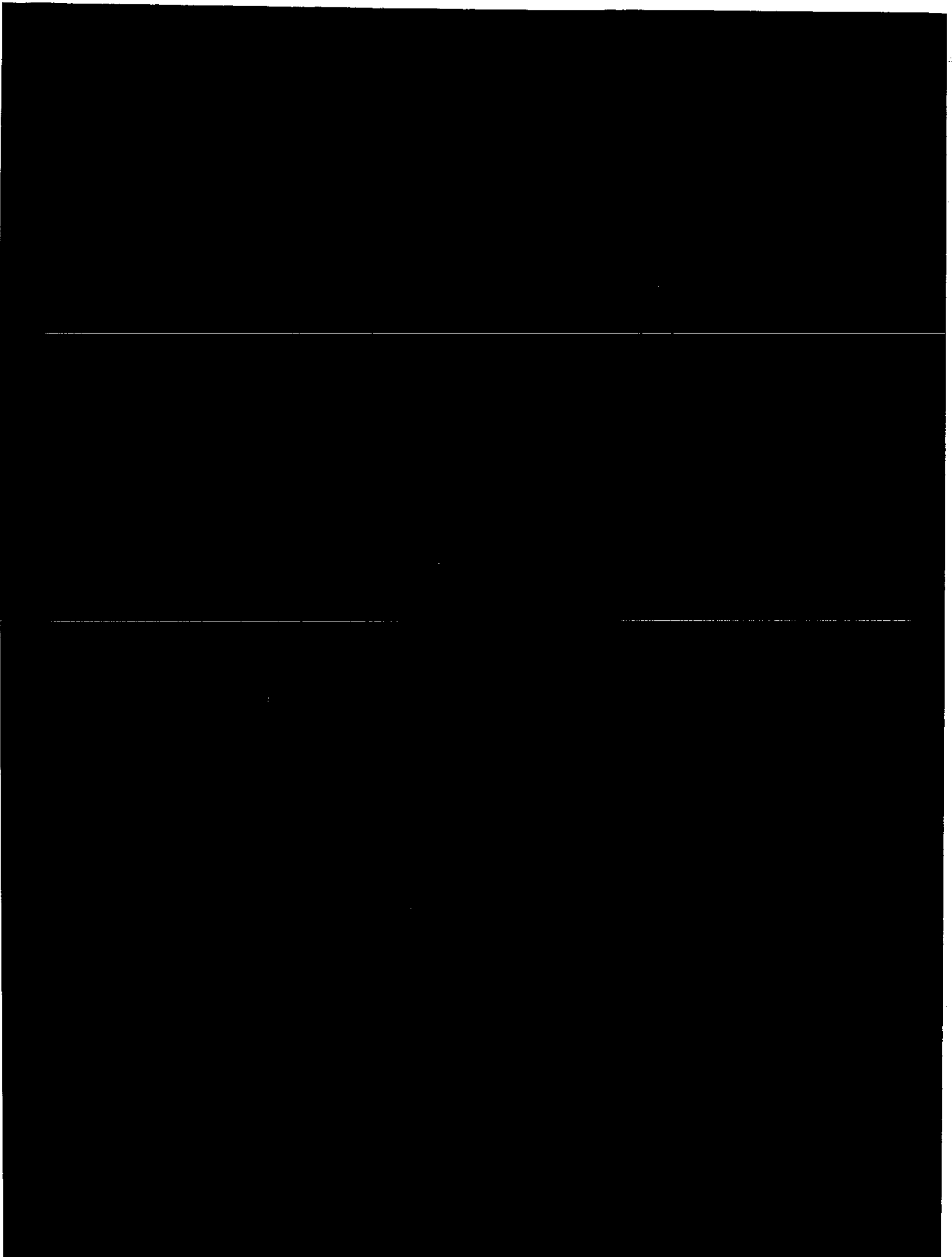
NOW, THEREFORE, BE IT RESOLVED, that the Township of West Deer
does hereby formally request CDBG funds from Allegheny County Economic Development.

BE IT FURTHER RESOLVED, that the Township of West Deer does hereby
designate Wayne Roller as the official to file all applications, documents, and forms between
(Authorized Official)
the Township of West Deer and Allegheny County Economic Development.

BE IT FURTHER RESOLVED, that the Township of West Deer
will assure, where applicable, the provision of the full local share of the project costs.

BE IT FURTHER RESOLVED, that the Township of West Deer
will assure, that the project will be awarded or under construction within 180 days after contractual execution.

Adopted this 16th day of November, 2016, by the Board of Supervisors of West Deer Twp
Operating Agency/Municipality
Township Manager
Signature (Must *not* be same as Authorized Official) Title



CDBG GRANT APPLICATION – RESOLUTION NO. 2016-16
2017 COMMUNITY DEMOLITION PROJECT

THE TOWNSHIP IS FILING AN APPLICATION FOR CDBG FUNDING FOR THE 2017 COMMUNITY DEMOLITION PROJECT.

RESOLUTION ATTACHED.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO ADOPT RESOLUTION NO. 2016-16 WHICH AUTHORIZES THE TOWNSHIP TO FILE A N APPLICATION FOR CDBG FUNDING FOR THE 2017 COMMUNITY DEMOLITION PROJECT IN THE AMOUNT OF \$20,000.00.

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

14

RESOLUTION NO. 2016-16

**ATTACHMENT A
CONCURRING RESOLUTION**

The purpose of the Resolution form is to have on record a statement confirming that the applicant has formally requested CDBG funds, has designated an official to perform the required duties between the applicant and Allegheny County Economic Development and has assured, where applicable, the provision of local matching funds. In addition, the applicant will comply with all other provisions of the CDBG application.

Resolution of the Township of West Deer authorizing
Name of Operating Agency/Municipality
the filing of an application for CDBG funds with Allegheny County Economic Development.

WHEREAS, the Township of West Deer is
desirous of obtaining funds from Allegheny County Economic Development in the amount of \$20,000.00
under the Federal Housing and Community Development Act of 1970, as amended. (CDBG Funds)

NOW, THEREFORE, BE IT RESOLVED, that the Township of West Deer
does hereby formally request CDBG funds from Allegheny County Economic Development.

BE IT FURTHER RESOLVED, that the Township of West Deer does hereby
designate Wayne Roller as the official to file all applications, documents, and forms between
(Authorized Official)
the Township of West Deer and Allegheny County Economic Development.

BE IT FURTHER RESOLVED, that the Township of West Deer
will assure, where applicable, the provision of the full local share of the project costs.

BE IT FURTHER RESOLVED, that the Township of West Deer
will assure, that the project will be awarded or under construction within 180 days after contractual execution.

Adopted this 16th day of November, 2016, by the Board of Supervisors of West Deer Twp
Operating Agency/Municipality
Township Manager
Signature (Must *not* be same as Authorized Official) Title



CDBG GRANT APPLICATION – RESOLUTION NO. 2016-17
DEMOLITION/BLIGHTED PROPERTY

AS PREVIOUS STATED – THE TOWNSHIP CAN FILE AN APPLICATION FOR CDBG FUNDING FOR VARIOUS DEMOLITIONS IN THE TOWNSHIP. THE COUNTY AND FEDERAL GOVERNMENTS REQUIRE A SLUM/BLIGHT RESOLUTION.

RESOLUTION ATTACHED.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO ADOPT RESOLUTION NO. 2016-17 WHICH DECLARES THE STRUCTURES TO BE DEMOLISHED AS BLIGHTED PROPERTY AS DEFINED BY THE URBAN REDEVELOPMENT LAW.

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

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ATTACHMENT E

DEMOLITION
SLUMS AND BLIGHT RESOLUTION

Resolution by the Board of Supervisors of
West Deer Township;

WHEREAS, there are several vacant and dilapidated structures located within the
Municipality of West Deer Township;

AND

WHEREAS, such structures constitute a health and safety hazard to our residents;

AND

WHEREAS, such structures identified for demolition will undergo condemnation
proceedings outlined within local ordinances and are in declaration of the property as a public
nuisance and as being in a hazardous or dangerous condition;

AND

WHEREAS, Allegheny County Economic Development, through the Community
Development Block Grant Program, has funds available for the removal of such structures;

AND

WHEREAS, the Municipality of West Deer Township is desirous of obtaining
such funds.

BE IT THEREFORE RESOLVED, this 16th day of November, 2016, that the
Municipality of West Deer Township determines and declares that such
structures individually and collectively constitute blighted property in the municipality as
defined by the Urban Redevelopment Law (1945, May 24, P.L. 991; 1978, June 23, P.L.
556, No. 94; as amended, 1988, March 30, P.L. 304, No. 39).

CHOOSE APPLICABLE CONDITION (S) FOR DEMOLITION:

Because of physical condition or use, such Structure is regarded as a public nuisance at common law or has been declared a public nuisance in accordance with local housing, building, plumbing, fire and related codes.

Such Structure, because of physical condition, use or occupancy, is considered an attractive nuisance to children (including but not limited to abandoned wells, shafts, basements, excavations, and unsafe fences or structures).

Such Structure, because it is dilapidated, unsanitary, unsafe, vermin-infested or lacking in the facilities and equipment required by the housing code of the Municipality, has been designated by the department responsible for enforcement of the code as unfit for human habitation.

Such Structure is a fire hazard, or otherwise dangerous to the safety of persons or property.

Utilities, plumbing, heating, sewerage or other facilities have been disconnected, destroyed, removed, or rendered ineffective from such Structure, so that the Structure is unfit for its intended use.

Such Structure is unoccupied and has been tax delinquent for a period of more than two years.

Such Structure is vacant (but not tax delinquent), and has not been rehabilitated within one year of receipt of notice to rehabilitate from the appropriate code enforcement agency.

ATTEST:

Clerk or Secretary

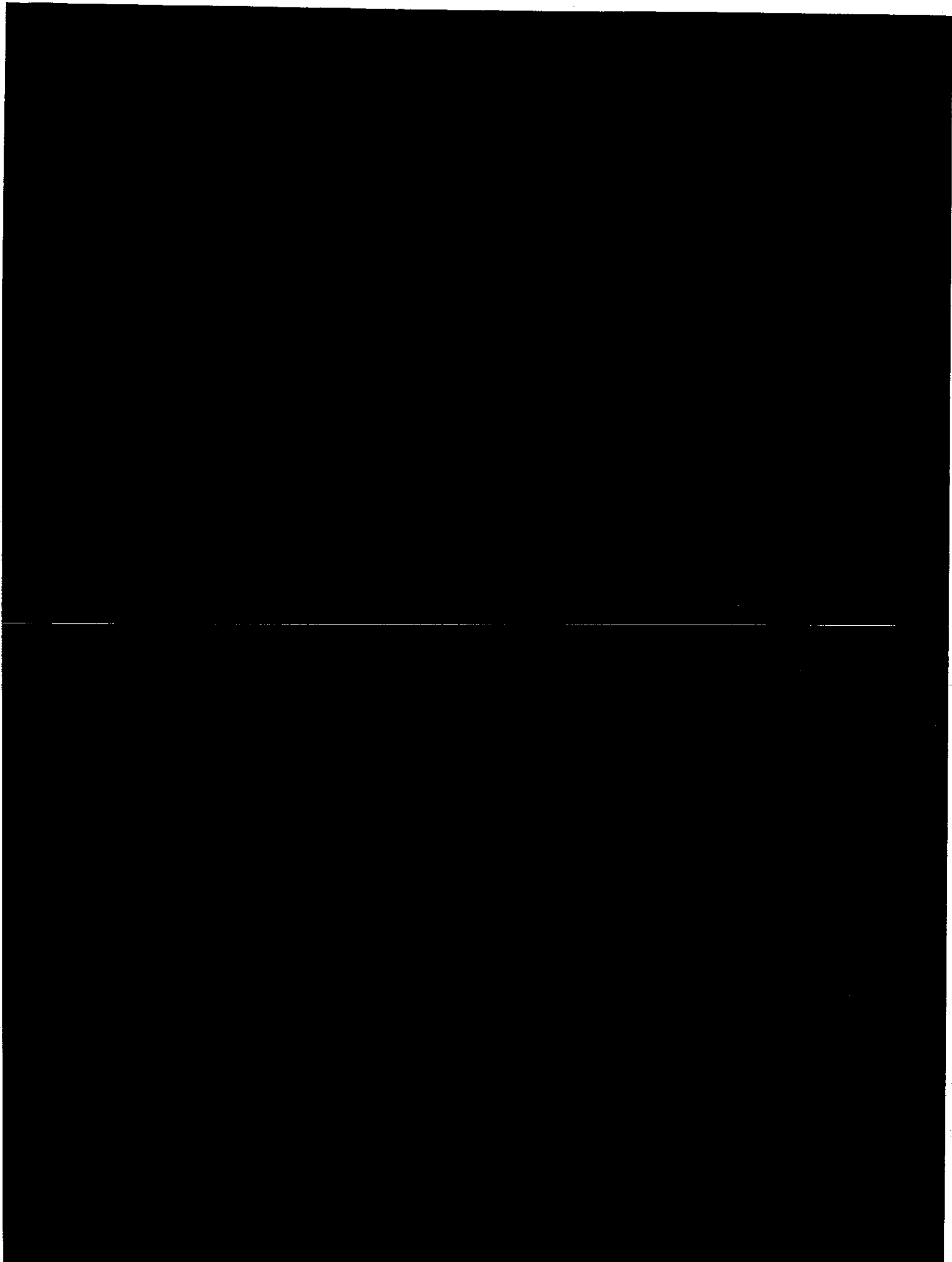
Daniel Mator

Print Name

Council President or Chair/Commissioners

Jeffrey Fleming

Print Name



AUTHORIZE ADVERTISEMENT/PART TIME POLICE OFFICER(S)

ATTACHED IS A MEMO FROM THE CHIEF OF POLICE REQUESTING THE BOARD ADVERTISE FOR THE POSITION OF A PART TIME POLICE OFFICER(S).

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE THE ADVERTISEMENT FOR THE POSITION OF A PART TIME POLICE OFFICER(S).

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE THE ADVERTISEMENT FOR A PART TIME POLICE OFFICER(S).

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

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West Deer Twp. Police

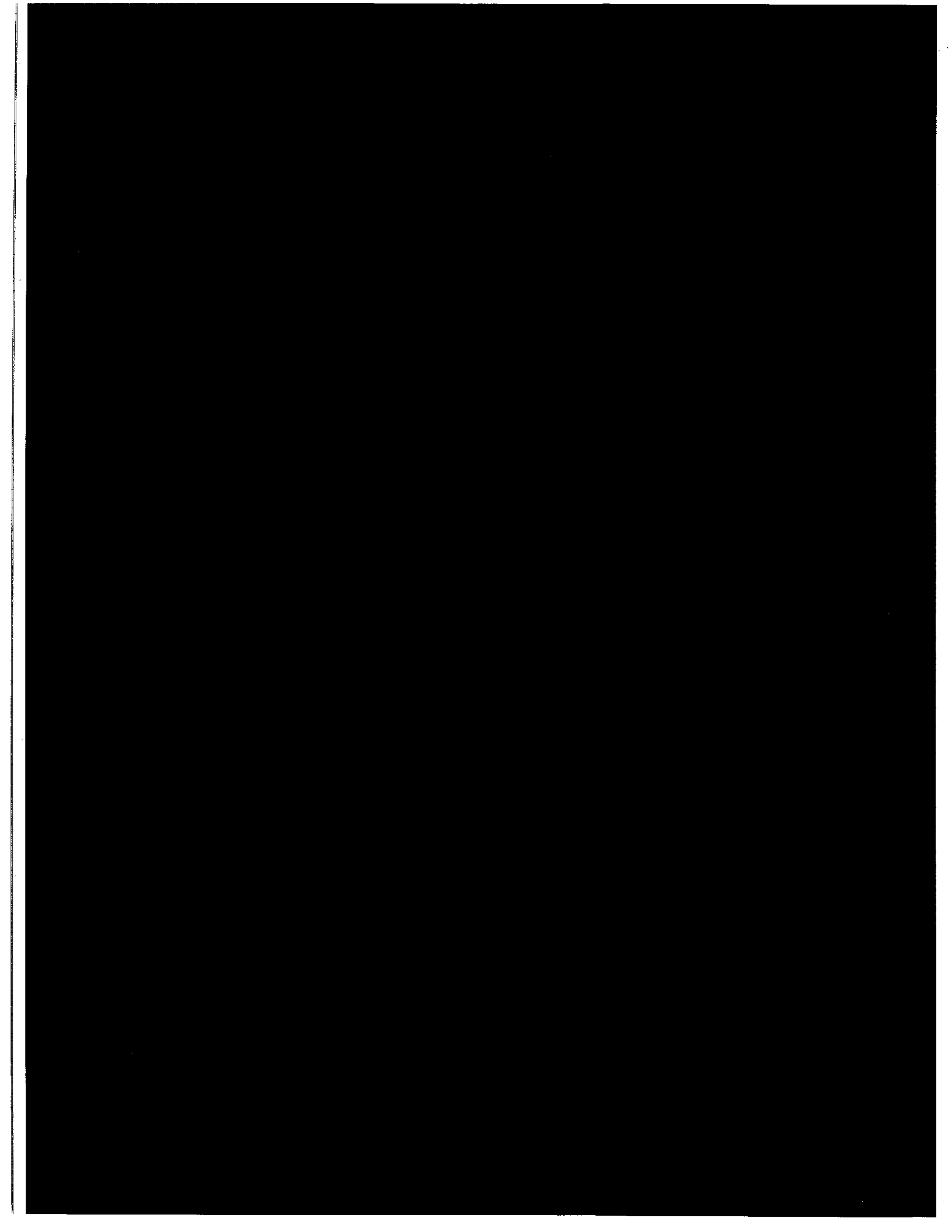
MEMO

To: Daniel Mator, Township Manager
From: Jonathan D. Lape, Chief of Police
Subject: Advertising for Part Time Officer(s)
Date: November 8, 2016

Mr. Mator,

With the recent retirement of Sergeant Huffman, there are some changes that will be occurring in the upcoming future. Our plan is to hire a full time officer from the current group of Part Time Officers that are employed with us. This will be done in mid-February. We will start the process in January to promote a Full Time Officer to the position of Sergeant. The process will take approximately 4 months and the promotion will take place in May.

With the above changes taking place I am asking the Board of Supervisors for permission to advertise for the position of Part Time Officer(s). There is also a possibility that we may lose additional part time officers to other departments for full time positions. We currently have six Part Time Officers and recently one was hired full time with Butler County Sherriff's office and is only available on weekends.



AUTHORIZE ADVERTISEMENT: ACCEPTANCE OF CRYSTAL SPRINGS COURT

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

THE FINAL PAVING FOR CRYSTAL SPRINGS COURT WAS COMPLETED AND ALL OF THE UNITS ARE CONSTRUCTED ON CRYSTAL SPRINGS COURT, THEREFORE, THE TOWNSHIP CAN ACCEPT CRYSTAL SPRINGS COURT.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE THE ADVERTISEMENT OF THE ORDINANCE ACCEPTING CRYSTAL SPRINGS COURT. THE BOARD WILL CONSIDER ADOPTION OF THE ORDINANCE AT THEIR DECEMBER 21, 2016 MEETING.

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

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OFFICIAL

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

ORDINANCE NO.

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, ADOPTING THE FOLLOWING STREET IN THE WHISPERING PINES PLAN: CRYSTAL SPRINGS COURT; 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, Glasso Development Company, LP is the owner of a certain tract of land situated in West Deer Township, Allegheny County, Pennsylvania, which has been subdivided into the Whispering Pines subdivision, with frontage along a certain public right-of-way known as McIntyre Road; and

WHEREAS, Glasso Development Company, LP desires to dedicate to West Deer Township for public use and enjoyment one certain right-of-way within the Whispering Pines subdivision plan: Crystal Springs Court; 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 Crystal Springs Court within the Whispering Pines subdivision plan 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

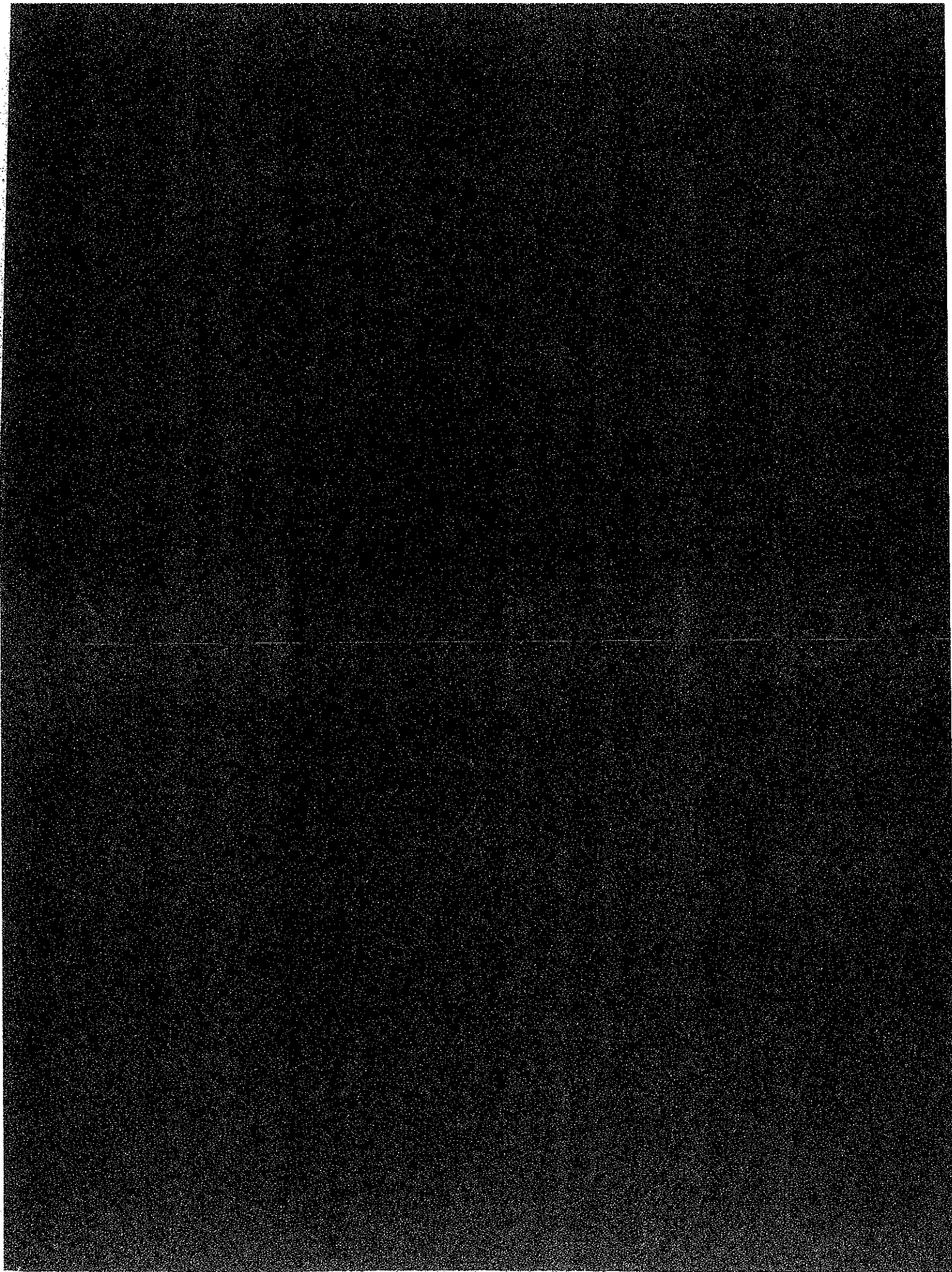
Joyce A. Romig

Gerry Vaerewyck

WITNESS my hand and the seal of the Township on this ___ day of _____ 2016.

[SEAL]

By: _____
Daniel Mator
Township Manager



PUBLIC WORKS GARAGE

TWO BIDS WERE RECEIVED FOR THE GUTTERS & DOWNSPOUTS AT THE PUBLIC WORKS GARAGE:

- 1) AMERICAN BUILDING PRODUCTS.....\$3,200.00
- 2) JT MOWRY.....\$4,288.00

MR. FLORENTINE.....

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AWARD THE CONTRACT FOR THE GUTTERS AND DOWNSPOUTS AT THE PUBLIC WORKS GARAGE TO AMERICAN BUILDING PRODUCTS IN THE AMOUNT OF \$3,200.00.

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

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- 1. ACCEPTANCE.** This agreement is expressly limited to and made conditional upon your acceptance of its terms and conditions. Any of your terms and conditions which are in addition to or different from those contained herein which are not separately agreed to in writing (except additional provisions specifying quantity, description of the products or work ordered and shipping instructions) are deemed material and are hereby objected to and rejected. You waive your objection to any terms and conditions contained herein if Company does not receive written notice of your objection within ten business days of the date of this agreement. You will in any event be deemed to have assented to all terms and conditions contained herein if any part of the products or work described herein are provided or performed. Please note particularly the Limited Warranty, Limitation of Remedies and Limitations on Actions and Liability provisions set forth below. You acknowledge that the prices stated are based on the enforceability of these terms and conditions, and on the Limited Warranty, Limitation of Remedies and Limitation of Actions and Liability provisions below, that the price would be substantially higher if Company could not limit its liability as herein provided, and that you accept these provisions in exchange for such lower prices.
- 2. LIMITED WARRANTY.** All work performed by Company is warranted to be free from defects in material and workmanship for one year from the date of completion of the installation subject to the terms below. Company makes no warranties regarding products sold but assigns to you any manufacturer warranties relating to the products. **THIS EXPRESS WARRANTY IS IN LIEU OF AND EXCLUDES ALL OTHER WARRANTIES, WHETHER EXPRESSED, IMPLIED OR STATUTORY, INCLUDING IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.** This limited warranty does not cover damages relating to (a) accident, misuse, abuse, neglect, or normal wear and tear; (b) failure to use or maintain the product in accordance with manufacturer's instructions; and (c) alteration, repair or attempted repair by anyone other than Company or its authorized representative. You shall be solely responsible for the correctness of the plans and specifications and shall release and hold harmless Company from any damages resulting from improper, inadequate or vague information supplied by you. Company does not take on any obligation to inspect or evaluate the work of other parties in any manner or aspect. This warranty is not transferable.
- 3. INSURANCE.** Company shall maintain workers' compensation (employer liability), as required by law, and \$1,000,000 in general liability insurance while performing the work. Company reserves the right to be self insured to the extent allowed by applicable law. Company does not agree to name any other persons or entities as additional insureds.
- 4. LIMITATION OF REMEDIES.** Your sole and exclusive remedy against Company for any and all claims for damages arising out of or alleged to have arisen out of the Work will be limited to the repair or replacement by Company, at Company's option, of any nonconforming work or to the issuance of a credit for such nonconforming work in accordance with these terms and conditions provided Company is given a reasonable opportunity to inspect the work and confirm such nonconformity. This exclusive remedy shall not be deemed to have failed of its essential purpose so long as Company is willing and able to repair or replace the nonconforming work and, in any event, Company's maximum liability for any damages shall be limited to the total amount paid to Company for the Work under this agreement. This Limitation of Remedies clause shall apply to the parties to this agreement as well as to the current owner(s) of the project and its/their respective successors and assigns. If you receive a claim for damages by any owner arising out of or alleged to have arisen out of the Work, you agree to give written notice to Company of the claim and provide Company an opportunity to inspect the alleged damages within 30 days after Company's receipt of the notice. If you fail to give the required notice and/or fail to allow Company an opportunity to inspect the alleged damages within 30 days, you hereby waive any and all rights for damages and/or correction of work against Company. This Limitations of Remedies may be plead as a complete bar to any action in violation of this clause.
- 5. LIMITATIONS ON ACTIONS AND LIABILITY.** All claims and/or lawsuits including but not limited to claims or lawsuits for indemnity and/or contribution against Company arising under this agreement must be made within 13 months from the date of completion of the installation. **COMPANY WILL NOT BE LIABLE DAMAGE OR INJURY RESULTING FROM DELAY IN DELIVERY OF THE PRODUCTS OR FOR ANY FAILURE TO PERFORM THAT IS DUE TO CIRCUMSTANCES BEYOND ITS CONTROL. CONTRACTOR DISCLAIMS ALL LIABILITY FOR ANY AND ALL DAMAGE WHICH MIGHT BE SUSTAINED BY ANY PERSON WHO MAY BE ALLERGIC TO OR AFFECTED BY THE EMANATION OF PARTICLES FROM CERTAIN TYPES OF INSULATION. THE MAXIMUM LIABILITY, IF ANY, OF CONTRACTOR FOR ALL DAMAGES, INCLUDING WITHOUT LIMITATION CONTRACT DAMAGES AND DAMAGES FOR INJURIES TO PERSONS OR PROPERTY, WHETHER ARISING FROM CONTRACTOR'S BREACH OF THIS AGREEMENT, BREACH OF WARRANTY, NEGLIGENCE, STRICT LIABILITY OR OTHER TORT WITH RESPECT TO THE PRODUCTS, OR ANY SERVICES IN CONNECTION WITH THE PRODUCTS, IS LIMITED TO AN AMOUNT NOT TO EXCEED THE CONTRACT PRICE, IN NO EVENT SHALL CONTRACTOR BE LIABLE FOR ANY INCIDENTAL, CONSEQUENTIAL, LIQUIDATED, OR SPECIAL DAMAGES, INCLUDING WITHOUT LIMITATION, LOST REVENUES AND PROFITS, ATTORNEYS FEES AND/OR COSTS EVEN IF IT HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. THE RIGHT TO RECOVER DAMAGES WITHIN THE LIMITATIONS SPECIFIED IS YOUR EXCLUSIVE REMEDY IN THE EVENT THAT ANY OTHER CONTRACTUAL REMEDY FAILS OF ITS ESSENTIAL PURPOSE.**
- 6. PRICES, TERMS AND SHIPMENT.** No cash discounts, back charges, set offs or counterclaims are allowed unless specified by Company. In addition to the prices specified, you agree to pay any federal, state or local excise, use, occupational, or similar tax now in force or to be enacted in the future, assessed against Company or you by reason of this transaction. No retention is permitted unless Company agrees otherwise in writing. Any past due payment will be, at Company's option, subject to interest at 1.5% per month (18% per annum) to the extent permitted by law. You agree to receive (or permit Company to receive) near the work site, any materials needed to complete the Work. You agree to protect such materials from damage or loss and provide Company, free of charge, with reasonable use of light, heat, water, power, storage space and use of available elevators and hoists as needed. Title to all materials under this agreement shall not transfer to you until Company receives payment in full. Company may charge you a fee and its actual expenses if the job site is not ready for work on the date you specify.
- 7. FORCE MAJEURE.** Company shall not be liable for any delay, failures, or default in performance of this agreement or otherwise, in whole or in part, caused by the occurrence of any contingency beyond the control either of Company or of suppliers to the Company. Such contingencies include but are not limited to failure or delay in transportation, acts of any government or any agency or subdivision thereof, judicial action, labor disputes, fire, accident, acts of nature, severe weather, product allocation or shortages, labor shortages, fuel shortages, raw material shortages, machinery or technical failure, or work that cannot be completed because of another contractor covering the pertinent portion of the building. If any contingency occurs, Company may allocate production, deliveries, and performance of work among its customers or substitute substantially similar materials, in its sole discretion, without liability for doing so.
- 8. CONFIDENTIALITY.** If you visit Company's premises or you otherwise receive any proprietary or confidential information from Company, you shall retain such information as confidential and not use or disclose it to any third party without Company's written consent.
- 9. CREDIT APPROVAL.** Shipment and delivery of goods and performance of work shall at all times be subject to the approval of Company's credit department and Company may at any time decline to make any shipment or delivery or perform any work except upon receipt of payment or upon terms and conditions or security satisfactory to Company. By signing this agreement, you authorize Company to check your credit and references.
- 10. CANCELLATION.** This agreement, or any part of it, may only be cancelled with Company's written approval. In the event of cancellation of this agreement, or any part hereof, you shall pay: (a) the contract price of all completed items; (b) that portion of the contract price that is equal to the degree of completion of products or work in process, effective on the date Company receives notice of cancellation; (c) the cost of any materials and supplies which Company shall have purchased to perform and which cannot be readily resold or used for other or similar purposes; (d) a restocking fee; and (e) any expenses incurred by Company (including legal fees and judgments) as a result of the cancellation of subcontracts or purchases related to this agreement.
- 11. DEFAULT.** You may terminate this agreement for Company's default, wholly or in part, by giving Company written notice of termination as follows. You may give a written notice of termination only if Company has received a written notice from you specifying such default, the default is not excusable under any provision hereof, and the default has not been remedied within thirty (30) days (or such longer period as may be reasonable under the circumstances) after Company's receipt of the notice of default. Delivery of nonconforming products or work by Company shall give you the rights set forth in paragraph 4 hereof but shall not be deemed a default for purposes of termination. In the event of termination for default, you shall be relieved of the obligation to pay for work not performed by Company prior to the effective date of such termination. A default on Company's part shall not subject Company to liability, through payment by Company, set off or otherwise, for any other damages, whether direct, consequential or incidental, and whether sought under theories of contract or tort. You may not assign this agreement or any claim against Company relating to this agreement.
- 12. ASSIGNMENT.** You may not assign this agreement or any claim against Company relating to this agreement.
- 13. GOVERNING LAW.** This agreement shall be construed, interpreted and the rights of the parties determined in accordance with the laws of the State of Company's address first listed on the front of this agreement.
- 14. DISPUTES AND MANDATORY MEDIATION.** In the event that a dispute arises over the reasonableness of or entitlement to fees charged by Company, the prevailing party will be entitled to reasonable attorney's fees and costs. In all other disputes of any nature, each party shall pay its own fees and costs. Except as required to protect confidential information and to obtain preliminary injunctive relief to prevent irreparable harm, you and the contractor agree that prior to the initiation of any legal action the parties will engage in facilitative mediation of any and all disputes in any way related to this agreement. If the parties cannot agree upon a facilitative mediator within 30 days of when the dispute arose, one will be selected pursuant to the Commercial Mediation Rules of the American Arbitration Association. Each party will share equally the fees of the facilitative mediator and costs of the mediation.
- 15. INSULATION DOES NOT PREVENT FROZEN PIPES.** Insulating around water lines in an unconditioned or semi-conditioned area will not prevent pipes from freezing or accumulating condensation. To decrease the possibility of frozen pipes, locate any water pipes within a conditioned area, such as internal walls rather than external walls. If you do not locate the pipes within an internal wall, you hold Company harmless and release Company from any claims relating to frozen or burst pipes.
- 16. SEVERABILITY.** If any provision on this agreement is not enforceable, that provision shall be effective only to the extent permitted by law and all other provisions of this agreement shall remain.
- 17. ENTIRE AGREEMENT.** This instrument contains the entire agreement of the parties relating to the subject matter hereof and may only be waived, changed, modified, extended or discharged orally by a writing signed by the party against whom enforcement of any such waiver, change, modification, extension or discharge is sought. The terms and conditions of this agreement supersede any agreement to which it is attached.
- 18. INDEMNITY.** Each of the parties to this agreement agrees to defend and indemnify one another from any and all claims, actions and/or lawsuits caused by the party's negligent acts or omissions. This indemnity clause and the obligations created herein shall control and take priority over any contrary indemnity agreement entered into prior to this agreement. Furthermore, this indemnity clause and the obligations created herein shall control and take priority over any contrary indemnity agreement entered into subsequent to this agreement unless the subsequent agreement specifically refers to this indemnity clause and declares it null and void.

Subject: Fwd: Gutter and downspout on Township Building

Date: Wednesday, October 19, 2016 at 7:43:50 AM Eastern Daylight Time

From: Rick Florentine

To: dmator@westdeertownship.com

----- Forwarded message -----

From: "JT Mowry" <jjseamlessgutter@gmail.com>

Date: Oct 18, 2016 2:17 PM

Subject: Gutter and downspout on Township Building

To: <rfl01262@gmail.com>

Cc:

Hello Rick

Installation of new 6" aluminum seamless gutter and 3"x4" aluminum downspout on your 180' Township building front and back with 7 downspouts. Total installed for \$4,288.

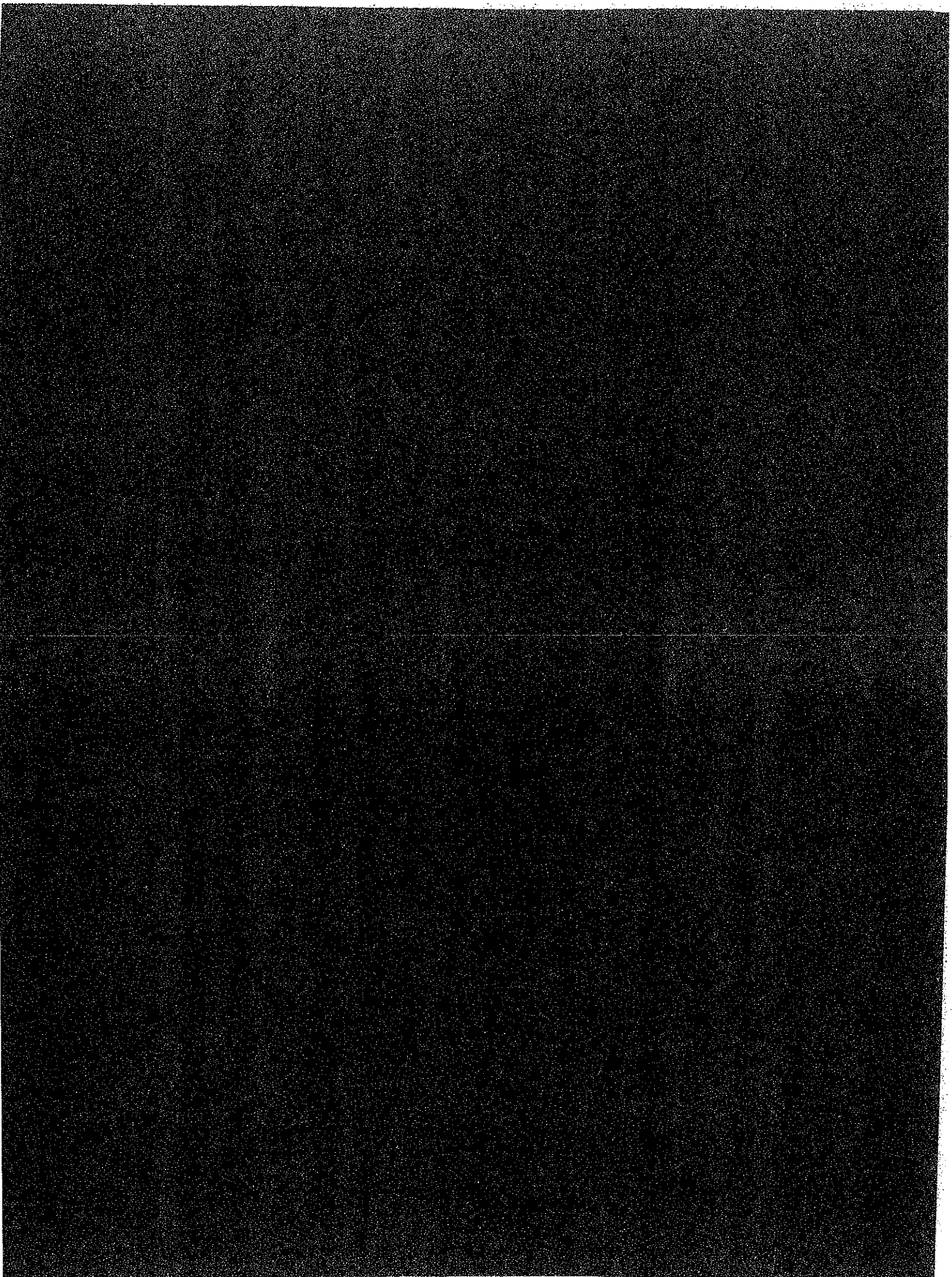
If you have any questions call me.

Thanks

Craig

814-494-4662

Sent from my iPhone



DEMOLITION PROJECT

THE BOARD TABLED THE 2016 DEMOLITION PROJECT AT THEIR LAST MEETING.

MR. PAYNE REQUESTED TO ADVERTISE FOR BIDDING.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO REJECT THE BID RECEIVED AND AUTHORIZE THE ADVERTISEMENT FOR THE 2016 DEMOLITION PROJECT.

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

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Priority # 1

13 Crest Street, Russellton Pa 15076



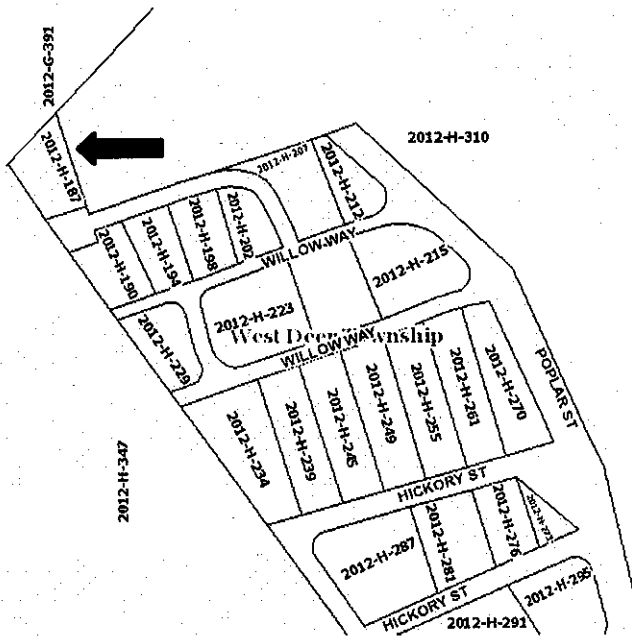
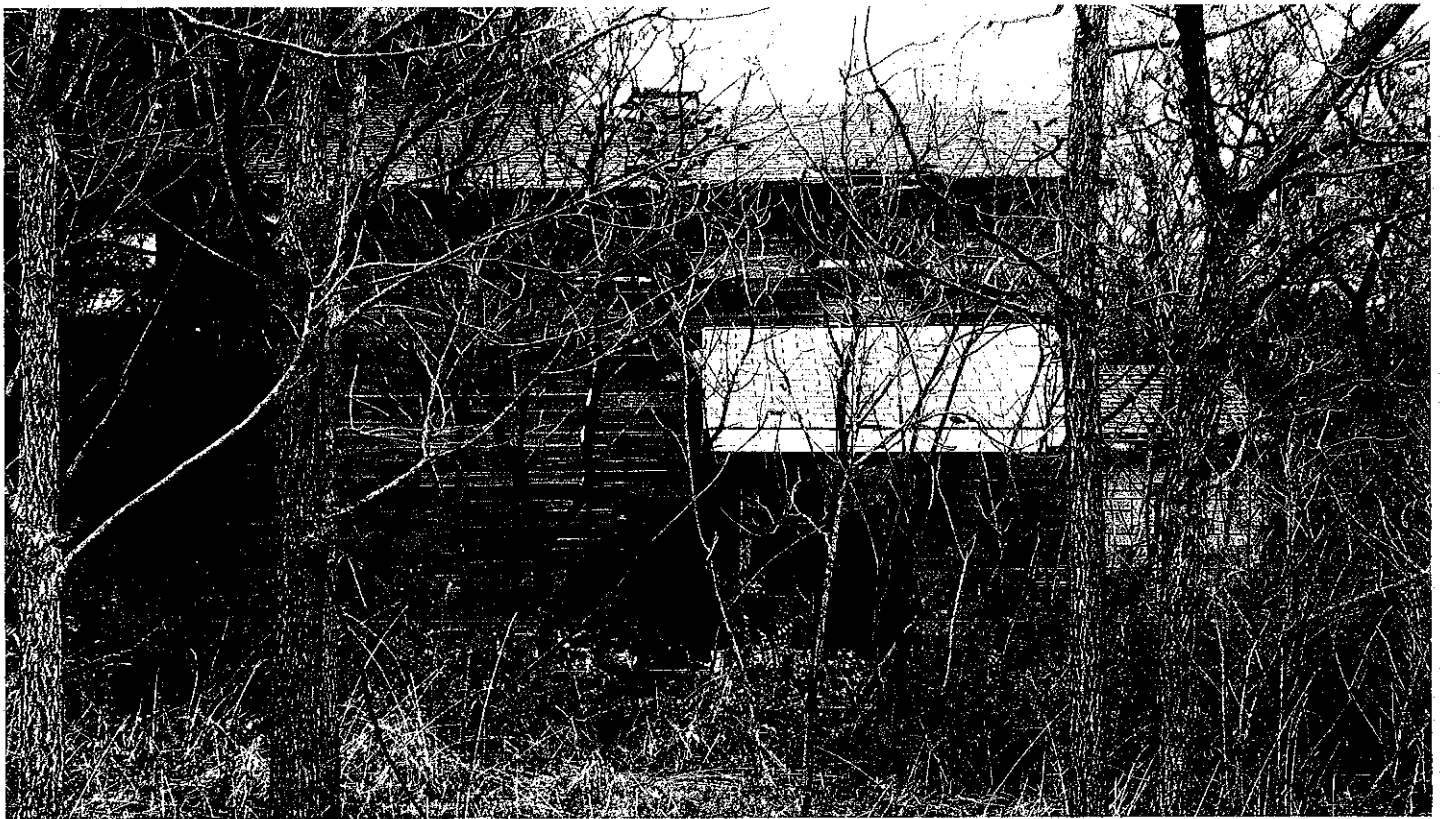
From McKrell Road it will be on Left side before you reach Poma Street.

Priority # 2

1067 Dawson Road, Tarentum Pa 15084



From Saxonburg Blvd it will be on left side of road hiding in the trees and brush.



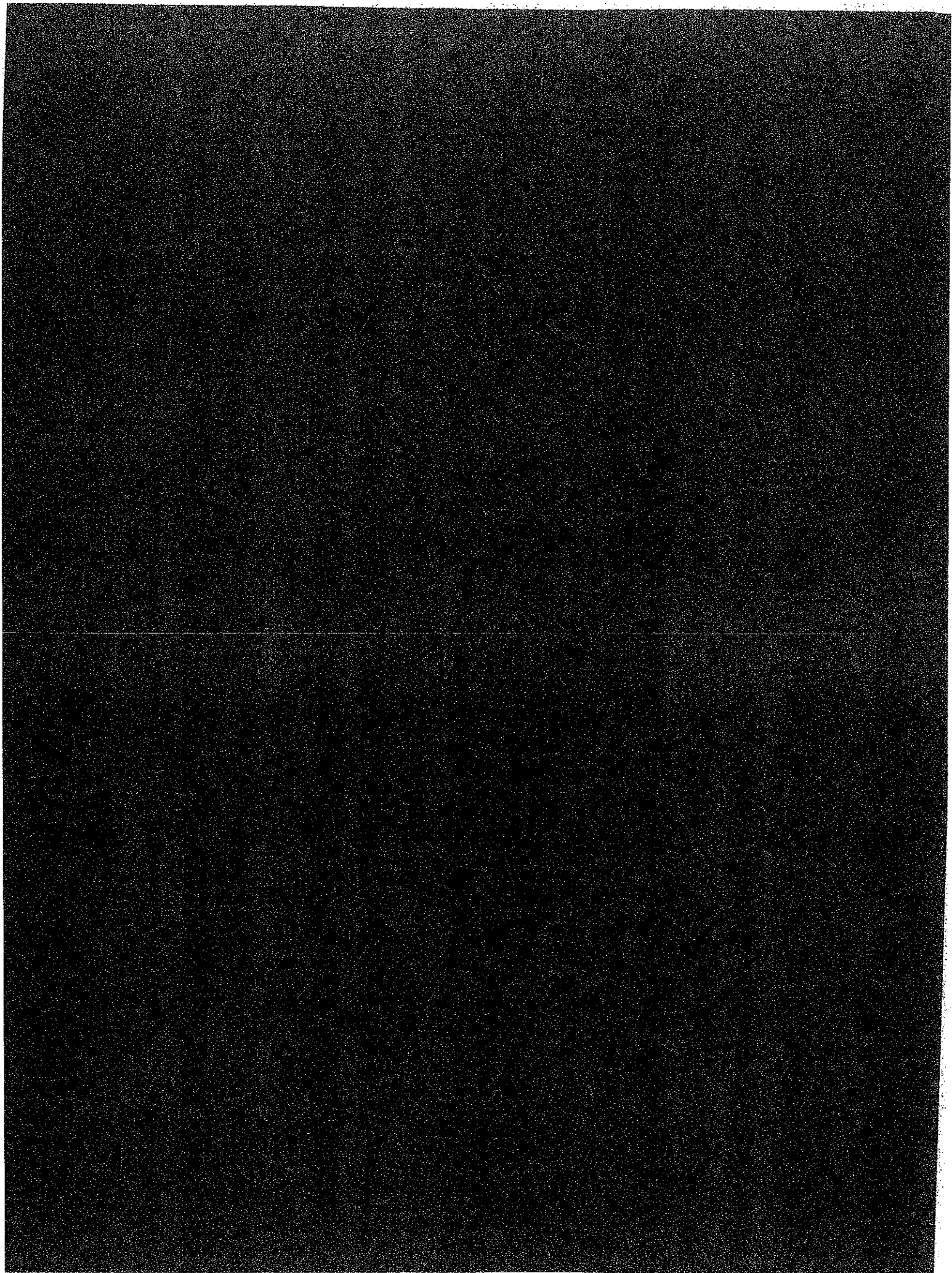
Located in Curtisville #2. From Saxonburg Blvd take Poplar Street all the way back till it dead ends into a driveway. Turn left onto Willow at this point, on the right you will see what looks like a private driveway that goes up into woods (which is actually W. 12th Ave.) If you drive up you will need to back down because there is usually not enough room to turn around.

Alternative #2

512 State Route 908 Tarentum Pa 15084



From Little Deer Creek Road it will be on the right side before you arrive at the large field. Note it is the 1st one of 2 that looks very similar. It is the one with the garage underneath and looks more vacant. The other one someone is living in.



REVISED REBECCA RESIDENCE PILOT AGREEMENT

MR. HAPPEL.....

(Mr. Happel has not heard back from the County as of the time of the creation of this packet. If a motion is necessary, it will be provided to the Board at the meeting).

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

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ADVERTISING AND BIDDING

THE TOWNSHIP CURRENT ORDINANCE WHICH PROVIDES BID AND ADVERTISING LIMITS IS NO LONGER IN LINE WITH STATE STANDARDS. THIS HAS CREATED ISSUES THE PAST COUPLE OF MONTHS, AND THE TOWNSHIP MANAGER AND SOLICITOR HAVE LOOKED INTO OPTIONS TO ASSIST THE BOARD OF SUPERVISORS.

Mr. Mator and Mr. Happel.....

I MOVE TO AUTHORIZE THE ADVERTISEMENT OF ORDINANCE NO. ___ AMENDING AND RESTATING THE ADVERTISING AND BIDDING ORDINANCE.

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

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STREET LIGHT ASSESSMENT INCREASE ORDINANCE

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, SETTING THE STREET LIGHT TAX ASSESSMENT RATE AT \$35 PER AFFECTED PARCEL FOR THE 2017 TAX YEAR.

ORDINANCE ATTACHED

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE THE ADVERTISEMENT OF ORDINANCE NO. ___ INCREASING THE STREET LIGHT ASSESSMENT FOR 2017.

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

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OFFICIAL

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

ORDINANCE NO. ____

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, SETTING THE STREET LIGHT ASSESSMENT RATE AT \$35 PER AFFECTED PARCEL FOR THE 2017 TAX YEAR.

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, West Deer Township has elected to annually assess the cost of public safety provided by street lights; and

WHEREAS, West Deer Township's Street Light Fund does not carry a balance sufficient enough to cover all expenditures for calendar year 2017;

NOW, THEREFORE, the Township of West Deer hereby ordains and enacts a street light assessment rate of \$35 per affected parcel, effective 1 January 2017.

ORDAINED AND ENACTED this 21st day of December 2016.

ATTEST:

WEST DEER TOWNSHIP

Daniel J. Mator, Jr.
Township Manager

Jeffrey D. Fleming, Chairman
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 21 December 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, Chairperson

Richard DiSanti, Vice Chairperson

Rick W. Florentine

Leonard Guerre

Shirley Hollibaugh

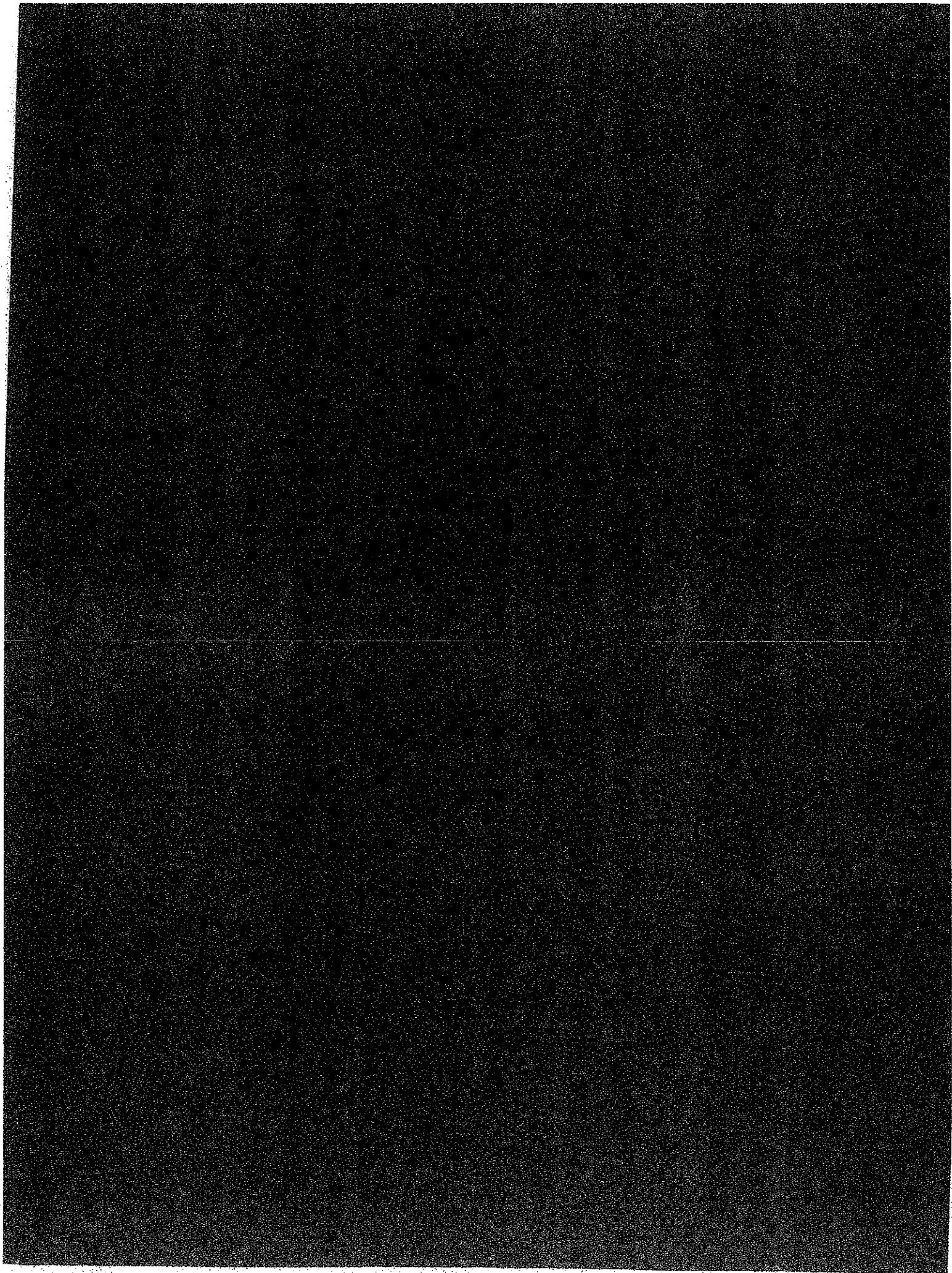
Joyce Romig

Gerry Vaerewyck

WITNESS my hand and the seal of the Township on this 21st day of December 2016.

[SEAL]

By: _____
Daniel Mator
Township Manager



TAX MILLAGE RATE INCREASE ORDINANCE (POSSIBLE)

AT ITS PUBLIC BUDGET WORKSHOP MEETING, THE BOARD OF SUPERVISORS BRIEFLY DISCUSSED THE POSSIBILITY OF RAISING THE TAX MILLAGE RATE TO PROVIDE FOR ITEMS SUCH AS AN INCREASED ROAD PROGRAM.

IN ORDER TO BE COMPLIANT WITH THE TOWNSHIP CHARTER, THE BOARD MUST DECIDE WHETHER OR NOT TO ADVERTISE AN ORDINANCE AUTHORIZING SUCH AN INCREASE. THAT IS WHAT IS BEING DISCUSSED TONIGHT. THE VOTE ITSELF FOR PASSAGE OF A POSSIBLE INCREASED MILLAGE RATE WOULD TAKE PLACE IN DECEMBER.

A DRAFT ORDINANCE IS ATTACHED.

DISCUSSION...

I MOVE TO AUTHORIZE THE ADVERTISEMENT OF ORDINANCE NO. ___ INCREASING THE PROPERTY TAX MILLAGE RATE TO ___ FOR 2017.

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

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OFFICIAL

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

ORDINANCE NO.

**AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY,
COMMONWEALTH OF PENNSYLVANIA, FIXING THE GENERAL MILLAGE RATE FOR
THE 2017 TAX YEAR AT 2.99 MILS.**

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, West Deer Township is desirous of offering many quality services to its residents; and

WHEREAS, West Deer Township must levy a tax to ensure the cost of these services is covered;

NOW, THEREFORE, the Township of West Deer hereby ordains and enacts a general purpose tax levy on all real property set at **2.99 mils**, effective 1 January 2017.

ORDAINED AND ENACTED **this 21st day of December 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 21 December 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, Chairperson

Richard DiSanti, Vice Chairperson

Rick W. Florentine

Leonard Guerre

Shirley Hollibaugh

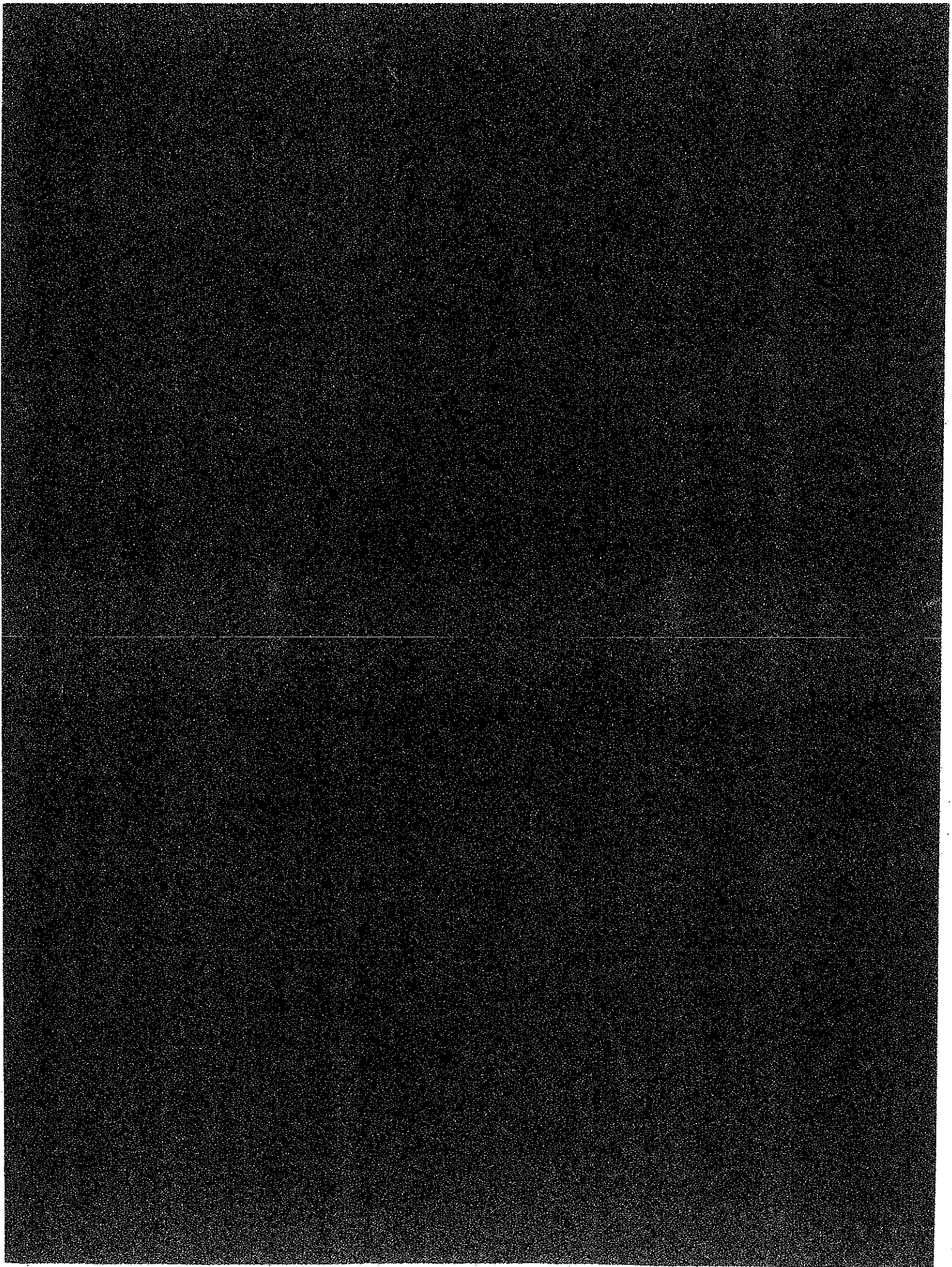
Joyce Romig

Gerry Vaerewyck

WITNESS my hand and the seal of the Township on this 21st day of December 2016.

[SEAL]

By: _____
Daniel Mator
Township Manager



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

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OLD BUSINESS

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NEW BUSINESS

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**SET AGENDA / Regular Business Meeting
December 21, 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. 2016 Final Budget
 - Tax Millage Rate Ordinance
 - Streetlight Assessment Ordinance
 - Resolution/Adoption of 2017 Budget
8. Accept Minutes
9. Monthly Financial Report
 - A. Finance Officer's Report
 - B. List of Bills
 - C. Utilities and Payroll
 - D. Tax Refunds
10. Police Chief's Report
11. Building Inspector/Code Enforcement Officer's Report
12. Report from the Parks & Recreation Board
13. Engineer's Report
14. Authorize Advertisement/Ordinance Administrative Policies & Procedures
15. Ordinance/Accept Crystal Springs Court
16. 2016 Demolition Project
17. Senior Citizen Flooring
18. Senior Citizen Wall Repair
19. Committee Reports
20. Old Business
21. New Business
22. Set Agenda/Tuesday, January 3, 2016 @ 8 p.m.
23. Comments from the Public
24. 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.

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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	—	—	—	—

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