

# **WEST DEER TOWNSHIP SUPERVISORS MEETING**



**January 17, 2018**

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

**7:00 p.m./Regular Business Meeting**

Members present:  
Dr. DiSanti \_\_\_\_\_  
Mrs. Jordan \_\_\_\_\_  
Mr. Karpuzi \_\_\_\_\_  
Mr. Maudhuit \_\_\_\_\_  
Mrs. Romig \_\_\_\_\_  
Mr. Vaerewyck \_\_\_\_\_  
Mrs. Hollibaugh \_\_\_\_\_

**WEST DEER TOWNSHIP  
Board of Supervisors  
January 17, 2018**

**6:30 pm: Executive Session  
7:00 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. Parks & Recreation Board Report
12. Engineer's Report
13. Adoption: Resolution 2018-1 (Lick Road Bridge and Right-of-Way)
14. Adoption: Resolution 2018-2 (Opposition to House Bill 1620: Cell Tower Placement)
15. Authorization: 2018 Salvage Yard License Applications
  - A. Blazczak Salvage, Inc.
  - B. Boulevard Auto & Truck Salvage, LLC
  - C. IAA Acquisition Corp.
  - D. Catanese Brothers Salvage
16. Authorization: Purchase of Public Works Truck
17. Authorization: Purchase of Code Enforcement Truck
18. Approval: Oak Road Plan of Lots No. 2
19. Approval: Gibsonia Dollar General Site Plan
20. Discussion: Goals for 2018
21. Discussion: Formation of Committees
22. Old Business
23. New Business
24. Set Agenda: February 21, 2018
25. Comments from the Public
26. Adjournment

1 Call to Order

2 Pledge of Allegiance

3 Roll Call - Mr. Mator . . .

4 Executive Session

## REGISTERED COMMENTS FROM THE PUBLIC

- None

5



## 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 DECEMBER 20, 2017 AND JANUARY 2, 2018 MEETINGS.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO ACCEPT THE MINUTES OF THE DECEMBER 20, 2017 AND JANUARY 2, 2018 MEETINGS AS PRESENTED.

MOTION SECOND AYES NAYES

MRS. JORDAN	___	___	___	___
MR. KARPUZI	___	___	___	___
MR. MAUDHUIT	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. VAEREWYCK	___	___	___	___
DR. DISANTI	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___

7

The West Deer Township Board of Supervisors held their Regular Business Meeting at the West Deer Township Municipal Building. Members present: Richard W. DiSanti, Vice Chairman; Jr., Rick W. Florentine, Leonard Guerre, Shirley Hollibaugh, Joyce A. Romig, and Gerry Vaerewyck. Member absent: Jeffrey D. Fleming. Also present were: Daniel J. Mator, Jr., Township Manager; Barbara Nardis, Finance Officer; Douglas Happel, representing Griffith, McCague, & Wallace; and Scott Shoup, representing Shoup Engineering.

#### PLEDGE OF ALLEGIANCE

Vice Chairman DiSanti opened and welcomed everyone to the meeting.

Roll Call taken by Mr. Mator – Quorum present.

Mr. Happel announced the Board held an Executive Session to discuss the Public Works positions.

#### REGISTERED COMMENTS FROM THE PUBLIC

- None

#### COMMENTS FROM THE PUBLIC

Vice Chairman DiSanti 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. Frank Huffman, 218 Meadowood Drive
  - Mr. Huffman questioned the *No On-Street Parking* signs in the Deer Park Plan, and why no other housing plans in the Township were posted the same way. He stated that he felt the Police Department was therefore selectively enforcing the Township Ordinance that covers on-street parking.

Much discussion was held on this issue, with Chief Lape arguing that there is not selective enforcement taking place. He said that the safety of the citizens is paramount, and that the Township needs to be able to get fire trucks, ambulances, and snow plows safely through the plans. The Chief and the Township Manager stated that the Township tries working with residents as much as possible when such hardships exist, but that citations must be issued when residents refuse to work with their neighbors and the Township, and when complaints are continually being lodged by the neighbors. That, Chief Lape said, was the true reason for the citations in the Deer Park Plan.

Supervisor DiSanti stated that he felt the Township can only do so much to work with the residents, and that – if the resident has more vehicles than their driveways/parking pads can hold – the Township cannot be held responsible.

**2018 FINAL BUDGET**

The 2018 Budget proposes no tax increases – the Real Estate Tax millage will remain at 2.99 mils for the 2018 Tax Year.

**GENERAL FUND BUDGET**

Revenues:	\$ 5,820,831.62
Expenditures:	\$ 5,820,831.62

**STREET LIGHTING FUND BUDGET**

Revenues:	\$ 88,795.00
Expenditures	\$ 88,495.25

**FIRE TAX FUND BUDGET**

Revenues:	\$ 195,000.00
Expenditures:	\$ 195,000.00

**CAPITAL RESERVE FUND BUDGET**

Revenues:	\$ 484,117.63
Expenditures	\$ 0

**LIQUID FUELS FUND BUDGET**

Revenues:	\$ 432,272.53
Expenditures	\$ 540,750.00

**OPERATING RESERVE FUND BUDGET**

Revenues:	\$ 250.00
Expenditures:	\$ 714,967.66

## RESOLUTION NO. 2017-12

A RESOLUTION ADOPTING THE 2018 BUDGET OF THE TOWNSHIP OF WEST DEER,  
ALLEGHENY COUNTY, PENNSYLVANIA.

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor Hollibaugh to adopt Resolution No. 2017-12 – the 2018 Budget. Motion carried unanimously 6-0.

**ACCEPT MINUTES**

MOTION BY Supervisor Guerre and SECONDED BY Supervisor Romig to accept the minutes of the November 15, 2017 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****November 30, 2017****I - GENERAL FUND:**

	<u>November</u>	<u>YTD</u>	<u>% of Budget</u>
<b>Revenues</b>	344,965.06	5,559,496.92	90.78%
<b>Expenditures</b>	318,178.72	5,045,491.56	82.39%

**Cash and Cash Equivalents:**

Sweep Account

782,712.74782,712.74**II - SPECIAL REVENUE FUNDS****Cash and Cash Equivalents:****Street Light Fund:**

Sweep Account - Restricted

**Fire Tax Fund:**

Sweep Account - Restricted

**State/Liquid Fuels Fund:**

Sweep Account - Restricted

9,735.38

103,419.34

222,550.35**Investments:****Operating Reserve Fund:**

Sweep Account - Reserved

**Capital Reserve Fund:**

Sweep Account - Reserved

694,644.15

349,721.35335,705.071,044,365.50**III - CAPITAL PROJECT FUNDS:****Cash and Cash Equivalents:**0.000.00**TOTAL CASH BALANCE 11/30/17**2,162,783.31**Interest Earned November 2017****239.53**

	<b>11/1/2017</b>	<b>November</b>	<b>11/30/2017</b>
	<b>Debt Balance</b>	<b>Principal</b>	<b>Debt Balance</b>
		<b>Payment</b>	
<b>Mars National - VFC #3</b>	\$252,581.27	\$2,607.94	\$250,697.75

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

**LIST OF BILLS**

Best Wholesale Tire Co., Inc.....	1492.28
Griffith McCague & Wallace, PC .....	1586.50
Hei-Way, LLC.....	786.62
Jordan Tax Service, Inc.....	4677.97
Kress Tire.....	2437.60
MRM Workers' Comp Fund.....	20752.65
Office Depot.....	740.11
Shoup Engineering Inc.....	3051.25
Staley Communications.....	194.97
Toshiba Financial Services.....	482.52
Tristani Brothers, Inc.....	2332.13
Walsh Equipment.....	116.95
Wine Concrete Products, Inc.....	2540.70

MOTION BY Supervisor Romig and SECONDED BY Supervisor Hollibaugh 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 AND PAYROLL**

MOTION BY Supervisor Guerre and SECONDED BY Supervisor Florentine to pay utilities and payroll from 21 December 2017 to 17 January 2018. Motion carried unanimously 7-0.

**TAX REFUNDS**

The Board is in receipt of the list from the Tax Collector requesting the issuance of a real estate tax refund due to assessment changes by Allegheny County for the Year 2017.

**2017 REAL ESTATE TAX REFUND**

<u>NAME</u>	<u>LOT/BLOCK</u>	<u>AMOUNT</u>
Romig, Tracy L.	1358-B-240	\$627.36

MOTION BY Supervisor Guerre and SECONDED BY Supervisor Hollibaugh to issue the tax refund as submitted by the Tax Collector. A roll call vote was taken. Members voting yes, Mr. Florentine, Mr. Guerre, Mr. Vaerewyck, Mrs. Hollibaugh, and Dr. DiSanti. Member abstaining: Mrs. Romig. Motion carried 5-yes and 1-abstention.

**POLICE CHIEF'S REPORT**

Chief Jon Lape was present and provided a summary report on the Police Department for the month of November 2017. A copy of the report is on file at the Township.

Chief Lape also reported on the 21<sup>st</sup> Annual Toys for Children Drive which helped 52 families that includes 104 children and collected over \$8,000 in monetary donations and over 1,000 gifts were distributed. The Board and public thanked Chief Lape.

**BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER'S REPORT**

Mr. Bill Payne was present and provided a summary report on Code Enforcement for the month of November 2017. A copy of the report is on file at the Township. Questions/comments followed.

**ENGINEER'S REPORT**

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

**DEVELOPMENTS/PROJECTS**

Mr. Shoup updated the Board on the following developments/projects:

- AVJSA Act 537 Plan Update
  - Mr. Shoup alerted the Board that he had attended multiple meetings regarding the Act 537 Plan Update. He said the proposed treatment plant expansion and pump station projects have been given a preliminary cost of \$58,000,000 based on conceptual plans, and should be presented to the Township at the beginning of 2018.
- Cedar Ridge Storm Sewers
  - Mr. Shoup stated that Insight Pipe has completed the CCTV and cleaning work on this project. He added that a separate contractor, Insituform, has reviewed the videos and confirms that most of the storm sewers can be rehabilitated using trenchless technology.
- EMS Building Subdivision
  - Mr. Shoup mentioned that he had met with the Solicitor to review the subdivision plan required to formally create the parcel of land on which the EMS building sits upon. He stated that this subdivision will require a survey and plotting of approximately 17 acres of the School District property, and that the cost for preparation of the survey subdivision would be \$4,600.00.

**Development/Subdivision Reviews**

Mr. Shoup noted that the following subdivision and land development plans had been reviewed, and review letters were issued to the Township regarding:

- Oak Road Plan of Lots No. 2
  - Mr. Shoup said that a review of this two-lot subdivision was performed, and a letter was issued to the Township on 13 November 2017.
- Dollar General
  - Mr. Shoup also informed the Board that a review of this land development plan was performed, and a letter was issued to the Township on 15 November 2017.

**ADOPTION: ORDINANCE NO. 419 (ARTICLE III CHARTER REVISIONS)****ORDINANCE NO. 419**

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, ADOPTING PROPOSED LANGUAGE AMENDING SECTIONS C-1011, C-1013, AND C-1020 OF THE WEST DEER TOWNSHIP HOME RULE CHARTER BY REDUCING THE NUMBER OF SUPERVISORS FROM SEVEN TO FIVE, POSSIBLY CREATING REPRESENTATIVE DISTRICTS FOR SUPERVISORS, AND RECOMMENDING SPECIFIC LANGUAGE REGARDING THE SAME TO BE

PLACED ON THE 15 MAY 2018 (PRESUMABLY) PRIMARY ELECTION BALLOT AS TWO REFERENDUM QUESTIONS TO BE VOTED UPON BY THE ELECTORATE OF WEST DEER TOWNSHIP.

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor Romig to TABLE so the new, incoming supervisors can deal with Ordinance No. 419. Members voting yes: Mrs. Romig; Mr. Vaerewyck; Mr. Florentine; Mr. Guerre; and Mrs. Hollibaugh. Member voting no: Dr. DiSanti. Motion carried to TABLE, 5-yes and 1-no.

A discussion was held on time constraints to get the questions on the ballot in time. Mr. Happel pointed out the deadline is 13 February 2018.

**ADOPTION: ORDINANCE NO. 420 (ARTICLE III CHARTER REVISIONS)**

**ORDINANCE NO. 420**

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, ADOPTING PROPOSED LANGUAGE AMENDING SECTIONS C-1012, C-1015, C-1016, C-1017, C-1018, C-1019, AND C-1021 OF THE WEST DEER TOWNSHIP HOME RULE CHARTER REMOVING TIME/DATE-SPECIFIC AND GENDER-BASED LANGUAGE; PERMITTING COMPENSATION FOR SUPERVISORS; RESTRICTING INDIVIDUAL SUPERVISOR AUTHORITY OVER DAY-TO-DAY OPERATIONS; AND RECOMMENDING SPECIFIC LANGUAGE REGARDING THE SAME TO BE PLACED ON THE 15 MAY 2018 (PRESUMABLY) PRIMARY ELECTION BALLOT AS A REFERENDUM QUESTION TO BE VOTED UPON BY THE ELECTORATE OF WEST DEER TOWNSHIP.

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor Romig to TABLE Ordinance No. 420. A roll call vote was taken. Members voting yes: Mr. Vaerewyck, Mrs. Romig, and Mr. Florentine. Members voting no: Mrs. Hollibaugh, Mr. Guerre, and Dr. DiSanti. Motion Failed, 3-yes and 3-no.

More discussion was held on the proposed ordinances.

The Board asked if they can act on the ordinances at their Reorganization Meeting. Mr. Mator informed them that they could.

Mr. Happel explained that the proposed ballot questions were given to the County to review, and the County has the authority to determine how the question/language is placed on the ballot.

Much discussion was held.

Mrs. Hollibaugh pointed out she voted yes to table by mistake on the motion for Ordinance No. 419.

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor Guerre to TABLE based on new information during discussion. Mr. Happel advised the Board that the motion to table was made, and rejected, and cannot be voted on again.

MOTION BY Supervisor Vaerewyck to TABLE to the second meeting in January. Motion failed for a lack of a second.

MOTION BY Supervisor Hollibaugh and SECONDED BY Supervisor Guerre to adopt Ordinance No. 420 as advertised and presented. A roll call vote was taken. Members voting yes: Mrs. Hollibaugh and Dr.



DiSanti. Members voting no: Mr. Vaerewyck; Mrs. Romig; Mr. Florentine; and Mr. Guerre. Motion failed, 2-yes and 4-no.

More discussion was held. Mr. Happel explained the Board's options at this point.

At this time, MOTION BY Supervisor Hollibaugh to AMEND Ordinance 420/change ballot question/Section 2 – the way it stands to re-vote on it. Motion failed for a lack of a second.

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor Guerre to TABLE and to reconsider Ordinance Numbers 419, 420, and 421 – as advertised and presented – to the Reorganization Meeting on 2 January 2018. A roll call was taken. Members voting yes: Mr. Florentine; Mr. Guerre; Mr. Vaerewyck; Dr. DiSanti; and Mrs. Romig. Member voting no: Mrs. Hollibaugh. Motion carried, 5-yes and 1-no.

(See Ordinance No. 421 below)

**ADOPTION: ORDINANCE NO. 421 (ARTICLE IV CHARTER REVISIONS**

**ORDINANCE NO. 421**

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, ADOPTING PROPOSED LANGUAGE AMENDING SECTIONS C-1034, C-1035, AND C-1041 OF THE WEST DEER TOWNSHIP HOME RULE CHARTER REMOVING GENDER-BASED LANGUAGE; ALLOWING FOR MODERN FORMS OF ELECTRONIC COMMUNICATION AND PUBLIC PARTICIPATION; MAKING TYPOGRAPHICAL CORRECTIONS; AND RECOMMENDING SPECIFIC LANGUAGE REGARDING THE SAME TO BE PLACED ON THE 15 MAY 2018 (PRESUMABLY) PRIMARY ELECTION BALLOT AS A REFERENDUM QUESTION TO BE VOTED UPON BY THE ELECTORATE OF WEST DEER TOWNSHIP.

**RESOLUTION NO.2017-13: VACANT PROPERTY**

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WEST DEER ACKNOWLEDGING THAT THE ACQUISITION AND SUBSEQUENT DISPOSITION OF PARCEL WITH LOT AND BLOCK NUMBER 1669-N-244 WOULD BE IN ACCORDANCE WITH THE COMPREHENSIVE PLAN OF THE MUNICIPALITY.

Property Location: Bryson Road

Mr. Payne explained this vacant property.

MOTION BY Supervisor Guerre and SECONDED BY Supervisor Vaerewyck to adopt Resolution No. 2017-13 acknowledging that the acquisition and subsequent disposition of parcel with Lot and Block number of 1669-N-244 would be in accordance with the Comprehensive Plan of the municipality. Motion carried unanimously 6-0.

**ADOPTION: RESOLUTION NO. 2017-14 (SECRETARIAL UNION AGREEMENT)**

The Board received the copy of Resolution No. 2017-14, which ratifies the negotiated agreement between the Teamsters Local 205 Union (Secretarial) and the Township. This agreement is effective 1 January 2018 through 31 December 2020.

## RESOLUTION NO. 2017-14

A RESOLUTION RATIFYING THE NEGOTIATED AGREEMENT BETWEEN THE TEAMSTERS LOCAL 205 SECRETARIAL UNION AND WEST DEER TOWNSHIP, EFFECTIVE 1 JANUARY 2018 THROUGH 31 DECEMBER 2020.

Supervisor Vaerewyck mentioned that he previously brought to Mr. Mator's attention that on Page 5, Article 6, Item C, regarding the overlap of the pay periods. Mr. Mator explained it was an ongoing, simple mistake in the language that is void because the correct practice is in place through course-of-dealing, and that the language has been identified as needing corrected when the three unions agree to standard agreement language.

Mr. Mator also pointed out that the last paragraph in Article 5 should not be there, but that he had already contacted the Union and they are fine with signing off on its removal in the new, standard agreement.

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor Guerre to adopt Resolution No. 2017-14 ratifying the Teamsters Local 205 (Secretarial Union) Agreement effective 1 January 2018 through 31 December 2020, and to authorize its execution by the Chairman of the Board of Supervisors and the Township Manager. Motion carried unanimously 6-0.

**ADOPTION: RESOLUTION NO. 2017-15 (POLICE UNION AGREEMENT)**

The Board received the copy of Resolution No. 2017-15, which ratifies the arbitrated agreement between the Teamsters Local 249 Union (Police Union) and the Township. This agreement is effective 1 January 2017 through 31 December 2020.

## RESOLUTION NO. 2017-14

A RESOLUTION RATIFYING THE NEGOTIATED AGREEMENT BETWEEN THE TEAMSTERS LOCAL 249 POLICE UNION AND WEST DEER TOWNSHIP, EFFECTIVE 1 JANUARY 2017 THROUGH 31 DECEMBER 2020.

MOTION BY Supervisor Hollibaugh and SECONDED BY Supervisor Florentine to adopt Resolution No. 2017-15 ratifying the Teamsters Local 249 (Police Union) Agreement effective 1 January 2017 through 31 December 2020, and to authorize its execution by the Chairman of the Board of Supervisors and the Township Manager. Motion carried unanimously 6-0.

**HIRE: PUBLIC WORKS LABORER(S)**

With the retirement of Gary Parrish looming, the Township advertised and interviewed for the position of Public Works Laborer.

## RESOLUTION NO. 2017-16

A RESOLUTION HIRING ANDREW ZEIS AS A FULL-TIME EMPLOYEE OF WEST DEER TOWNSHIP AND APPOINTING HIM A PUBLIC WORKS LABORER EFFECTIVE 1 JANUARY 2018.

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor Romig to adopt Resolution No. 2017-16 hiring Andrew Zeis as a full-time employee of West Deer Township and appointing him a Public Works Laborer effective 1 January 2018, pending the successful completion of a physical and drug testing. Motion carried unanimously 6-0.

**ADOPTION: RESOLUTION NO. 2017-17 (HIRE PUBLIC WORKS LABORER)**

With the pending retirement of other Public Works employees in the near future, and with the demonstrated need to expand the Public Works crew to provide additional service to residents, the Public Works Committee, Public Works Foreman, and Township Manager recommended the hiring of a second Public Works Laborer.

Individual candidates for this second position were discussed in Executive Session.

## RESOLUTION NO. 2017-17

A RESOLUTION HIRING DAVID HOLLINGER AS A FULL-TIME EMPLOYEE OF WEST DEER TOWNSHIP AND APPOINTING HIM A PUBLIC WORKS LABORER EFFECTIVE 1 JANUARY 2018.

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor Romig to adopt Resolution No. 2017-17 hiring David Hollinger as a full-time employee of West Deer Township and appointing him a Public Works Laborer effective 1 January 2018, pending the successful completion of a physical and drug testing.

At this time both Dr. DiSanti and Mr. Florentine commented that they did not know Mr. Hollinger, and that their choice was the other candidate due to the Township interviewing him during the last round of hirings three years prior.

Supervisor Vaerewyck commented that the Board received a specific recommendation from the Public Works Foreman and the Township Manager for Mr. Hollinger being the second candidate, and that the Board should trust their evaluation.

A roll call vote was taken. Members voting yes: Mrs. Romig; Mr. Vaerewyck; and Mrs. Hollibaugh. Members voting no: Mr. Guerre; Mr. Florentine; and Dr. DiSanti. Motion failed, 3-yes and 3-no.

## RESOLUTION NO. 2017-17

A RESOLUTION HIRING MICHAEL ULEWICZ AS A FULL-TIME EMPLOYEE OF WEST DEER TOWNSHIP AND APPOINTING HIM A PUBLIC WORKS LABORER EFFECTIVE 1 JANUARY 2018.

MOTION BY Supervisor DiSanti, but Mr. Happel advised him that as the acting chairperson he had to call for the vote.

MOTION BY Supervisor Florentine and SECONDED BY Supervisor Guerre to adopt Resolution No. 2017-17 hiring Michael Ulewicz as a full-time employee of West Deer Township and appointing him a Public Works Laborer effective 1 January 2018, pending the successful completion of a physical and drug testing. A roll call vote was taken. Members voting yes: Mr. Guerre; Mr. Florentine; Mrs. Hollibaugh; and Dr. DiSanti. Members voting no: Mrs. Romig and Mr. Vaerewyck. Motion carried 4-yes and 2-no.

Mr. Guerre informed those in attendance that the Township Manager and Public Works Foreman did state that they were happy with either one of the final two candidates, but that Mr. Hollinger rated higher in their interview process.

**RESOLUTION NO. 2017-18: APPROVAL OF THE FIREFIGHTER ROSTERS**

As per Ordinance No. 418 – which established an EIT credit for Fire and EMS volunteers – a notarized roster must be submitted to, and reviewed by the Township Manager, then accepted by the Board of Supervisors.

**RESOLUTION NO. 2017-18**

A RESOLUTION APPROVING THE VOLUNTEERS THAT APPEAR ON THE NOTARIZED LISTS SUBMITTED BY THE FIRE CHIEFS AND VERIFIED BY THE TOWNSHIP MANAGER.

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor Hollibaugh to adopt Resolution No. 2017-18 approving the volunteers that appear on the notarized lists submitted by the Fire Chiefs and verified by the Township Manager. Motion carried unanimously 6-0.

**ACCEPTANCE: GARY PARRISH RETIREMENT**

Public Works Employee Gary Parrish submitted a letter to the Township announcing his retirement effective 5 January 2018.

MOTION BY Supervisor Guerre and SECONDED BY Supervisor Florentine to accept Gary Parrish's retirement from the West Deer Township Public Works Department, effective 5 January 2018. Motion carried unanimously 6-0.

Vice Chairman DiSanti pointed out Mr. Parrish served the Township in an excellent and professional manner, and was an asset to the Public Works Department. Dr. DiSanti stated that Mr. Parrish will be missed, and wished him well in his retirement.

**ACCEPTANCE: PARKS AND RECREATION BOARD MEMBER RESIGNATION**

The Board is in receipt of a resignation letter dated 28 November 2017 from Beverly Jordan as a member of the West Deer Parks and Recreation Board.

Mrs. Jordan was elected a Township Supervisor and will begin her term in January.

MOTION BY Supervisor Hollibaugh and SECONDED BY Supervisor Romig to accept the resignation of Beverly Jordan as a member of the Parks & Recreation Board effective 31 December 2017. Motion carried unanimously 6-0.

The Board thanked Mrs. Jordan – who was present at the meeting – for her service.

**ACKNOWLEDGEMENT OF UNSAFE STRUCTURE: 71 NORRIS LANE**

- Notice of Unsafe Structure
- Property located at 71 Norris Lane, Tarentum, PA
- Lot/Block #2013-D-349
- Deed Book 11498, Page 10

Two structures were inspected by William Payne, Code Enforcement Officer and determined, pursuant to Township Ordinance 172 that the house located thereon is in a dangerous condition and constitutes a public nuisance. Specifically, the house is in violation of Article VI Houses and Community Environment of

Allegheny Health Department Rules and Regulations and the manufacture home is an illegal structure per West Deer Zoning Ordinance No. 394 and PA Department of Community and Economic Development.

The Board received copies of the listed violations.

The Board tabled this item at their October 18, 2017 meeting.

Supervisor Vaerewyck questioned the Solicitor by asking if Mr. Payne's inspections were conducted in a legal fashion. Mr. Happel responded that Mr. Payne was in full compliance.

Mr. Vaerewyck asked what gave the Code Enforcement Officer the authority to go onto this property to inspect it. Mr. Happel indicated that Mr. Payne has the permission to go onto property to inspect vacant buildings that he feels be unsafe.

Supervisor Vaerewyck questioned if the Township received complaints by the owner on the way the inspection was conducted. Mr. Mator answered in the affirmative.

Mr. Vaerewyck asked if the complaints have been addressed, and Mr. Happel stated that he confirmed that Mr. Payne and any police officer that was with him conducted themselves in accordance with the law. Mr. Happel advised the Board that if the owner wants to challenge his decision by filing a suit against the Township, she may.

Supervisor Vaerewyck stated that he strongly disagreed with the Solicitor, and that he felt this should not proceed based on the fact that the photographs were taken on the property, and that he felt Mr. Payne did not have grounds to enter this property.

Mr. Payne detailed the steps he followed on this property.

MOTION BY Supervisor Romig and SECONDED BY Supervisor Hollibaugh to acknowledge the structures located at 71 Norris Lane, Tarentum, PA 15084, as being deemed unsafe structures. A roll call vote was taken. Members voting yes: Mr. Florentine; Mr. Guerre; Mrs. Hollibaugh; Mrs. Romig; and Dr. DiSanti. Member voting no: Mr. Vaerewyck. Motion carried, 5-yes and 1-no.

At this point Mr. Vaerewyck asked Mr. Payne if he has any relatives that own a port-a-john business. Dr. DiSanti said he did not understand how that is pertinent to the discussion. Supervisor Vaerewyck disagreed.

Mr. Happel stated that he also did not understand what Mr. Vaerewyck was getting at, and asked him to explain. Supervisor Vaerewyck stated that Mr. Payne is going after this property owner because the owner port-a-john business in competition with Mr. Payne's relatives, who also own a port-a-john business.

Mr. Mator interjected and informed Mr. Vaerewyck that if he is making an accusation against an employee, that it is a personnel issue that must be discussed in executive session.

Mr. Happel concurred, and stated that – again – he is giving the Board his opinion that Mr. Payne – and those associated with his investigation – handled this investigation/citation in a legally compliant way. Mr. Happel also added that the Township has more of a duty to ensure that laws protecting the residents of West Deer Township from leaking port-a-johns are not ignored for the benefit of the property owner who is creating the violation.

Much discussion was on this issue.

**ADVERTISEMENT: BIDS FOR DEMOLITION AT 71 NORRIS LANE**

Related to the same structures, Mr. Payne is recommending demolition. This will require bids to be advertised.

MOTION BY Supervisor Florentine and SECONDED BY Supervisor Hollibaugh to authorize bids for the demolition of two structures on the property located at 71 Norris Lane, Tarentum, PA 15084. Motion carried unanimously 6-0.

**ADVERTISEMENT: CEDAR RIDGE STORM SEWER LINING**

As discussed in the past few months, some stormwater lines in the Cedar Ridge Plan will need lined and/or replaced.

Mr. Shoup explained he has reviewed the Closed Circuit Television Videos (CCTV) and consulted with a trenchless technology contractor regarding the CCTV work. They both concur that the vast majority of corrugated metal storm sewers in the Cedar Ridge Plan can be rehabilitated using Cured in Place Pipe (CIPP) lining. Those sewers which are not candidates for CIPP will be replaced with conventional excavation.

A total of approximately 4,540 feet of storm sewer, ranging from 15 inches to 30 inches in diameter, is envisioned for work under this project.

MOTION BY Supervisor Guerre and SECONDED BY Supervisor Hollibaugh to authorize Mr. Shoup to prepare the documents and advertise for bids for the storm sewer rehabilitation/replacement in the Cedar Ridge Plan of Lots. Motion carried unanimously 6-0.

**COMMITTEE REPORTS**

The Committee Chairperson reported on their Committee updates:

- 1) Mr. Florentine – Engineering & Public Works Committee
- 2) Dr. DiSanti – Financial, Legal, and Human Resources Committee
- 3) Mr. Vaerewyck – EMS Oversight Committee
- 4) Mr. Guerre – North Hills COG Report

**PLAQUE PRESENTATION TO CHAIRMAN FLEMING & SUPERVISOR FLORENTINE:**

Vice Chairman DiSanti commended and thanked Mr. Florentine for his service and dedication to the Township for the last eight years and presented him with a plaque.

*WEST DEER TOWNSHIP BOARD OF SUPERVISORS  
20 DECEMBER 2017*

*RICK W. FLORENTINE*

*In appreciation of your leadership as a Supervisor of West Deer Township, and your years of service to its citizens.*

Vice Chairman DiSanti commended and thanked Mr. Fleming for his service and dedication to the Township for last eight years.

*JEFFREY D. FLEMING*

*In appreciation of your leadership as a Supervisor and Chairman of West Deer Township, and your years of service to its citizens.*

*WEST DEER TOWNSHIP BOARD OF SUPERVISORS  
20 DECEMBER 2017*

Note: Supervisor Guerre received a plaque the last time he completed his term of office as a Township Supervisor.

### **OLD BUSINESS**

- Dr. DiSanti commented on the following:
  - The lighting in the Russellton area by the Owls Club.
  - A limb near the Benjamin House in Curtisville that obscures the lighting in the bend.
  - The telephone pole over the railroad track near Millerstown/Little Deer Creek Road.
- Mrs. Hollibaugh and Dr. DiSanti commended and thanked Mr. Guerre for his service and dedication to the Township for 20 years. Mr. Guerre thanked the Board and the residents for having faith in him as a Supervisor.

### **NEW BUSINESS**

None

### **SET AGENDA: REORGANIZATION MEETING**

Tuesday, 2 January 2018 at 8:00 p.m.

- **Magistrate Swan will swear-in new Board members.**
  - **Town Flyer will take pictures of the 2018 Board of Supervisors.**
1. Call to Order
  2. Pledge of Allegiance
  3. Roll Call
  4. Nominate and Elect Chairperson for the Year 2018
  5. Nominate and Elect Vice Chairperson for the Year 2018
  6. Appoint Township Auditor
  7. Furnish Bonds
  8. Re-establish Robert's Rules of Order
  9. Depository for funds
  10. Facsimile Signature
  11. Set Monthly Meeting Date and Time
  12. Appoint Delegate and Alternate (NHCOG)
  13. Appoint Delegate and Alternate (Allegheny County Association of Township Officials)
  14. Appoint Delegate and Alternates (EIT Tax Committee)
  15. Conferences
  16. 2018 Board appointments
    - A - Planning Commission – 2
    - B - Zoning Hearing Board – 1
    - C - Parks & Recreation – 2
    - D – Deer Creek Drainage Basin Authority – 1
  17. Set Agenda: 17 January 2018
  18. Adjournment

Items Added:

\*Ordinance No. 419

\*Ordinance No. 420

\*Ordinance No. 421

**COMMENTS FROM THE PUBLIC**

- Mr. Arlind Karpuzi, Pintail Road
  - Thanked Mr. Florentine, Mr. Fleming, and Mr. Guerre for all they have done for the Township.
  - Questioned the issues on the Charter Ordinances and the Charter Commission.

Vice Chairman DiSanti thanked everyone for attending the meeting and – on behalf of the Board – he wished everyone a Merry Christmas and a blessed New Year.

**ADJOURNMENT**

MOTION BY Supervisor Hollibaugh and SECONDED BY Supervisor Guerre to adjourn the meeting at 8:20 p.m. Motion carried unanimously 6-0. Meeting adjourned.

---

Daniel J. Mator, Jr., Township Manager



West Deer Township  
Board of Supervisors  
Reorganization Meeting  
2 January 2018  
8:00 p.m.

The West Deer Township Board of Supervisors held their Reorganization Meeting at the West Deer Township Municipal Building. Members present: Richard W. DiSanti, Jr., Shirley Hollibaugh, Beverly Jordan, Arlind Karpuzi, Shawn Maudhuit, Joyce A. Romig and Gerry Vaerewyck. Also present were: Daniel J. Mator, Jr., Township Manager; Barbara Nardis, Finance Officer; and Douglas Happel, representing Griffith, McCague, & Wallace.

Vice-Chair DiSanti Called the Reorganization Meeting to Order.

Pledge of Allegiance

Roll Call Taken by Mr. Mator – Quorum Present

#### **OPEN NOMINATIONS TO ELECT CHAIRPERSON**

At this time, Supervisor Vaerewyck asked to speak and welcomed the new Supervisors to the Board. He stated that the Township will be bringing about change with the three new members, indicated he is looking forward to a fantastic year, and stated he wanted to put the personal attacks behind and move forward. He stated that in that spirit, he would like to nominate Shirley Hollibaugh for Chairwoman.

Nominations opened for Chairperson:

- Supervisor Vaerewyck nominated Shirley Hollibaugh
- Supervisor Hollibaugh nominated Richard DiSanti

Nominations closed.

A roll call vote was taken – by stating a nominee by name – to appoint a nominee as Chairperson of the West Deer Township Board of Supervisors for the Year 2018. Members are permitted to vote for themselves.

Dr. DiSanti – voted for Richard DiSanti  
Mrs. Hollibaugh – voted for Richard DiSanti  
Mrs. Jordan – voted for Shirley Hollibaugh  
Mr. Karpuzi – voted for Shirley Hollibaugh  
Mr. Maudhuit – voted for Shirley Hollibaugh  
Mrs. Romig – voted for Shirley Hollibaugh  
Mr. Vaerewyck – voted for Shirley Hollibaugh

Mrs. Hollibaugh – 5 votes and Dr. DiSanti – 2 votes

**2018 Chairperson – Shirley Hollibaugh**

#### **OPEN NOMINATIONS TO ELECT VICE CHAIRPERSON**

Nominations opened for Vice Chairperson:

- Supervisor Karpuzi nominated Joyce Romig

- Supervisor Hollibaugh nominated Richard DiSanti

Nominations closed.

A roll call vote was taken to appoint a nominee as Vice Chairperson of the West Deer Township Board of Supervisors for the Year 2018.

Mrs. Hollibaugh– voted for Richard DiSanti  
Mrs. Jordan– voted for Richard DiSanti  
Mr. Karpuzi – voted for Joyce Romig  
Mr. Maudhuit – voted for Richard DiSanti  
Mrs. Romig – voted for Joyce Romig  
Mr. Vaerewyck – voted for Joyce Romig  
Dr. DiSanti – voted for Richard DiSanti

Dr. DiSanti – 4 votes and Mrs. Romig – 3 votes

#### **2018 Vice Chairperson – Richard DiSanti**

Dr. DiSanti congratulated Chairwoman Hollibaugh, and thanked the Board for their confidence in electing him as Vice Chairman.

#### **APPOINT TOWNSHIP AUDITOR**

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Romig to appoint Mark C. Turnley, Certified Public Accountant, as the Township Auditor of West Deer Township for the Year 2018. Motion carried unanimously 7-0.

#### **FURNISH BONDS**

MOTION BY Supervisor DiSanti and SECONDED BY Supervisor Romig to furnish bonds for the Township Manager and the Administrative personnel for the Year 2018. The bonds will be paid from the General Fund. Motion carried unanimously 7-0.

#### **RE-ESTABLISH ROBERT'S RULES OF ORDER**

MOTION BY Supervisor Romig and SECONDED BY Supervisor Karpuzi to re-establish the Robert's Rules of Order for the Year 2018. Motion carried unanimously 7-0.

#### **DEPOSITORY FOR FUNDS**

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor DiSanti to designate PNC Bank and PLGIT (PA Local Government Investment Trust) as depositories for the Township funds for the Year 2018. Motion carried unanimously 7-0.

#### **FACSIMILE STAMP SIGNATURE**

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor DiSanti to authorize the use of the facsimile stamp signature on all of the West Deer Township accounts. Motion carried unanimously 7-0.

**SET MONTHLY MEETING DATE AND TIME**

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor Romig to set the Township meeting on the third Wednesday of each month at 7:00 p.m. for the Year 2018 and executive session at 6:30 p.m., as needed, and to advertise in accordance with the Law. A roll call vote was taken. Members voting yes: Mrs. Jordan; Mrs. Romig; Mr. Vaerewyck; and Mrs. Hollibaugh. Members voting no: Dr. DiSanti; Mr. Karpuzi; and Mr. Maudhuit. Motion carried 4-yes and 3-no.

**APPOINT DELEGATE AND ALTERNATE: NORTH HILLS COUNCIL OF GOVERNMENTS FOR THE YEAR 2018**

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor Jordan to appoint Arlind Karpuzi as the Delegate to the North Hills Council of Governments for the Year 2018. Motion carried unanimously 7-0.

DELEGATE: Arlind Karpuzi

MOTION BY Supervisor Karpuzi and SECONDED BY Supervisor Vaerewyck to appoint Beverly Jordan as the Alternate Delegate to the North Hills Council of Governments for the Year 2018. Motion carried unanimously 7-0.

ALTERNATE: Beverly Jordan

**APPOINT DELEGATE AND ALTERNATE: ALLEGHENY COUNTY ASSOCIATION OF TOWNSHIP OFFICIALS FOR THE YEAR 2018**

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor DiSanti to appoint Shirley Hollibaugh as the Voting Delegate to the Allegheny County Association of Township Officials for the Year 2018. Motion carried unanimously 7-0.

DELEGATE: Shirley Hollibaugh

MOTION BY Supervisor Romig and SECONDED BY Supervisor Karpuzi to appoint Gerry Vaerewyck as the Voting Alternate to the Allegheny County Association of Township Officials for the Year 2018. Motion carried unanimously 7-0.

ALTERNATE: Gerry Vaerewyck

**APPOINT DELEGATE AND ALTERNATE: EIT TAX COMMITTEE**

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor Jordan to appoint Daniel Mator as Delegate to the Allegheny North Tax Collection Committee for the Year 2018. Motion carried unanimously 7-0.

DELEGATE: Daniel Mator

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Vaerewyck to appoint Joyce Romig as an Alternate to the Allegheny North Tax Collection Committee for the Year 2018. Motion carried unanimously 7-0.

ALTERNATE: Joyce Romig

## **CONFERENCES**

The Allegheny County Association of Township Officials 2018 Seven Springs Conferences are held in the spring and fall.

MOTION BY Supervisor Romig and SECONDED BY Supervisor DiSanti to authorize the Board members to attend the spring and fall conferences of the Allegheny County Association of Township Officials and expenses to be reimbursed for the Board members. Motion carried unanimously 7-0.

## **2018 BOARD APPOINTMENTS**

As of 31 December 2017, there are vacancies on the Planning Commission, Zoning Hearing Board, Parks & Recreation Board and the Deer Creek Drainage Basin Authority. The Township advertised for all of the vacancies.

- **PLANNING COMMISSION - Two Appointments**

Two members' terms expired 31 December 2017:

- 1) Mark B. Schmidt
- 2) John H. Butala

Both Mr. Schmidt & Mr. Butala requested reappointment.

The Township did not receive any other Letters of Interest.

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor Karpuzi to appoint Mark B. Schmidt as a member of the Planning Commission for a four (4) year term to expire 31 December 2021 and John H. Butala as a member of the Planning Commission for a four (4) year term to expire 31 December 2021. Motion carried unanimously 7-0.

- **ZONING HEARING BOARD – One Appointment**

One members' term expired on 31 December 2017.

- 1) George Hollibaugh

Mr. Hollibaugh requested reappointment.

The Township did not receive any other Letters of Interest.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Karpuzi to appoint George Hollibaugh as a member of the Zoning Hearing Board for a five year term to expire 31 December 2022. A roll call vote was taken. Members voting yes: Mr. Karpuzi; Mr. Maudhuit; Mrs. Romig; Mr. Vaerewyck; Mrs. Jordan; and Dr. DiSanti. Member abstaining: Mrs. Hollibaugh. Motion carried, 6-yes and 1-abstention.

- **PARKS AND RECREATION BOARD – Two Appointments**

One members' term expired on 31 December 2017:

- 1) Tom DeMartini – Mr. DeMartini requested reappointment.

One member resigned due to being elected to the Board of Supervisors.

2) Beverly Jordan -- Term expires 31 December 2019

The Township also received two Letters of Interest from:

Arjona Karpuzi

Leslie Petrosky

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor Romig to appoint Tom DeMartini as a member of the Parks and Recreation Board for a five-year term to expire 31 December 2022. A roll call vote was taken. Members voting yes: Mrs. Romig; Mr. Vaerewyck; and Dr. DiSanti. Members voting no: Mr. Maudhuit; Mrs. Jordan; and Mrs. Hollibaugh. Member abstaining: Mr. Karpuzi. Motion failed, 3-yes, 3-no, and 1-abstention.

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor Maudhuit to appoint Arjona Karpuzi as a member of the Parks and Recreation Board for a five-year term to expire 31 December 2022. A roll call vote was taken. Members voting yes: Mr. Maudhuit; Mrs. Romig; Mr. Vaerewyck; Dr. DiSanti; Mrs. Jordan; and Mrs. Hollibaugh. Member abstaining: Mr. Karpuzi. Motion carried, 6-yes and 1-abstention.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Vaerewyck to appoint Leslie Petrosky as a member of the Parks and Recreation Board to fill the unexpired term of Beverly Jordan. Term to expire 31 December 2019. A roll call vote was taken. Members voting yes: Mrs. Romig; Mr. Vaerewyck; Dr. DiSanti; Mrs. Jordan; Mr. Maudhuit; and Mrs. Hollibaugh. Member abstaining: Mr. Karpuzi. Motion carried, 6-yes and 1-abstention.

- **DEER CREEK DRAINAGE BASIN AUTHORITY – One Appointment**

**In 2017**, West Deer Township had five members and Indiana Township had four members serve on the Deer Creek Drainage Basin Authority.

**In 2018**, West Deer Township will have four members and Indiana will have five members serve on the Deer Creek Drainage Basin Authority.

Two members' term expired 31 December 2017:

1) JoAnna L. Bieniek

2) David Trocki

The Township received a letter for reappointment by Mr. Trocki.

No letter was received by Mrs. Bieniek.

The Township also received a Letter of Interest from Ronald A. Plesh.

MOTION BY Supervisor Vaerewyck and SECONDED BY Supervisor Karpuzi to appoint Ronald Plesh as a member of the Deer Creek Drainage Basin Authority for a five-year term to expire 31 December 2022. Motion carried unanimously 7-0.

**ADOPTION: ORDINANCE NO. 419 (ARTICLE III CHARTER REVISIONS)****ORDINANCE NO. 419**

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, ADOPTING PROPOSED LANGUAGE AMENDING SECTIONS C-1011, C-1013, AND C-1020 OF THE WEST DEER TOWNSHIP HOME RULE CHARTER BY REDUCING THE NUMBER OF SUPERVISORS FROM SEVEN TO FIVE, POSSIBLY CREATING REPRESENTATIVE DISTRICTS FOR SUPERVISORS, AND RECOMMENDING SPECIFIC LANGUAGE REGARDING THE SAME TO BE PLACED ON THE 15 MAY 2018 (PRESUMABLY) PRIMARY ELECTION BALLOT AS TWO REFERENDUM QUESTIONS TO BE VOTED UPON BY THE ELECTORATE OF WEST DEER TOWNSHIP.

Supervisor Karpuzi asked for clarification that these are the ordinances that will be put on the referendum for everyone to vote on, and he pointed out that although he does not agree with every bit and piece of these ordinances, he does believe they should be voted on to be sent to referendum for the public to decide upon.

MOTION BY Supervisor Karpuzi and SECONDED BY Supervisor Jordan to adopt Ordinance No. 419 as advertised and presented. A roll call vote was taken. Members voting yes: Mrs. Jordan; Mr. Karpuzi; Mr. Maudhuit; Dr. DiSanti; and Mrs. Hollibaugh. Members voting no: Mrs. Romig and Mr. Vaerewyck. Motion carried, 5-yes and 2-no.

Mrs. Jordan asked Mr. Happel and Mr. Mator to explain to the process of the referendum to the public. They explained the process, and stated that the Ordinance contains two questions, thus giving the voters options.

Supervisor Vaerewyck asked Mr. Mator what would happen if both questions received affirmative votes. Mr. Mator answered that the question with the greatest number of affirmative votes would then carry.

Additional discussion took place.

**ADOPTION: ORDINANCE NO. 420 (ARTICLE III CHARTER REVISIONS)****ORDINANCE NO. 420**

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, ADOPTING PROPOSED LANGUAGE AMENDING SECTIONS C-1012, C-1015, C-1016, C-1017, C-1018, C-1019, AND C-1021 OF THE WEST DEER TOWNSHIP HOME RULE CHARTER REMOVING TIME/DATE-SPECIFIC AND GENDER-BASED LANGUAGE; PERMITTING COMPENSATION FOR SUPERVISORS; RESTRICTING INDIVIDUAL SUPERVISOR AUTHORITY OVER DAY-TO-DAY OPERATIONS; AND RECOMMENDING SPECIFIC LANGUAGE REGARDING THE SAME TO BE PLACED ON THE 15 MAY 2018 (PRESUMABLY) PRIMARY ELECTION BALLOT AS A REFERENDUM QUESTION TO BE VOTED UPON BY THE ELECTORATE OF WEST DEER TOWNSHIP.

Mr. Vaerewyck asked the Township Solicitor what penalties would be imposed if a supervisor violated the individual supervisor portion of this Ordinance. Mr. Happel explained that there was no specific penalty,

but that the provision was not intended to penalize, but to give supervisors “a road map” for working with the staff and other members of the Board.

Supervisor Jordan asked Mr. Mator to confirm to those in attendance: 1) supervisors could turn down the compensation if they chose, and 2) not sitting supervisor would be eligible to receive the compensation. Mr. Mator confirmed both.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor DiSanti to adopt Ordinance No. 420 as advertised and presented. A roll call vote was taken. Members voting yes: Mrs. Jordan; Dr. DiSanti; and Mrs. Hollibaugh. Members voting no: Mr. Karpuzi; Mr. Maudhuit; Mrs. Romig; and Mr. Vaerewyck. Motion failed, 3-yes and 4-no.

**ADOPTION: ORDINANCE NO. 421 (ARTICLE IV CHARTER REVISIONS)**

**ORDINANCE NO. 421**

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, ADOPTING PROPOSED LANGUAGE AMENDING SECTIONS C-1034, C-1035, AND C-1041 OF THE WEST DEER TOWNSHIP HOME RULE CHARTER REMOVING GENDER-BASED LANGUAGE; ALLOWING FOR MODERN FORMS OF ELECTRONIC COMMUNICATION AND PUBLIC PARTICIPATION; MAKING TYPOGRAPHICAL CORRECTIONS; AND RECOMMENDING SPECIFIC LANGUAGE REGARDING THE SAME TO BE PLACED ON THE 15 MAY 2018 (PRESUMABLY) PRIMARY ELECTION BALLOT AS A REFERENDUM QUESTION TO BE VOTED UPON BY THE ELECTORATE OF WEST DEER TOWNSHIP.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Karpuzi to adopt Ordinance No. 421 as advertised and presented. A roll call vote was taken. Members voting yes: Mr. Maudhuit; Mrs. Romig; Mrs. Jordan; Mr. Karpuzi; Dr. DiSanti; and Mrs. Hollibaugh. Member voting no: Mr. Vaerewyck. Motion carried, 6-yes and 1-abstention.

At this time, Mr. Mator asked the Board members if they could share their reasons for not adopting Ordinance 420 so he could inform the Charter Commission what those reasons were, and the Commission would then know what to work on. Individual supervisors responded that they had an issue with the compensation and individual supervisor authority provisions.

**SET AGENDA: 17 January 2018**

6:30 p.m. -- Executive Session

7:00 p.m. -- Regular 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 and 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. Adoption: Resolution 1-2018 (Opposition to House Bill 1620)
- 14. 2018 Salvage Yard License Applications
  - A. Blazczak Salvage, Inc.
  - B. Boulevard Auto & Truck Salvage, LLC
  - C. IAA Acquisition Corp.
  - D. Catanese Brothers Salvage
- 15. Old Business
- 16. New Business
- 17. Set Agenda: 15 February 2017
- 18. Comments from the Public
- 19. Adjournment

Items Added:

\*Goals for 2018

\*Formation of Committees

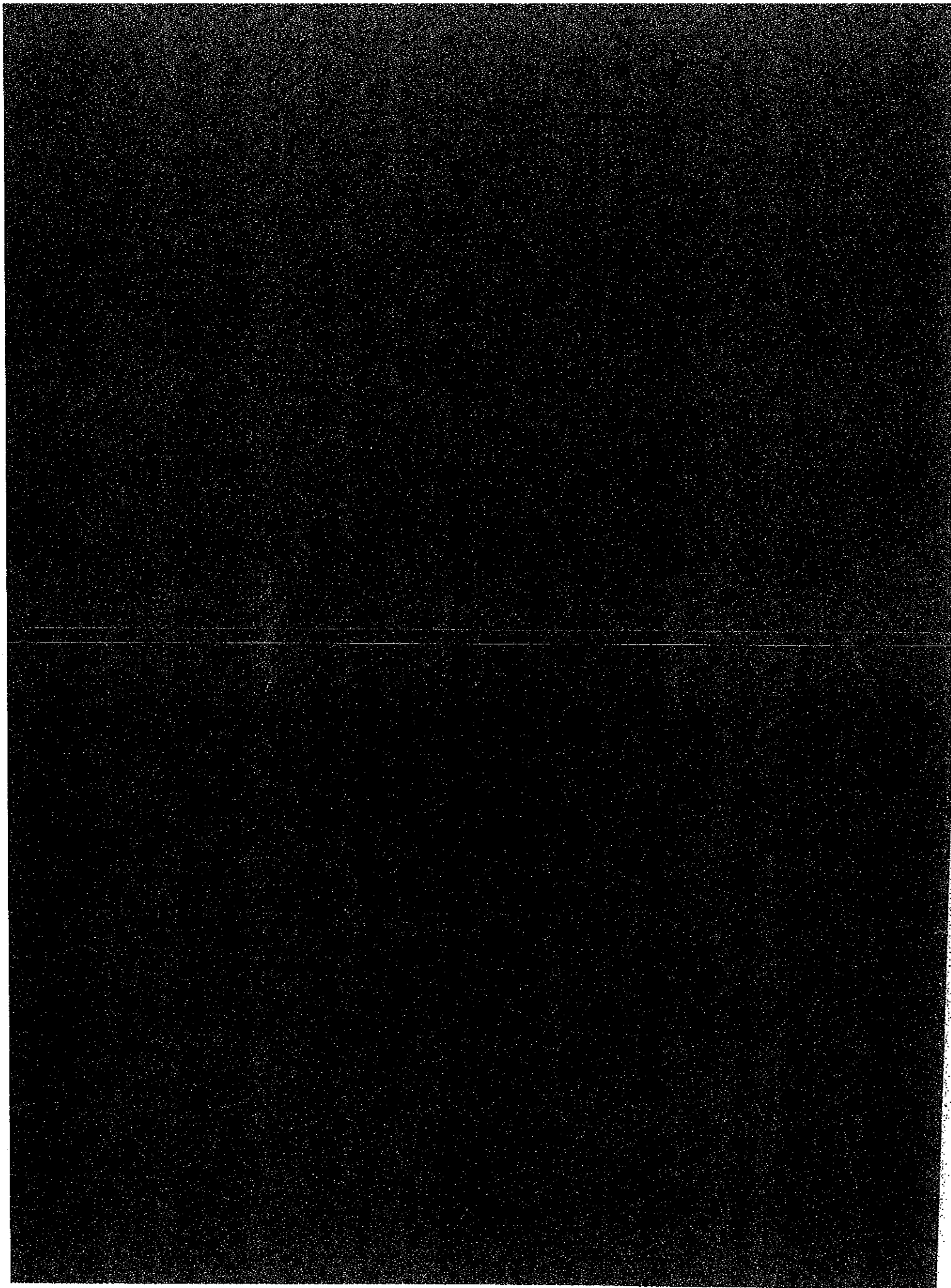
### **ADJOURNMENT**

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Karpuzi to adjourn at 8:44 p.m. Motion carried unanimously 7-0. Meeting adjourned.

---

Daniel J. Mator, 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

DR. DISANTI	___	___	___	___
MRS. JORDAN	___	___	___	___
MR. KARPUZI	___	___	___	___
MR. MAUDHUIT	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. VAEREWYCK	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___

8-A

**TOWNSHIP OF WEST DEER**  
**FINANCE OFFICER'S REPORT**  
**December 31, 2017**

**I - GENERAL FUND:**

	<u>December</u>	<u>YTD</u>	<u>% of Budget</u>
Revenues	355,446.29	5,914,443.21	96.58%
Expenditures	1,016,305.90	6,061,797.46	98.99%

**Cash and Cash Equivalents:**

Sweep Account		<u>103,317.38</u>	
			<u>103,317.38</u>

**II - SPECIAL REVENUE FUNDS**

**Cash and Cash Equivalents:**

**Street Light Fund:**

Sweep Account - Restricted	3,698.26
----------------------------	----------

**Fire Tax Fund:**

Sweep Account - Restricted	88,136.30
----------------------------	-----------

**State/Liquid Fuels Fund:**

Sweep Account - Restricted	<u>222,741.82</u>
----------------------------	-------------------

314,576.38

**Investments:**

**Operating Reserve Fund:**

Sweep Account - Reserved	1,039,755.70
--------------------------	--------------

**Capital Reserve Fund:**

Sweep Account - Reserved	<u>349,724.73</u>
--------------------------	-------------------

1,389,480.43

**III - CAPITAL PROJECT FUNDS:**

**Cash and Cash Equivalents:**

0.00

0.00

**TOTAL CASH BALANCE 12/31/17**

1,807,374.19

**Interest Earned December 2017**

**274.99**

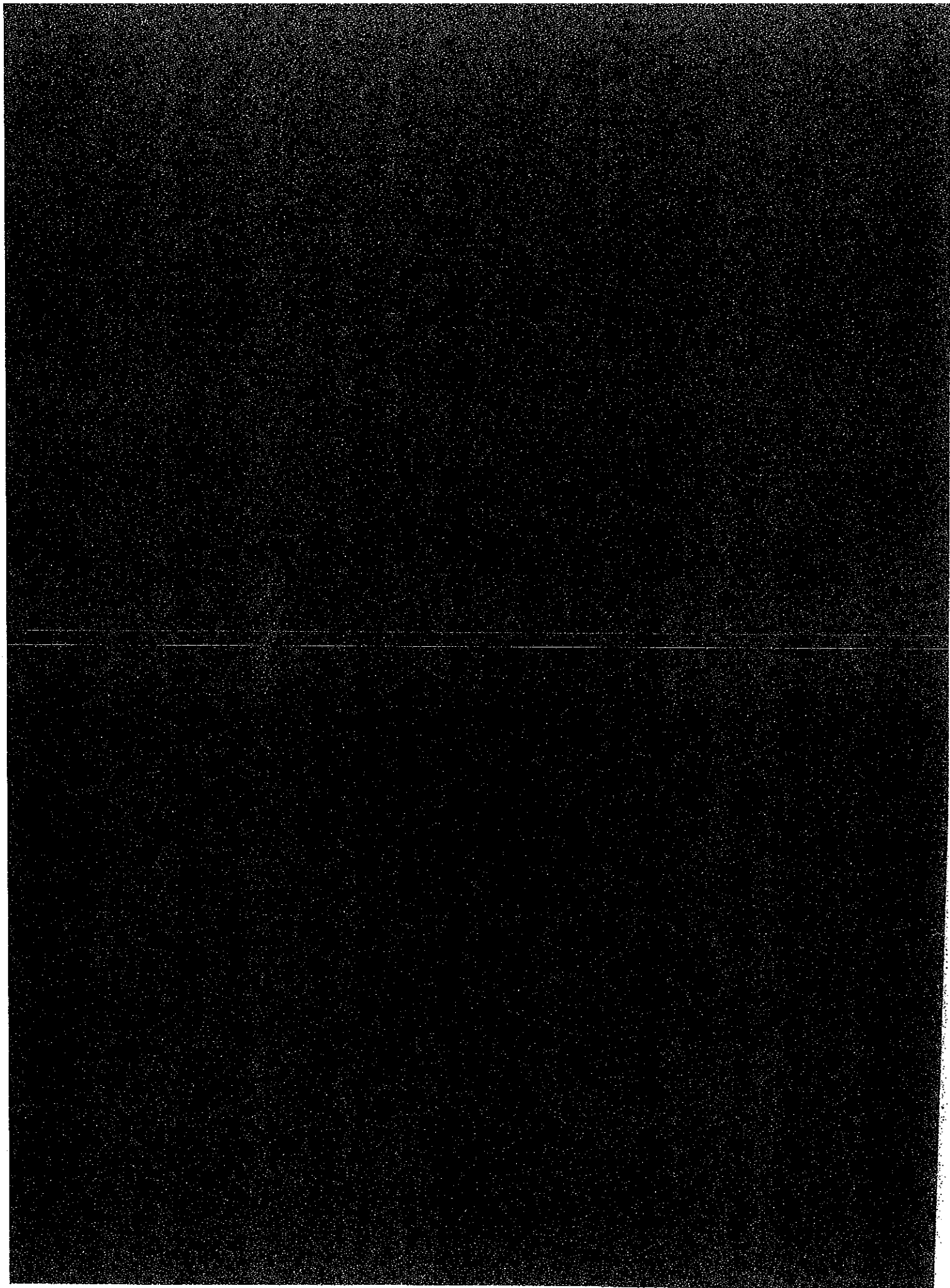
	<u>12/1/2017</u>		<u>December</u>		<u>12/31/2017</u>
	<u>Debt Balance</u>		<u>Principal</u>		<u>Debt Balance</u>
			<u>Payment</u>		
<b>Mars National - VFC #3</b>	250,697.75	\$	2,607.94		248,814.23

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

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

INTEREST EARNED - 2017

	<u>DECEMBER</u>	<u>YTD</u>
GENERAL FUND	\$26.57	\$551.75
STREET LIGHT FUND	\$0.27	\$8.68
FIRE TAX FUND	\$27.21	\$171.82
OPERATING RESERVE	\$26.09	\$328.38
STATE FUND	\$191.47	\$1,447.56
CAPITAL RESERVE	<u>\$3.38</u>	<u>\$3,438.55</u>
<b>TOTAL INTEREST EARNED</b>	<b><u>\$274.99</u></b>	<b><u>\$5,946.74</u></b>



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

MR. MAUDHUIT	—	—	—	—
MRS. ROMIG	—	—	—	—
MR. VAEREWYCK	—	—	—	—
MRS. JORDAN	—	—	—	—
DR. DISANTI	—	—	—	—
MR. KARPUZI	—	—	—	—
MRS. HOLLIBAUGH	—	—	—	—

8-B

ACCOUNTS PAYABLE - UNPAID VOUCHER REGISTER

By Name  
Cutoff as of: 12/31/9999

Time: 3:01 pm  
Date: 01/10/2018  
Page: 1

Due Dates: 01/15/2018 thru 01/15/2018

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
Name: ALLEGIANCE TECHNOLOGY PARTNERS										
00631	ALLEGIANCE TECHNOLOG	407.272	2017-377	1303.94				1303.94		
	Police:Docking Stati	1217	12/31/2017	01/15/2018	01/05/2018					
Name: AMERIKOHL AGGREGATES INC										
00337	AMERIKOHL AGGREGATES	430.372	29035	824.98				824.98		
	Road: Anti-Skid	1217	12/18/2017	01/15/2018	12/19/2017					
Name: AMERIKOHL TRANSPORT INC										
00338	AMERIKOHL TRANSPORT	430.372	22386	303.94				303.94		
	Road: Delivery of An	1217	12/18/2017	01/15/2018	12/19/2017					
Name: AMERIKOHL TRANSPORT INC										
00553	BEST WHOLESALE TIRE	410.374	10866	205.25				205.25		
	Police:Car #33:Lf Mo	1217	12/01/2017	01/15/2018	01/10/2018					
00553	BEST WHOLESALE TIRE	410.374	10872	42.65				42.65		
	Police:Car #34:chang	1217	12/04/2017	01/15/2018	01/10/2018					
00553	BEST WHOLESALE TIRE	410.374	10954	687.55				687.55		
	Police:Car #33:front	1217	12/12/2017	01/15/2018	01/10/2018					
00553	BEST WHOLESALE TIRE	410.374	10987	46.60				46.60		
	Police:Car #32:oil c	1217	12/14/2017	01/15/2018	01/10/2018					
00553	BEST WHOLESALE TIRE	410.374	11029	43.40				43.40		
	Police:Car #37:washe	1217	12/20/2017	01/15/2018	01/10/2018					
Name: BEST WHOLESALE TIRE CO, INC										
00238	CULVERTS, INC	430.611	IN00130432	3360.00				3360.00		
	Road:M Frames/2'x4'H	1217	12/05/2017	01/15/2018	12/18/2017					
Name: CULVERTS, INC										
10315	GRIFFITH, MCCAGUE &	404.111	272367	627.00				627.00		
	Legal Services - Gen	1217	12/31/2017	01/15/2018	01/10/2018					
10315	GRIFFITH, MCCAGUE &	404.111	272368	66.50				66.50		
	Legal Services-W D A	1217	12/31/2017	01/15/2018	01/10/2018					
10315	GRIFFITH, MCCAGUE &	404.111	272369	332.50				332.50		
	Legal Services-Home	1217	12/31/2017	01/15/2018	01/10/2018					

By Name  
Cutoff as of: 12/31/9999

Time: 3:01 pm  
Date: 01/10/2018  
Page: 2

Due Dates: 01/15/2018 thru 01/15/2018

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
Name: GRIFFITH, MCCAGUE & WALLACE, PC										
00106	JORDAN TAX SERVICE, Certifying for Liens	403.140	0118	1-18-149		01/18/2018	01/15/2018	01/10/2018		900.00
										900.00
Name: JORDAN TAX SERVICE, INC.										
00106	JORDAN TAX SERVICE, Delinquent R E Tax C	403.140	1217	12-C-#122		12/15/2017	01/15/2018	12/18/2017		962.67
										962.67
Name: NORTH HILLS COG										
00027	NORTH HILLS COG 2018 COG-Member Dues	400.420	0118	3596		01/02/2018	01/15/2018	01/02/2018		6500.00
										6500.00
Name: NORTH HILLS COG										
00657	OFFICE DEPOT Office Supplies	406.210	1217	989625598001	55.92	12/15/2017	01/15/2018	12/21/2017		55.92
										55.92
00657	OFFICE DEPOT Office Supplies-calc	406.210	1217	989625728001	131.09	12/18/2018	01/15/2018	01/02/2018		131.09
										131.09
00657	OFFICE DEPOT Office Supplies	406.210	1217	989625729002	11.98	12/15/2017	01/15/2018	12/21/2017		11.98
										11.98
00657	OFFICE DEPOT Police: Office suppl	410.210	1217	992854257001	72.63	12/29/2017	01/15/2018	01/05/2018		72.63
										72.63
Name: OFFICE DEPOT										
00830	SHOUP ENGINEERING IN Engingeering: Dollar	408.316	1217	18-06	247.50	12/31/2017	01/15/2018	01/03/2018		247.50
										247.50
00830	SHOUP ENGINEERING IN Engingeering: Miscel	408.313	1217	18-07	530.25	12/31/2017	01/15/2018	01/03/2018		530.25
										530.25
00830	SHOUP ENGINEERING IN Engingeering: oak Rd	408.316	1217	18-08	74.25	12/31/2017	01/15/2018	01/03/2018		74.25
										74.25
00830	SHOUP ENGINEERING IN Nike site Improve-6/	454.281	1217	18-11	2489.00	12/31/2017	01/15/2018	01/10/2018		2489.00
										2489.00
00830	SHOUP ENGINEERING IN Nike site Improve-2/	454.281	1217	18-12	22798.00	12/31/2017	01/15/2018	01/10/2018		22798.00
										22798.00
Name: SHOUP ENGINEERING INC.										
					26139.00					26139.00



By Name  
Cutoff as of: 12/31/9999

Time: 3:01 pm  
Date: 01/10/2018  
Page: 3

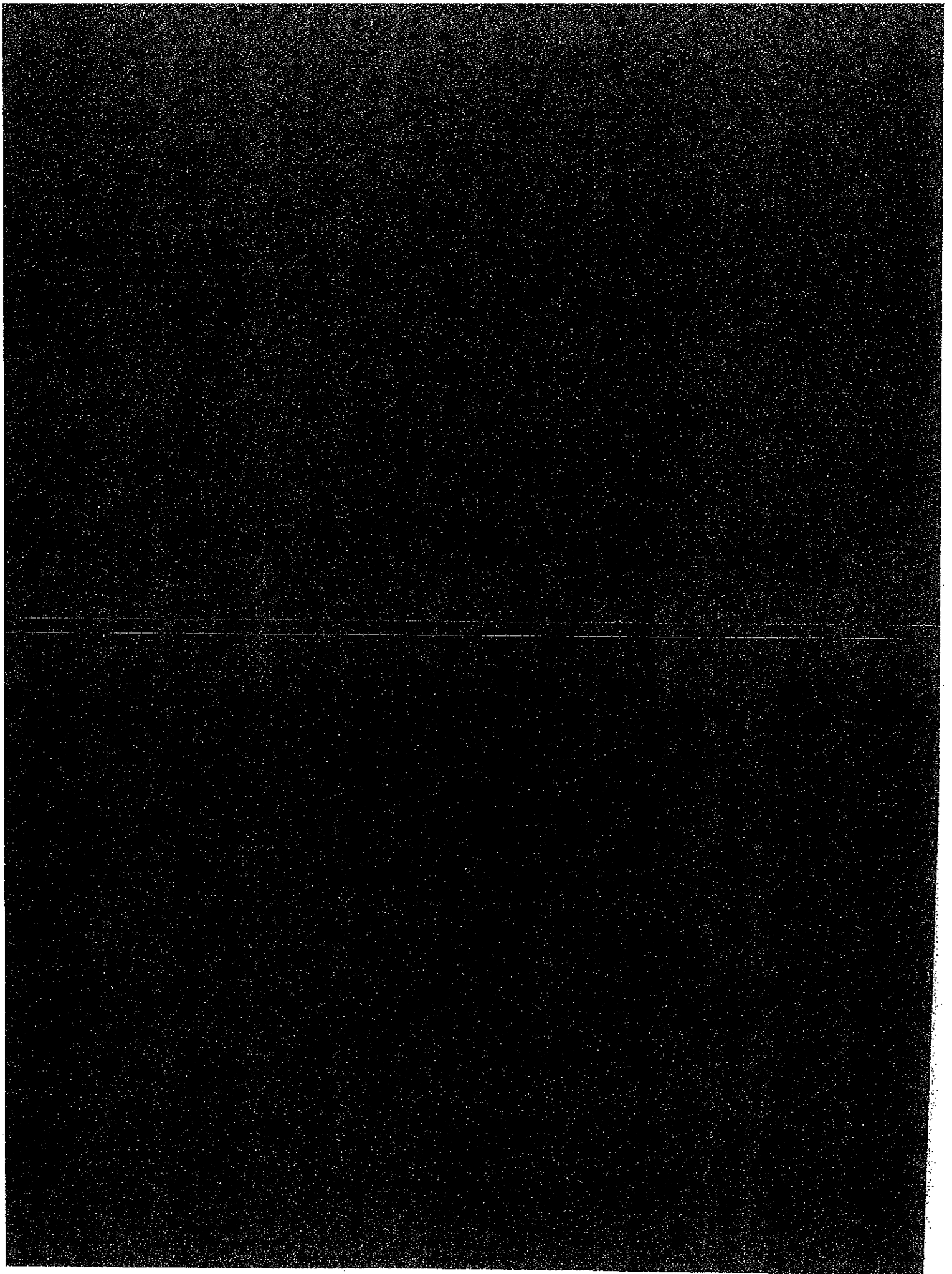
Due Dates: 01/15/2018 thru 01/15/2018

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
00674	STALEY COMMUNICATION	410.328	89276	137.50				137.50		
	POL: Radio Equip Ma	0118	01/03/2018	01/15/2018						
00674	STALEY COMMUNICATION	430.327	89277	57.47				57.47		
	Road: Radio Equip Ma	0118	01/03/2018	01/15/2018						
Name: STALEY COMMUNICATIONS										
00577	TOSHIBA FINANCIAL SE	406.261	67877624	241.26				241.26		
	Twp:Lease & Maintena	1217	12/24/2018	01/15/2018						
00577	TOSHIBA FINANCIAL SE	410.261	67877624	241.26				241.26		
	Police:Lease & Maint	1217	12/24/2018	01/15/2018						
Name: TOSHIBA FINANCIAL SERVICES										
00067	TRISTANI BROTHERS, I	430.374	171216	1224.19				1224.19		
	Road:Trk #6-steering	1217	12/31/2017	01/15/2018						
00067	TRISTANI BROTHERS, I	430.374	171217	80.00				80.00		
	Road:Trk #9-PTO Repa	1217	12/31/2017	01/15/2018						
Name: TRISTANI BROTHERS, INC.										
00074	WALSH EQUIPMENT	430.374	P96749	65.45				65.45		
	Road: Headlight bulb	1217	12/14/2017	01/15/2018						
00074	WALSH EQUIPMENT	430.374	P96766	763.70				763.70		
	Road: Deflector/spin	1217	12/15/2017	01/15/2018						
00074	WALSH EQUIPMENT	430.374	P96884	101.52				101.52		
	Road: white spinner	1217	12/19/2017	01/15/2018						
Name: WALSH EQUIPMENT										
				930.67						

FINAL TOTALS:

45529.95

45529.95



C) UTILITIES & PAYROLL

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO PAY UTILITIES AND PAYROLL FROM JANUARY 18, 2018 TO FEBRUARY 21, 2018.

	MOTION	SECOND	AYES	NAYES
DR. DISANTI	—	—	—	—
MRS. ROMIG	—	—	—	—
MR. VAEREWYCK	—	—	—	—
MRS. JORDAN	—	—	—	—
MR. KARPUZI	—	—	—	—
MR. MAUDHUIT	—	—	—	—
MRS. HOLLIBAUGH	—	—	—	—

8-C

D) TAX REFUNDS

THE BOARD IS IN RECEIPT OF THE ATTACHED LIST FROM THE TAX COLLECTOR REQUESTING THE ISSUANCE OF A REAL ESTATE TAX REFUND DUE TO ASSESSMENT CHANGES BY ALLEGHENY COUNTY FOR THE YEAR 2017.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

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

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

	MOTION	SECOND	AYES	NAYES
--	--------	--------	------	-------

MRS. ROMIG	___	___	___	___
MR. VAEREWYCK	___	___	___	___
DR. DISANTI	___	___	___	___
MRS. JORDAN	___	___	___	___
MR. KARPUZI	___	___	___	___
MR. MAUDHUIT	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___

8-D

WEST DEER TOWNSHIP

REAL ESTATE TAX REFUNDS FOR BOARD APPROVAL

01/04/18

14:36:23

January 2018

Refunds Due to County Change Orders

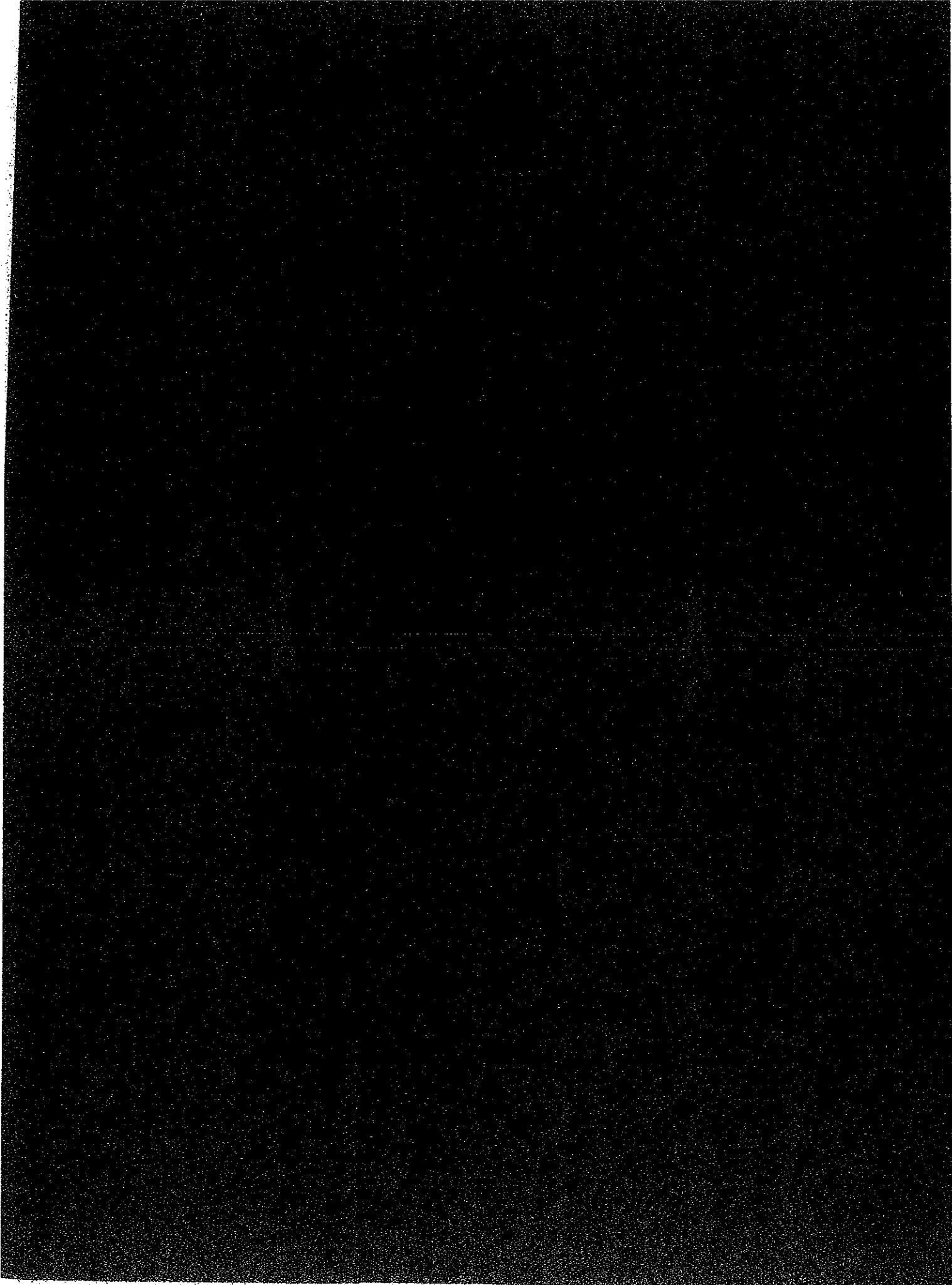
Payable to: CONGALTON JACOB W | CHRISTINA E  
891 Ashley Road  
Gibsonia, PA 15044

Lot & Block 1669-S-39  
891 ASHLEY RD

Refund of 74.14 due for tax year: 2017

Orig Value:	273,300	Orig Tax:	800.83
New Value:	248,000	New Tax:	726.69
Exoneration:	25,300	Refund:	74.14

\*\*\*\*\*



**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:** January 11, 2018

Attached is the Officer's Monthly Report for December 2017.

PT  
Attachment

cc: D. Mator, Manager  
S. Hollibaugh, Chairwoman  
R. DiSanti  
B. Jordan  
A. Kapuzi  
S. Maudhuit  
J. Romig  
G. Vaerewyck



OFFICERS MONTHLY REPORT  
DECEMBER 2017

	<u>CURRENT MONTH</u>	<u>PREVIOUS MONTH TO DATE</u>	<u>YEAR TO DATE</u>
REPORTABLE CALLS FOR SERVICE	80	799	879
CALLS FOR SERVICE/FIELD CONTACTS	300	3554	3854
ALL OTHER CALLS	478	5414	5892
<b>TOTALS CALLS FOR SERVICE</b>	<b>858</b>	<b>9767</b>	<b>10625</b>
<b><u>ARRESTS</u></b>			
ADULT	2	81	83
JUVENILE	0	1	1
TRAFFIC CITATIONS	2	449	451
NON TRAFFIC CITATIONS	5	50	55
PARKING CITATIONS	0	4	4
WARNINGS	1	107	108
<b><u>PERSONNEL</u></b>			
GRIEVANCES FILED BY PLICE OFFICERS	0	0	0
CITIZENS COMPLAINTS ON POLICE OFFICERS	0	0	0
LETTERS COMMENDING POLICE OFFICERS	0	6	6
<b><u>VEHICLE REPORTS</u></b>			
TOTAL MILES TRAVELED	9945	109938	119883
GALLONS OF GASOLINE USED	832.4	8628.1	9460.5
REPAIRS/MAINTENANCE	1025.45	15625.59	16651.04
<b><u>OVERTIME PAID</u></b>			
COURT (OFF DUTY)	4	96.5	100.5
PRELIMINARY HEARINGS	4	119.5	123.5
PRETRIAL	0	0	0
INVESTIGATIONS	1	61.5	62.5
ARRESTS	0	62.5	62.5
SPEED CHECKS	0	0	0
PRIVATE CONTRACTS	0	9	9
MISC. HOURS - FILLED SHIFTS	8.5	58.5	67
MISC. HOURS - ADMIN. HOURS	0	0	0
MISC. HOURS	4.5	136	140.5
<b>TOTAL HOURS</b>	<b>22</b>	<b>543.5</b>	<b>565.5</b>

Misc. hours - worked on computer 4 1/2 hrs

OFFICERS MONTHLY REPORT  
DECEMBER 2017

	2016 YEAR TO DATE	2017 YEAR TO DATE
REPORTABLE CALLS FOR SERVICE	773	879
CALLS FOR SERVICE/FIELD CONTACTS	3340	3854
ALL OTHER CALLS	5705	5892
<b>TOTAL CALLS FOR SERVICE</b>	<b>9818</b>	<b>10625</b>

ARRESTS

ADULT	82	83
JUVENILE	3	1
TRAFFIC CITATIONS	599	451
NON TRAFFIC CITATIONS	35	55
PARKING CITATIONS	0	4
WARNINGS	231	108

PERSONNEL

GRIEVANCES FILED BY POLICE OFFICERS	0	0
CITIZENS COMPLAINTS ON POLICE OFFICERS	0	0
LETTERS COMMENDING POLICE OFFICERS	3	6

VEHICLE REPORTS

TOTAL MILES TRAVELED	120453	119883
GALLONS OF GASOLINE USED	10648.2	9460.5
REPAIRS/MAINTENANCE	18995.44	16651.04

OVERTIME

COURT (OFF DUTY)	189 1/2	100.5
PRELIMINARY HEARINGS	133	123.5
PRETRIAL	0	0
INVESTIGATIONS	68 1/2	62.5
ARRESTS	56	62.5
SPEED CHECKS	0	0
PRIVATE CONTRACTS	0	9
MISC. HOURS - FILLED SHIFTS	41	67
MISC. HOURS - ADMIN HOURS	0	0
ALL OTHER MISC. HOURS	128	140.5
<b>TOTAL HOURS</b>	<b>616</b>	<b>565.5</b>

## **Points of Interest**

### **Month of December 2017**

**Budget as of December 2017 – 96.16%**

#### **CHIEF JONATHAN LAPE –**

- December 14 - attended an Allegheny County Chiefs meeting**
- December 18 - met with scouts relative to the Christmas Toy Program**
- December 19 - distributed Christmas Toys, etcetera**

**OFFICER EDWARD NEWMAN – K9 REPORT – nothing to report for December**

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

**December 1 - Training was held at the Hampton Township Community Center/Range. Instruction, testing and qualifications were given on less lethal weapons and devices. On this date SRT Operators were dispatched to Millvale to assist with a high risk warrant service whereby two actors were taken into custody without incident.**

**December 15 - Training was held at the Berkley Hills VFD – operators had their year end weapons inspections and Standard Operating Procedures and Policies were reviewed. They also reviewed the 2018 schedule.**

#### **SCHOOL DISTRICT DETAILS –**

**December 5 - crowd control – school board meeting**

**December 12/13/15/22 – traffic/crowd control – boys basketball game**

**December 14/19 – traffic/crowd control – girls basketball game**

#### **SPECIAL DETAILS/MISCELLANEOUS DETAILS –**

**December 1 - Officer Gizienski completed sex abuse investigative training**

**December 5-7 – Officers Kozar, McMahill, O'Connor and Trocki attended SFST Practitioner training**

**CHRISTMAS TOY CAMPAIGN FOR 2017 - \$9085.00 in donations was received. 52 families benefited from the program which included 104 children. In excess of 1000 toys, hats and gloves were distributed. Each family received a ham/vegetables and a \$25.00 gift card for shoes for each child.**



BUILDING INSPECTOR / CODE ENFORCEMENT OFFICER'S REPORT

MR. PAYNE.....

10

# Code Enforcement

December 31, 2017

1. Issued 21 Occupancy Permits
2. Issued 4 Building Permits
3. Performed 56 site inspections
4. 2017 totals include
  - a) 230 building permits issued including 46 new homes
  - b) 274 occupancy permits issued
  - c) 721 site inspections performed
5. Planning Commission recommended approval for the site plan for a proposed Dollar General to be located off of Oak Road in Bairdford with the following conditions:
  - a) Subject to addressing all items in Shoup Engineering letter dated December 15<sup>th</sup> 2017.
  - b) Add note to site plan that sign will be off when store is closed.
  - c) Revise landscaping plan to match recommendations noted on plan per Mr. Banks.
  - d) Add note to site plan that the landscaping and planting will be maintained.
  - e) Install bike rack.The Planning Commission also tabled their 2 lot subdivision to keep concurrent with the site plan.
6. No Zoning Hearing Board meeting was held.
7. Attended continuing education class on Fire-Retardant Wood Products.
8. Update of Russellton Cell Tower is now slated to be a 2019 project. *See attached letter.*

  
\_\_\_\_\_  
William Payne  
Code Enforcement Officer



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

Date	Permit #	Lot Block	Applicant Name	Street Address	Use	New Construction
12/5/2017	O17-252	2387-J-042	TODD & JODY MANKAMYER	46 HENRY RD	Single Family Home	No
12/5/2017	O17-253	1507-C-038	JOHN & NANCY EWART	136 CANTER LANE	Quad	No
12/5/2017	O17-254	1670-A-33	JOSHUA & DANA GEORGE	37 ANNADALE DR	Single Family Home	No
12/6/2017	O17-255	1666-R-100-30B	JOHN & SUSAN SMELTZER	379 SADDLEBROOK RD	Single Family Home	Yes
12/6/2017	O17-256	1666-R-100-21C	JILL TILLMAN / DONNA TATARKSI	358 SADDLEBROOK RD	Single Family Home	Yes
12/12/2017	O17-257	1217-F-057	SCOTT LESICK	158 RUSSELLTON-DORSEYVILLE RD	Single Family Home	No
12/12/2017	O17-258	1218-B-316	TIMOTHY & CHRISTINE COCHRAN	65 MICHAEL RD	Single Family Home	No
12/12/2017	O17-259	1213-M-094	PATRICIA OLSZEWSKI	3409 WOODLAKE CT	Single Family Home	No
12/12/2017	O17-260	1361-E-395	MATHEW & MARISSA LATRONICA	427 LINDEN DR	Single Family Home	No
12/12/2017	O17-261	1510-D-8	Andrew Matzya	883 ASHLEY RD.	Single Family Home	Yes
12/13/2017	O17-263	1214-A-100	Shoff Farms H.O.A	113 LEX LANE	Miscellaneous	Yes
12/19/2017	O17-264	1511-S-381	WILLIAM BATES	154 EAST UNION RD	Single Family Home	No
12/19/2017	O17-265	1214-P-148	ALYSON GRUBBS & GLENN PALMER	4809 BAYFIELD RD	Single Family Home	No
12/20/2017	O17-267	1669-S-41	JAMES MARKS	894 ASHLEY RD.	Single Family Home	Yes
12/20/2017	O17-269	1360-E-269	ANDREW ZEIS	139 TRUMP RD	Single Family Home	No
12/20/2017	O17-270	1669-K-364	JAMES & BRITTANY FARMER	470 BAIRDFORD RD	Single Family Home	No
12/20/2017	O17-266	1672-H-342	CLARENCE WILSON & BRITTANY LAPALME	447 ROUTE 908 EXT	Single Family Home	No
12/20/2017	O17-268	1214-A-100	Shoff Farms H.O.A	113 LEX LANE	All other permits (pools, sheds, decks, and etc.)	Yes *
12/27/2017	O17-271	1511-J-134	WEST DEER TWP IND VOLUNTEER FIRE CO #2	2163 Saxonburg Blvd.	Additions, Alterations or Repairs	Yes
12/28/2017	O17-273	1507-H-223-3A	GLENN PORTER & EMILY MYERS	5035 FOXWOOD COURT	Townhome	No
12/28/2017	O17-274	1507-H-225-2C1	MICHAEL YATZKANIC & GRETA KUZILLA	5019 FOXWOOD COURT	Townhome	No
<b>Total Fees Collected by Month</b>						
<b>December - \$350.00</b>						
<b>Total Fees Collected</b>						
<b>Grand Total - \$350.00</b>						

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

WD Permit Report  
From 12/01/2017 To 12/31/2017

### Building Permit Report

Permit Date	Permit Number	Permit Type	Parcel Owner	Legal Address	Parcel ID	Cost of Construction	Fee Collected
12/4/2017	P17-227	Single Family Dwelling	Richand Holdings	305 RIDGE VIEW CT.	1214-E-331	\$256,200.00	\$716.10
12/4/2017	P17-228	Single Family Dwelling	Richland Hold	307 RIDGE VIEW CT.	1214-E-333	\$256,200.00	\$716.10
12/11/2017	P17-229	Fence	SHAWN ARNOLD	1642 SAXONBURG BLVD	1838-A-283	\$2,430.00	\$30.00
12/12/2017	P17-230	Garage	MICHAEL J. HALICH	445 BAIRDFORD RD	1669-J-205	\$15,000.00	\$90.00
<b>Total:</b>						<b>\$529,830.00</b>	<b>\$1,552.20</b>



## WEST DEER TOWNSHIP

### BUILDING PERMITS

<u>YEAR</u>	<u># OF PERMITS</u>	<u>TOTAL HOMES</u>	<u>COMM/INDUST.</u>	<u>CONSTRUCTION COST</u>
1982	166	66	0	\$2,237,084.00
1983	176	101	0	\$3,862,067.00
1984	189	62	1	\$2,699,177.00
1985	167	49	1	\$2,400,596.00
1986	175	32	1	\$1,377,857.00
1987	193	28	0	\$1,742,294.00
1988	220	35	2	\$2,064,461.00
1989	196	36	2	\$2,868,862.00
1990	187	33	2	\$2,415,900.00
1991	204	28	2	\$3,393,310.00
1992	164	37	1	\$3,222,561.00
1993	159	36	3	\$3,569,766.00
1994	225	54	5	\$8,181,537.00
1995	188	30	3	\$3,320,190.00
1996	196	31	3	\$4,428,993.00
1997	174	30	1	\$4,362,981.00
1998	187	23	7	\$23,827,477.00
1999	178	33	5	\$13,061,104.00
2000	253	124	6	\$13,438,097.00
2001	196	52	9	\$11,224,683.00
2002	263	122	6	\$14,127,717.00
2003	199	63	4	\$10,516,422.00
2004	186	58	0	\$8,861,338.00
2005	179	75	2	\$13,902,153.00
2006	163	43	4	\$6,605,135.00
2007	160	32	6	\$6,820,464.00
2008	122	19	1	\$11,193,021.00
2009	104	6	1	\$2,818,109.00
2010	161	29	3	\$7,536,175.00
2011	103	13	3	\$2,326,378.00
2012	131	10	12	\$3,884,325.00
2013	148	39	8	\$9,832,685.00
2014	146	60	6	\$7,849,974.40
2015	151	29	6	\$7,295,695.61
2016	191	54	13	\$36,717,457.53
2017	230	46	4	\$14,131,879.41

### OCCUPANCY PERMITS

<u>YEAR</u>	<u># ISSUED</u>	<u>APPROX. TOTAL COLLECTED</u>
2014	253	\$4,550.00
2015	235	\$5,275.00
2016	267	\$5,875.00
2017	274	\$5,100.00

## 2017 CONSTRUCTION TOTALS

MONTH	SINGLE FAMILY	DUPLEX UNITS	QUAD UNITS	COMMERCIAL BUILDINGS	COMMERCIAL DESCRIPTION
January	0	0	0	1	Allison Park Contractors - Garage
February	2	2	0	0	
March	2	1	0	0	
April	1	0	0	1	VFC #2 demo/addition
May	1	0	4	0	
June	1	2	0	0	
July	5	0	4	0	
August	2	0	4	0	
Sept	1	0	4	2	Store bldg for DL Business park/ warehouse additionfor Williams Printing
October	0	0	4	0	
Nov	2	2	0	1	Tap room filament (Rte. 910)
Dec	0	2	0	0	

**TOTAL            17            9            20            5**

### MONTHLY TOTALS

MONTH	2017 IMPROVEMENT COST	PERMIT FEE
January	\$131,400.00	\$672.00
February	\$1,151,400.00	\$3,675.00
March	\$960,743.00	\$4,903.00
April	\$1,156,503.54	\$7,510.60
May	\$1,594,302.13	\$4,006.00
June	\$1,206,755.74	\$6,422.20
July	\$2,512,675.00	\$8,868.60
August	\$1,365,000.00	\$5,654.50
September	\$1,395,718.00	\$7,637.30
October	\$830,936.00	\$4,186.90
November	\$1,296,616.00	\$5,137.00
December	\$529,830.00	\$1,552.20
<b>TOTAL</b>	<b>\$14,131,879.41</b>	<b>\$60,225.30</b>



Chairman of the Board  
Shirley Hollibaugh

Vice-Chairman of the Board  
Richard W. DiSanti, Jr.

Township Manager  
Daniel J. Mator, Jr.

January 10, 2018

RE: Proposed Cell Tower at 940 Little Deer Creek Valley in Russellton PA

Ms. Roc,

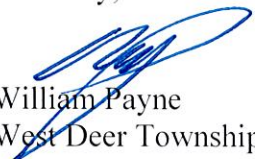
Thank you for returning my call today regarding our much needed cell tower in Russellton PA. The proposed site is located at 940 Little Deer Creek Valley Road next to our local Shop N' Save. The Township has received many inquiries about the timing for the construction of the cell tower. Our residents are excited and anticipate the new towers capabilities to extend wireless service to a large number of our residents that live, work, and shop in that area.

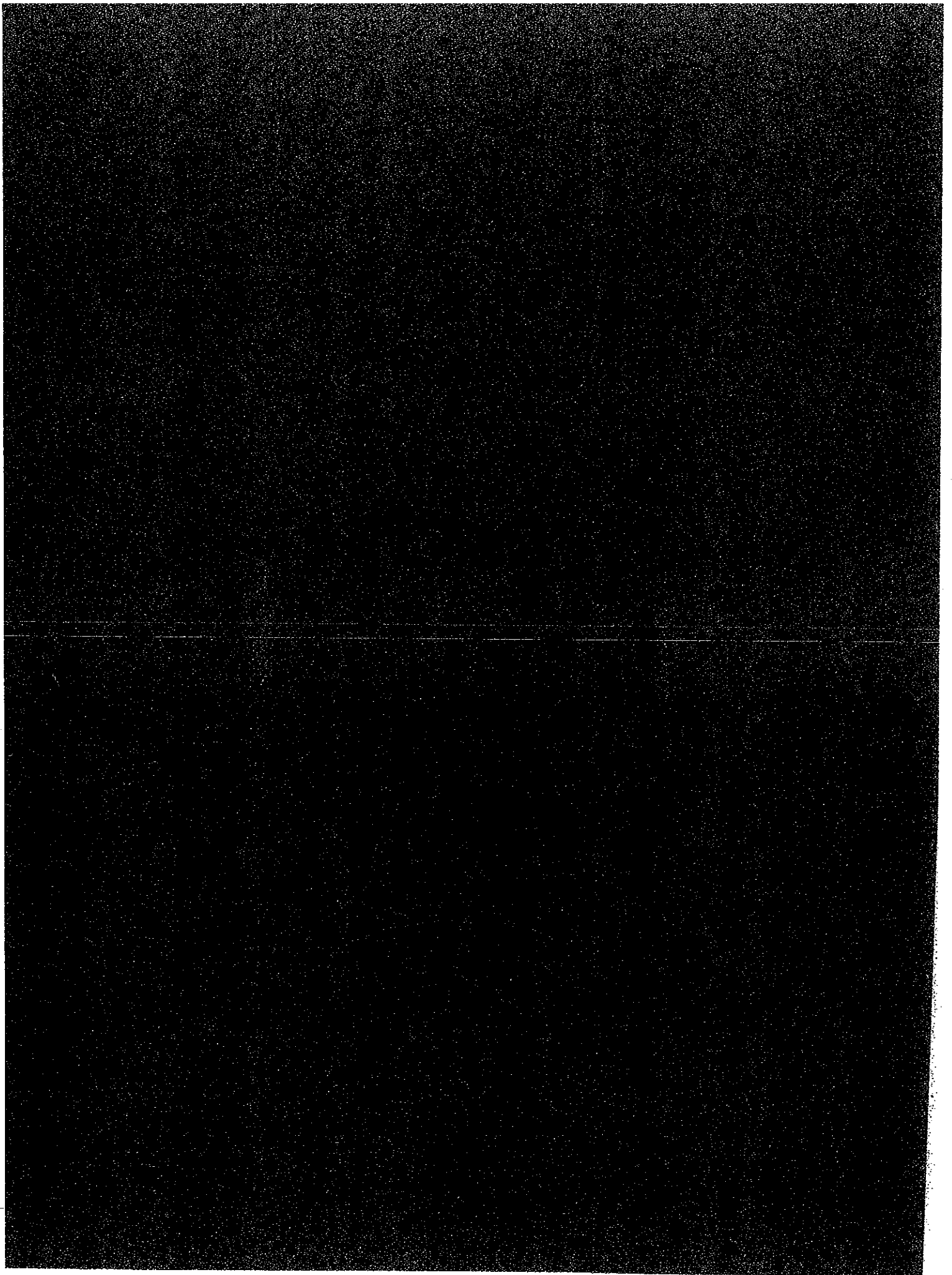
In December, 2015 a building permit was issued for the construction of the tower. In the months that followed I was informed that Crown Castle bid our tower in addition to many other towers and was expected to construct it within a timeframe of 1-3 years.

We are now aware that we are slated to be a 2019 site. We are kindly requesting to be considered to be moved up if possible. We do understand that cell towers take time to build, but believe we are in great need of extended service capabilities in that area. The Russellton cell tower will also provide needed wireless service for Deer Lakes Park which is a very large Allegheny County owned park. It has always been a great concern of the Township that in time of an emergency the lack of wireless reception may cause delayed EMS/Police response time that could result in reduced visitor safety.

Thank you in advance for taking the time to consider our request.

Sincerely,

  
William Payne  
West Deer Township Zoning Officer  
724-265-2780  
[wpayne@westdeertownship.com](mailto:wpayne@westdeertownship.com)



**REPORT FROM THE PARKS AND RECREATION BOARD**

NO REPORT – NO MEETINGS HELD NOVEMBER & DECEMBER.

PARKS & RECREATION BOARD WILL HOLD THEIR REORGANIZATION AND REGULAR MEETING ON WEDNESDAY, JANUARY 24, 2018 AT 7:00 P.M.

//

**ENGINEER'S REPORT**

ATTACHED IS THE ENGINEER'S REPORT SUBMITTED BY SHOUP  
ENGINEERING, INC.

MR. SHOUP.....

12





**SHOUP ENGINEERING**  
**FOR OVER 50 YEARS**

329 Summerfield Drive, Baden PA 15005  
Phone: 724-869-9560 Fax: 724-869-7434  
shoupeng@comcast.net

**DECEMBER 2017 ENGINEER'S REPORT**  
**WEST DEER TOWNSHIP**

**VIA EMAIL**

Prepared January 9, 2018

---

1. **MEETING ATTENDANCE**

Shoup Engineering attended and participated in the following meetings:

- Board of Supervisors Meeting – December 20, 2017
- Commission Meeting – December 21, 2017

2. **DEVELOPMENTS/PROJECTS**

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

- AVJSA Act 537 Plan Update – I have attended multiple meetings regarding the Act 537 Plan Update. The proposed treatment plant expansion and pump station projects have been given a preliminary cost of \$58,000,000 based on conceptual plans. The Act 537 Plan should be presented to the Township at the beginning of 2018.
- Cedar Ridge Storm Sewers – Bid documents and specifications are being prepared and bid results will be available for the Board's consideration at their February meeting.
- EMS Building Subdivision – I have met with the Solicitor to review the subdivision required to formally create the parcel of land on which the EMS building sits upon. The subdivision will require a survey and plotting of approximately 17 acres of the School District property. The cost for preparation of the survey subdivision would be \$4,600.00.

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

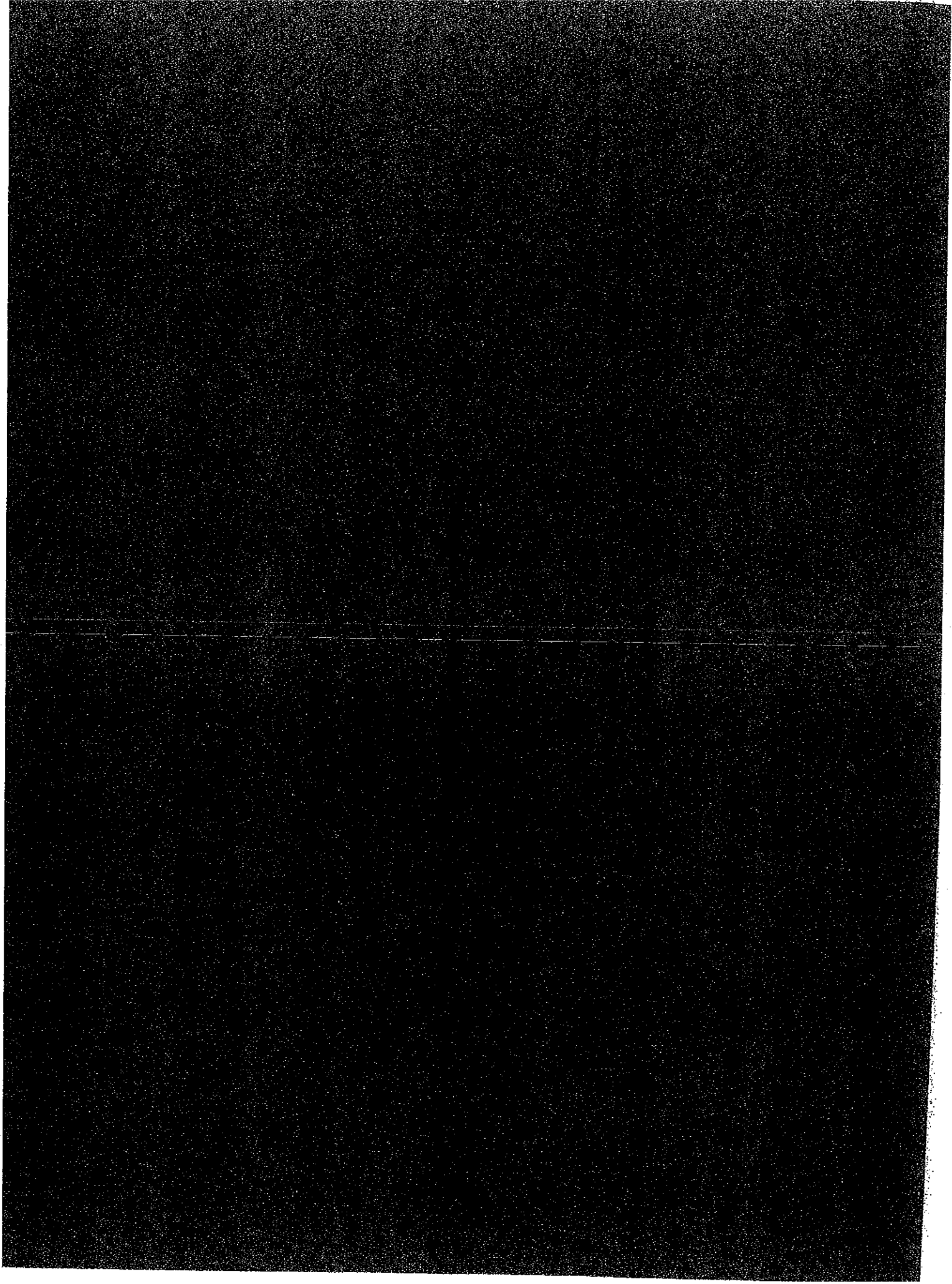
- Oak Road Plan of Lots No. 2 – A review of this 2 Lot subdivision was performed, and letters were issued to the Township on 11/13/17 and 12/15/17.
- Dollar General – A review of this land development plan was performed, and letters were issued to the Township on 11/15/17, 12/15/17 and 1/11/18.

Respectfully Submitted,

**SHOUP ENGINEERING, INC.**

Scott A. Shoup, P.E.  
Township Engineer





**ADOPTION: RESOLUTION 2018-1 (LICK RD. BRIDGE/RIGHT-OF-WAY)**

A RESOLUTION ACCEPTING THE RIGHTS-OF-WAY AND EASEMENTS ACQUIRED BY ALLEGHENY COUNTY TO DEMOLISH AND RECONFIGURE DAWSON RUN BRIDGE NO. 6 ON LICK ROAD.

(RESOLUTION & DRAWINGS ATTACHED)

ALLEGHENY COUNTY MAINTAINS THE NO. 6 BRIDGE CROSSING DAWSON RUN ON LICK ROAD. LICK ROAD IS OWNED AND MAINTAINED BY THE TOWNSHIP. THE COUNTY PROPOSES TO DEMOLISH THE BRIDGE.

IT MAY BE ELIMINATED BY RELOCATING LICK ROAD TO INTERSECT BAIRDFORD ROAD NORTH OF THE COUNTY-MAINTAINED DAWSON RUN BRIDGE NO. 3.

LICK ROAD TRAFFIC CAN THEN USE DAWSON RUN BRIDGE NO. 3 TO CROSS DAWSON RUN.

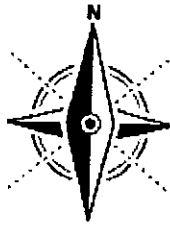
ATTACHED IS THE REVIEW LETTER FROM MR. SHOUP RECOMMENDING THE TOWNSHIP AGREE TO ACCEPT THE PORTION OF THE RIGHT-OF-WAY FOR RELOCATED LICK ROAD.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO ADOPT RESOLUTION NO. 2018-2 AUTHORIZING THE CHAIRPERSON TO SIGN THE DRAWINGS AND DOCUMENTS NECESSARY TO ACCEPT AND RECORD THE RIGHTS-OF-WAY AND EASEMENTS REQUIRED FOR THE LICK ROAD BRIDGE PROJECT.

	MOTION	SECOND	AYES	NAYES
MR. VAEREWYCK	___	___	___	___
MRS. JORDAN	___	___	___	___
DR. DISANTI	___	___	___	___
MR. KARPUZI	___	___	___	___
MR. MAUDHUIT	___	___	___	___
MRS. ROMIG	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___

13



**SHOUP ENGINEERING**  
**FOR OVER 50 YEARS**

329 Summerfield Drive, Baden PA 15005  
Phone: 724-869-9560 Fax: 724-869-7434  
shoupeng@comcast.net

January 9, 2018

Mr. Daniel Mator  
West Deer Township  
109 East Union Road  
Cheswick, PA 15024

Via email

Re: Lick Road Bridge Project

Dear Mr. Mator,

Allegheny County has requested that the Township agree to accept the new right of way for the portion of Lick Road being relocated near its intersection with Bairdford Road as a result of the bridge demolition project. The acceptance of this right of way will occur upon completion of construction.

I have reviewed the plans submitted by Allegheny County and would recommend that the Township agree to accept the portion of right of way for relocated Lick Road following completion of the project.

If you should have any questions, please do not hesitate to contact me at your convenience.

Sincerely,

SHOUP ENGINEERING INC.

Scott A. Shoup, P.E., P.L.S.

**TOWNSHIP OF WEST DEER  
ALLEGHENY COUNTY, PENNSYLVANIA  
RESOLUTION NO. 2018-1**

A RESOLUTION ACCEPTING THE RIGHTS-OF-WAY AND EASEMENTS ACQUIRED BY ALLEGHENY COUNTY TO DEMOLISH AND RECONFIGURE DAWSON RUN BRIDGE NO. 6 ON LICK ROAD.

**WHEREAS**, Allegheny County has decided to demolish and reconfigure Dawson Run Bridge No. 6 on Lick Road in West Deer Township; and

**WHEREAS**, Lick Road is a township road, and Allegheny County has requested that West Deer Township accept the rights-of-way and easements acquired for the Township as required for this project; and

**NOW, THEREFORE**, the Board of Supervisors of West Deer Township does hereby formally authorize the Chairperson to sign the drawings and documents necessary to accept and record the rights-of-way and easements required for the Lick Road Bridge Project.

**ADOPTED** this 17<sup>th</sup> day of January, 2018 by the Board of Supervisors of the Township of West Deer.

ATTEST:

TOWNSHIP OF WEST DEER

\_\_\_\_\_  
Daniel J. Mator, Jr.  
Township Manager

\_\_\_\_\_  
Shirley A. Hollibaugh, Chairwoman  
Board of Supervisors

DISTRICT	COUNTY	CITY	TOWNSHIP	ROUTE	SECTION	TOTAL SHEETS
11-0	ALLEGHENY		WEST DEER			6

•• T-756 LICK ROAD  
•• BALDHEAD ROAD

# COUNTY OF ALLEGHENY

## DEPARTMENT OF PUBLIC WORKS

### DRAWINGS AUTHORIZING ACQUISITION

#### OF RIGHT-OF-WAY FOR T-756 LICK ROAD



**DESIGN DESIGNATION**

HIGHWAY CLASSIFICATION - RURAL LOCAL  
DESIGN / POSTED SPEED - 25 MPH  
PAVEMENT WIDTH - 2 - 10' LANES  
SHOULDER WIDTH - N/A

CURRENT A.O.T. - N/A  
DESIGN YEAR A.O.T. - N/A  
D.M.W. - N/A  
D - N/A

FROM STA. 20+10.00 TO STA. 21+74.00 LENGTH 164.00 FT. 0.031 MI.

THIS PLAN PREPARED PURSUANT TO SECTION 20201 OF THE ZONING ORDINANCE, AS AMENDED, 11 P.S., SECTION 5131(a) AND SECTION 102021.1 OF THE ZONING ORDINANCE, AS AMENDED, 11 P.S., SECTION 5131(b) AND PURSUANT TO THE SECOND CLASS COUNTY CODE, ACT OF JULY 28, 1953, P.L. 1723, AS AMENDED, IN ACCORDANCE TO THE ALLEGHENY COUNTY HOME RULE CHARTER LAW AND ALLEGHENY COUNTY ADMINISTRATIVE CODE.

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF ALLEGHENY

ON THIS DAY OF NOVEMBER, 2017,  
BEFORE ME, A NOTARY PUBLIC, THE  
APPEARER, WILLIAM O. MCKAIN, KNOWN  
TO ME FOR SAID ACTIVITY, A PERSON  
SIGNED AND SUBSCRIBED TO THE ATTACHED PLAN,  
CONTAINING OF AND REFERENCED SHEETS,  
HE IS FULLY AUTHORIZED TO ACT AS  
CHAIRPERSON OF THE BOARD OF SUPERVISORS  
FOR THE PURPOSES REFERENCED HEREIN,  
IN THESE WITNESSES, I HEREBY SET MY  
HAND AND OFFICIAL SEAL OF OFFICE

RECORDED IN THE OFFICE FOR THE  
DEPARTMENT OF REAL ESTATE IN  
ALLEGHENY COUNTY, PA.  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE

**ADOPTED**

WEST DEER TOWNSHIP ACCEPTS TRANSFER OF OWNERSHIP  
UPON ACQUISITION AND MAINTENANCE RESPONSIBILITY  
UPON COMPLETION OF CONSTRUCTION.

CHAIRPERSON OF THE BOARD OF SUPERVISORS

RESOLUTION NUMBER \_\_\_\_\_ DATE \_\_\_\_\_

PREPARED BY: TRISTON DESIGN & CONSTRUCTION  
1000 WEST DEER STREET  
WEST DEER, PA 15389

DATE: 12-3-2017

REGISTERED PROFESSIONAL ENGINEER

**ADOPTED**

BY THE COUNTY EXECUTIVE, THROUGH THE MANAGER OF  
PUBLIC WORKS COUNTY DEPARTMENT WAS AUTHORIZED  
COUNTY MANAGER, CONSTITUTION BY THE ALLEGHENY  
COUNTY ADMINISTRATIVE CODE.

WILLIAM O. MCKAIN, COUNTY MANAGER

ON \_\_\_\_\_ EXECUTIVE ACTION NO. \_\_\_\_\_

RECOMMENDED

ALLEGHENY COUNTY DEPARTMENT OF PUBLIC WORKS

PROJECT MANAGER: William O. McKain DATE: 12/8/2017

CHIEF ENGINEER: Richard Y. Cooney DATE: 12/8/17

DEPUTY DIRECTOR ENGINEERING: Richard Y. Cooney DATE: 12/15/17

DATE: 12/15/17

**County of Allegheny**

Pittsburgh, Pennsylvania  
Department of Public Works

**RIGHT-OF-WAY DRAWINGS  
FOR ELIMINATION  
OF  
DAWSON RUN  
BRIDGE NO. 6  
AND FOR RELOCATION OF  
(T-756) LICK ROAD**

WEST DEER TOWNSHIP  
COUNTY PROJECT NO. A400-2017B

DATE: 12/15/17

SCALE: AS SHOWN

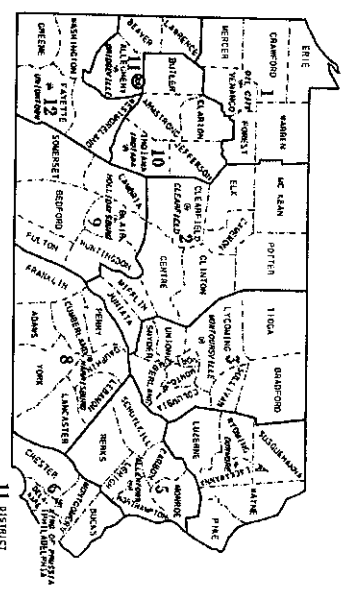
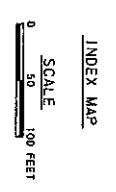
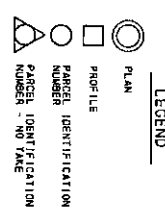
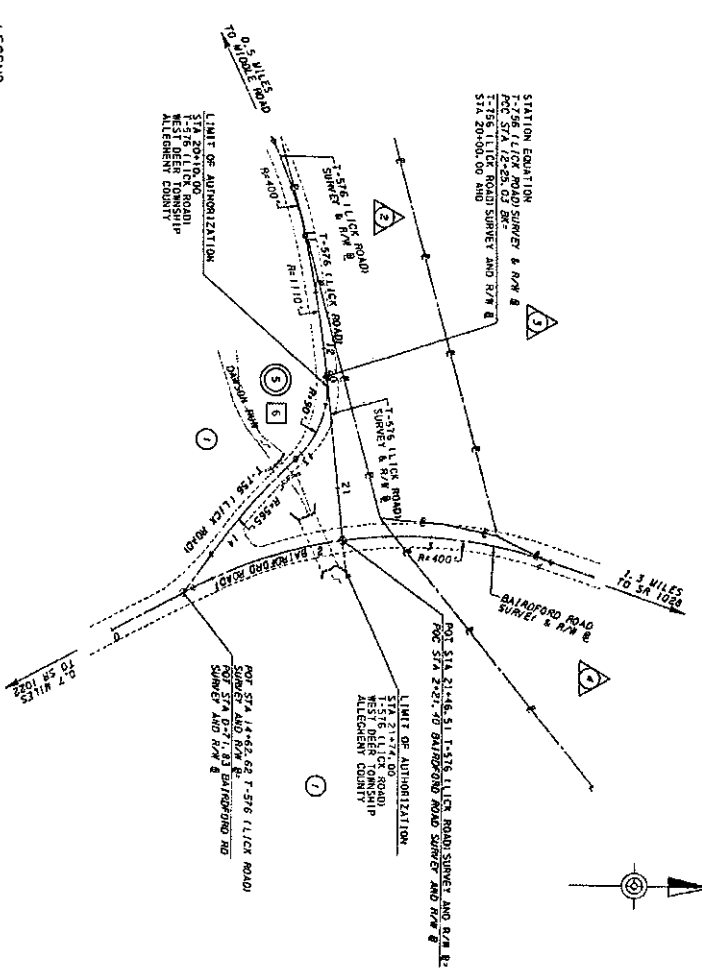
DATE: 12/15/17

SHEET 1 OF 6

26153-RW

**LIST OF PROPERTY OWNERS**

- 1 DONALD J. JODZEMNASKI, UNMARRIED  
1934-1-17
- 2 ERIC J. CLEMAN  
1934-1-17
- 3 THOMAS J. WENZELBERG AND DEB C. WENZELBERG,  
1935-1-258
- 4 WILLIAM J. GRAY AND OLIVE B. GRAY, HIS WIFE AND  
CHILDREN, ALL AND SUNDREDS OF LAT TENANTS WITH  
THE RIGHT OF SUCCESSIONSHIP AND NOT AS TENANTS IN COMMON  
1935-1-119



**TABULATION OF SEGMENT EQUALITIES**

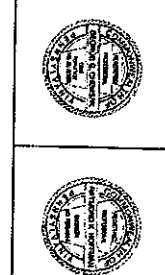
N/A

INDEX OF DRAWINGS	SHEET NO.
TITLE SHEET	1
INDEX SHEET	2
LOCATION MAP/GENERAL NOTES	3
TYPICAL SECTION	4
PLAN SHEET	5
PROFILE	6

**County of Allegheny**  
Pittsburgh, Pennsylvania  
Department of Public Works

**RIGHT-OF-WAY DRAWINGS**  
DAWSON RUN  
BRIDGE NO. 6  
INDEX  
T-756 (LUCK ROAD)  
AAD0-2017B

REVISIONS	DATE	BY	CHKD BY	SHEET	OF
	11/22/17	MBP	TOD	2	OF 6



26153-RW

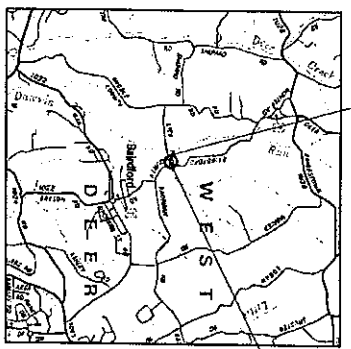
**LIST OF PUBLIC UTILITIES**

SYMBOL	PUBLIC UTILITIES	ATTN	PHONE
—E—	DUNESIDE LIGHT COMPANY 2175 HIGH BEAVER AVE 2175 BURNETT, PA 15233	ROBERT FRANTZ	(412) 353-7813
—C—	CONCAST 1250 DERRICKSON ROAD LOREN BURRELL, PA 15068	KEVIN MORTON	(724) 594-0063
—X—	CONSOLIDATED COMMUNICATIONS 4000 CIBOLA ROAD GIBSONIA, PA 15044	JEFF HALL	(724) 443-8539
—M—	MUNICIPAL WATER AUTHORITY OF THE BOROUGH OF OAKMONT 21 LEBANON RD OAKMONT, PA 15112	STEVE JACK DONLIP	(412) 828-1120
	PA ONE CALL SYSTEM, INC. PHONE NO. 1-800-432-1176		

**TABULATION OF OVERALL AND AUTHORIZATION LENGTH**

1-756 (CLICK ROAD) SURVEY & R/W RCC STA 12+25.02 BK+  
 1-756 (CLICK ROAD) SURVEY AND R/W & STA 20+00.00 AND

**LIST OF EQUALITIES**



**SUMMARY OF PROJECT COORDINATES**

ROUTE	STATION	POINT	COORDINATES			BEARING
			NORTH	EAST	ANGLE	
T-756 (CLICK ROAD) SURVEY & R/W R	20+00.00	BEGIN POINT	482,684.5066	1,314,939.1846		N84°20'09"E
	21+80.00	END POINT	482,682.0718	1,315,118.3028		
	10+00.00		482,612.4658	1,314,721.4244		N65°00'09"E
	10+10.00		482,616.6175	1,314,730.5115		
	10+54.39		482,632.2725	1,314,820.7823		
	10+98.41		482,644.6596	1,314,874.1712		N77°48'01"E
	11+61.79		482,664.0068	1,314,926.1712		
	12+26.03		482,684.0915	1,315,043.4804		N84°20'09"E
	12+69.24		482,688.6707	1,315,073.5239		
	13+01.22		482,696.9151	1,315,112.0291		S41°20'23"E
	13+84.05		482,595.1256	1,315,112.0291		
14+20.49	END POINT	482,582.4906	1,315,158.9125		S54°42'35"E	
BAIRDORF ROAD SURVEY & R/W R	0+00.00	BEGIN POINT	482,475.0142	1,315,222.0203		N28°25'42"W
	0+11.13		482,546.3510	1,315,128.9925		
	0+24.72		482,599.0929	1,315,108.7184		
	0+56.19		482,652.7268	1,315,161.4200		
	0+82.19	END POINT	482,653.2988	1,315,225.8933		N18°30'18"E

NOTE: FOUR (4) PLACE COORDINATES ARE USED FOR COMPUTATIONAL PURPOSES ONLY AND DO NOT IMPLY A PRECISION BEYOND THE (2) PLACES.

**TABULATION OF REQUIRED RIGHT-OF-WAY BREAK POINTS**

BASED ON PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, (NAD 83)

ROUTE	STATION	PROPERTY	COORDINATE	EAST
T-756 (CLICK ROAD) SURVEY & R/W R	20+01.1	1-1' L.I.	482,681.2448	1,315,009.5355
	20+32	2-4' L.I.	482,694.2584	1,315,036.3548

NOTE: FOUR (4) PLACE COORDINATES ARE USED FOR COMPUTATIONAL PURPOSES ONLY AND DO NOT IMPLY A PRECISION BEYOND THE (2) PLACES.

\* INDICATES SCALED STATION OR OFFSET

**GENERAL NOTES**

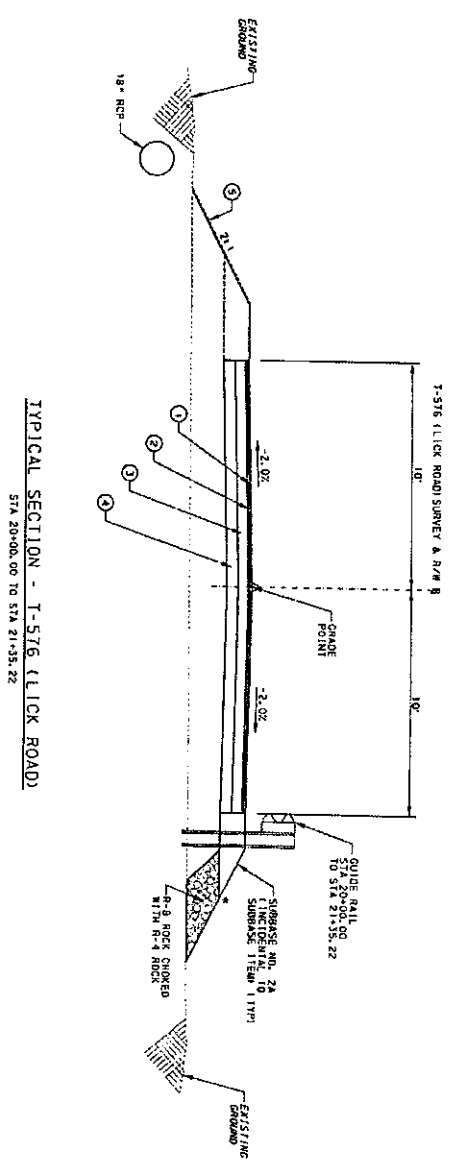
THE LEGAL RIGHT-OF-WAY ON T-756 (CLICK ROAD) FROM STA 10+00.00 TO STA 12+27.18 AND FROM STA 12+27.18 TO STA 21+80.00 IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, (NAD 83). THE HORIZONTAL CONTROL IS TIED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, (NAD 83). THE VERTICAL DATA FOR THESE PLANS IS BASED ON NATIONAL GEODETIC SURVEY BENCHMARK (TAND 89). THERE ARE NO NAVIGABLE STREAMS WITHIN THIS PROJECT. THE FILING OF THIS PLAN IS NOT A CONDEMNATION OF THE PROPERTIES DESIGNATED THEREIN OR ANY OTHER PROPERTIES WITHIN THE PROPOSED HIGHWAY PATH AND DOES NOT TO CONDEMN UNDER THIS PLAN EXTENDS FOR ONE YEAR FROM THE DATE OF FILING OF THIS PLAN. STATEMENT OF INTENT TO ACQUIRE RIGHTS OF INTEREST OR SUBSEQUENTLY REQUIRED RIGHT OF WAY FOR THE PROJECT SHALL BE ACQUIRED FOR THE BENEFIT OF THE PUBLIC AND SHALL BE FILED WITH THE COUNTY ENGINEER. THE LEGAL RIGHT OF WAY FOR THIS PROJECT SHALL BE ACQUIRED FOR THE BENEFIT OF THE PUBLIC AND SHALL BE FILED WITH THE COUNTY ENGINEER. THE LEGAL RIGHT OF WAY FOR THIS PROJECT SHALL BE ACQUIRED FOR THE BENEFIT OF THE PUBLIC AND SHALL BE FILED WITH THE COUNTY ENGINEER. THE LEGAL RIGHT OF WAY FOR THIS PROJECT SHALL BE ACQUIRED FOR THE BENEFIT OF THE PUBLIC AND SHALL BE FILED WITH THE COUNTY ENGINEER.

THE HALF CIRCLED NUMBER INDICATES A SCALED DIMENSION.

CUT FILL

**County of Allegheny**  
 Pittsburgh, Pennsylvania  
 Department of Public Works

**RIGHT-OF-WAY DRAWINGS**  
 DAWSON RUN  
 BRIDGE NO. 6  
 GENERAL NOTES  
 T-756 (CLICK ROAD)  
 AAO-2017B  
 DES. BY: DR. BY: CH. BY:  
 YWF WBP TDD  
 DATE: 11/27/17 SCALE: SHEET: 3 OF 6  
 26153-RW



- ① SUPERPAVE ASPHALT MIXTURE DESIGN, NMA WEARING COURSE, PG 64-22, 0.3" TO 1.5", 0.5% SLURRY
  - ② SUPERPAVE ASPHALT MIXTURE DESIGN, NMA BINDER COURSE, PG 64-22, 0.3" TO 4.5", 0.5% MILLION ESALS, 19.0 MM MIXTURE, 2 1/2" DEPTH
  - ③ SUPERPAVE ASPHALT MIXTURE DESIGN, NMA MILLION ESALS, PG 64-22, 0.3" TO 4.5", 0.5% MILLION ESALS, 25.0 MM MIXTURE, 2" DEPTH
  - ④ SUBBASE 6" DEPTH 1 MD 2A1
  - ⑤ SEEDING AND SOIL/SUPPLEMENTS - FORMULA D
- \* 2' FROM 20+00.00 TO 20+50.00  
 \* 1.5' FROM 20+50.00 TO 20+15.00  
 \* 1' FROM 20+15.00 TO 21+35.22

**County of Allegheny**  
Pittsburgh, Pennsylvania  
Department of Public Works

**RIGHT-OF-WAY DRAWINGS**

**DAWSON RUN  
BRIDGE NO. 6**  
TYPICAL SECTION  
T-756 (LUCK ROAD)  
A400-20178

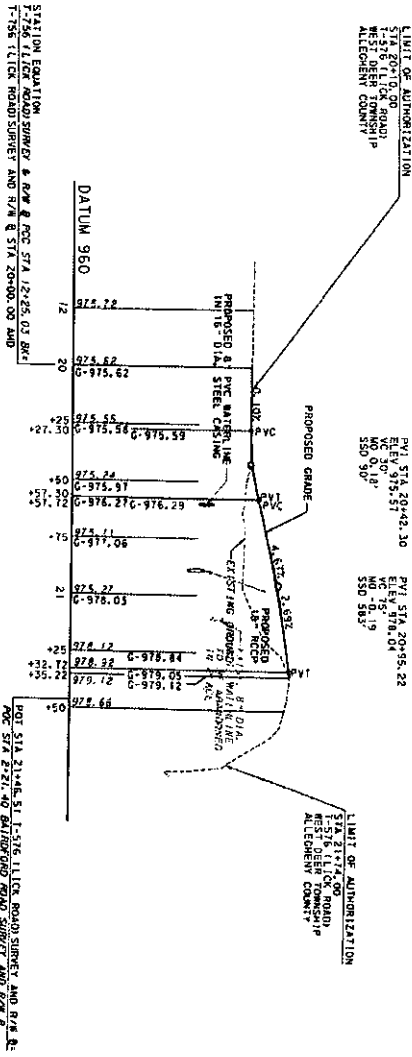
DES. BY:	DR. BY:	CH. BY:
MJE	MS	TSD
DATE:	SCALE:	SHEET:
11/27/17	N/A	4 OF 6

26153-RW

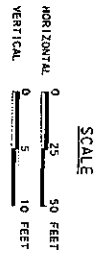




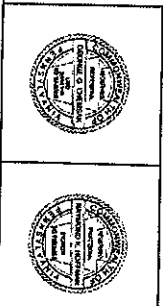




**PROFILE - T-576 (CLICK ROAD)**  
 STA 20+00.00 TO STA 21+46.51



FOR T-756 (CLICK ROAD) PLAN SEE SHEET 5



REVISIONS

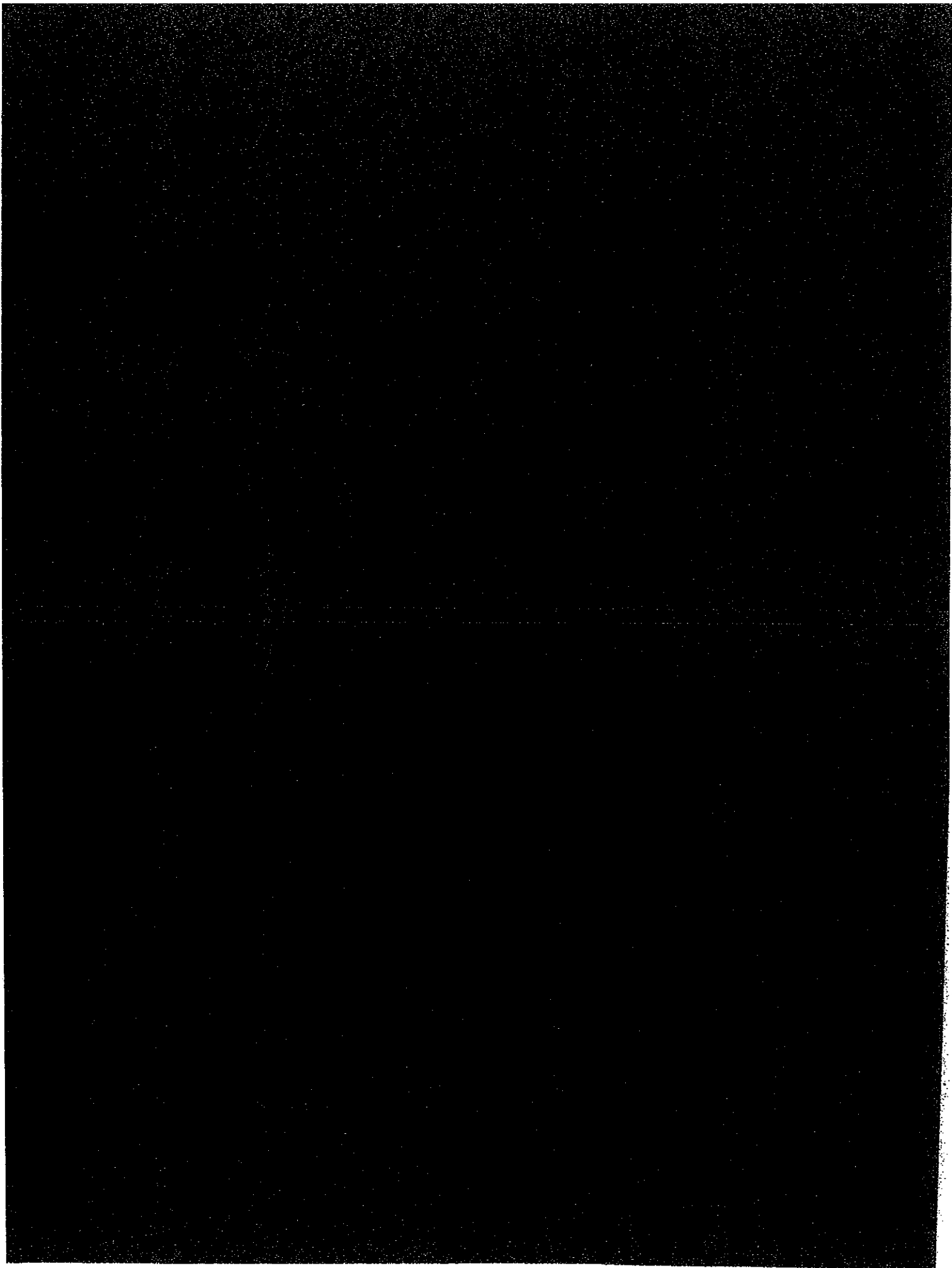

**County of Allegheny**  
 Pittsburgh, Pennsylvania  
 Department of Public Works

**RIGHT-OF-WAY DRAWINGS**

**DAWSON RUN BRIDGE NO. 6**  
 PROFILE PLAN  
 A400-2017B

DESIGNER	DR. BY	CHK. BY	SHEET
WJB	WJB	TOD	6 OF 8

DATE: 11/27/17  
 SCALE: AS NOTED  
 SHEET: 26153-RW



**ADOPTION:RESOLUTION 2018-2 (OPPOSITION TO HOUSE BILL 1620)**

A RESOLUTION IN OPPOSITION TO HOUSE BILL 1620, ENTITLED "THE WIRELESS INFRASTRUCTURE DEPLOYMENT BILL."

(RESOLUTION ATTACHED)

PA HOUSE BILL 1620 WOULD STRIP MUNICIPALITIES OF THEIR ZONING RIGHTS OVER THE LOCATIONS OF WIRELESS TOWERS AND ANTENNAE IN THE PUBLIC RIGHTS-OF-WAY.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE ADOPT RESOLUTION NO. 2018-2 OPPOSING HOUSE BILL 1620, ENTITLED "THE WIRELESS INFRASTRUCTURE DEPLOYMENT BILL."

MOTION SECOND AYES NAYES

MRS. JORDAN	___	___	___	___
DR. DISANTI	___	___	___	___
MR. KARPUZI	___	___	___	___
MR. MAUDHUIT	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. VAEREWYCK	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___

14

**TOWNSHIP OF WEST DEER  
ALLEGHENY COUNTY, PENNSYLVANIA  
RESOLUTION NO. 2018-2**

A RESOLUTION IN OPPOSITION TO HOUSE BILL 1620, ENTITLED "THE WIRELESS  
INFRASTRUCTURE DEPLOYMENT BILL."

**WHEREAS**, broadband service is a critical catalyst for economic development, student achievement, quality healthcare, and the efficiency of local governments. As such, West Deer Township supports the deployment of broadband services – both wired and wireless – in our community and throughout the Commonwealth; and

**WHEREAS**, a relatively new wireless technology known as distributed antenna systems (or "DAS") includes the placement of wireless towers and antennae in the public rights-of-way; and

**WHEREAS**, Pennsylvania municipalities are charged by state law with the management of the public rights-of-way – including not only vehicular and pedestrian traffic, but also the numerous facilities installed by public utilities and related companies – and, therefore, municipalities must manage these facilities to maintain public safety and preserve the character of our communities; and

**WHEREAS**, pursuant to federal law, municipalities have the right to regulate the "placement, construction, and modification" of wireless facilities through their local zoning authority so that the deployment of these facilities is achieved in an orderly fashion, and the FCC has also issued multiple orders stating in detail how municipalities may regulate these facilities; and

**WHEREAS**, House Bill 1620, entitled the "Wireless Infrastructure Deployment" bill, would strip municipalities of their legal authority to regulate wireless facilities in the public rights-of-way and would therefore undermine public safety and the protection of the rights-of-way; and

**WHEREAS**, specifically HB 1620 would abolish municipal zoning authority over wireless antennae in the rights-of-way and nearly abolish their authority over wireless towers in the rights-of-way, thereby placing public safety at risk and removing the public from the approval process for towers and antennae; and

**WHEREAS**, HB 1620 would prohibit municipalities from requiring standard legal protections from companies with wireless facilities in the public rights-of-way, including full indemnification, bonding, and insurance coverage; and

**WHEREAS**, HB 1620 would severely limit the assessment of fees for wireless facilities in the rights-of-way such that municipalities could only charge minimal fees that are less than the actual municipal costs; and

**WHEREAS**, HB 1620 would allow wireless contractors to submit up to fifty permit requests in one application and would curtail the time frame for initial review of wireless applications from thirty days to ten days such that municipalities would be unable to perform these reviews in time; and

**WHEREAS**, HB 1620 would allow wireless companies to reverse a denial of a wireless application simply by resubmitting a revised application without having to obtain zoning approval; and

**WHEREAS**, HB 1620 would expose municipal solicitors and other municipal law firms to a financial liability of up to \$10,000 per occurrence simply for drafting a wireless ordinance that is deemed to be in violation of HB 1620; and

**WHEREAS**, if the Pennsylvania General Assembly is permitted to abolish municipal right-of-way authority over wireless facilities today, then it could abolish all municipal authority over the public rights-of-way tomorrow; and

**WHEREAS**, although entitled the “Wireless Infrastructure Deployment” bill, HB 1620 includes no requirements for wireless providers to deploy wireless broadband in the rural sections of Pennsylvania that are currently lacking in broadband service.

**NOW, THEREFORE**, the Board of Supervisors of West Deer Township does hereby formally express its opposition to HB 1620 because it is not in the best interests of Pennsylvania, and that the Township Manager shall be instructed to send a signed copy of this Resolution to State Representative Eli Evankovich, State Senator Randy Vulakovich, Governor Tom Wolf, and all members of the House Consumer Affairs Committee, which is the Committee to which HB 1620 has been assigned.

**ADOPTED** this 17<sup>th</sup> day of January, 2018 by the Board of Supervisors of the Township of West Deer.

ATTEST:

TOWNSHIP OF WEST DEER

---

Daniel J. Mator, Jr.  
Township Manager

---

Shirley A. Hollibaugh, Chairwoman  
Board of Supervisors

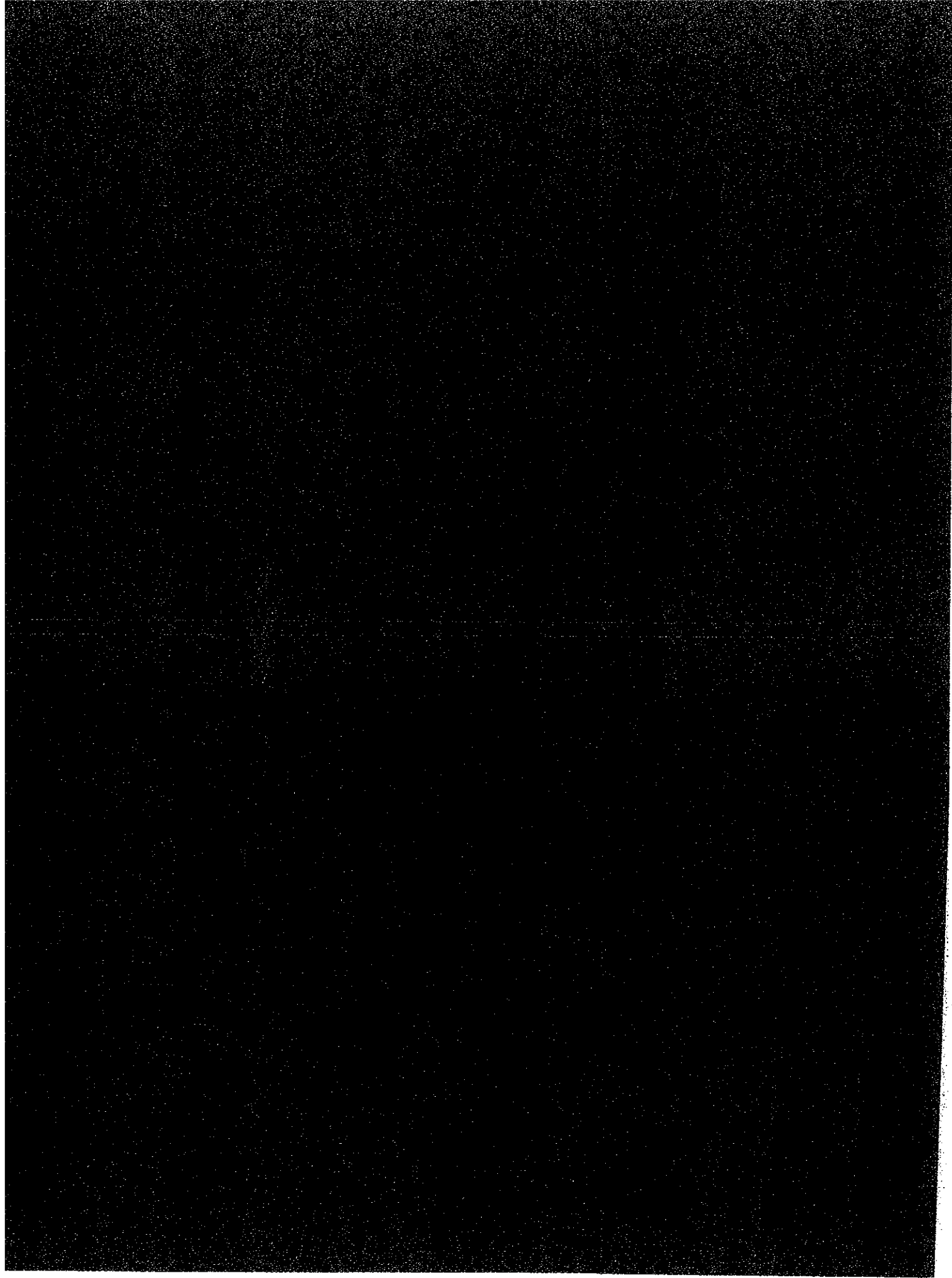
## **PA House Bill 1620 Would Strip Municipalities of Their Zoning Rights Over Wireless Towers and Antennae in the Rights-of-Way**

PA House Bill 1620, which is entitled the “Wireless Infrastructure Deployment” (WID) bill, was recently introduced by six State Representatives: Nick Miccarelli, Frank Farry, Dominic Costa, Pam Snyder, Gene DiGirolamo, and Thomas Murt. Over the last several years, wireless companies have been installing towers and antennas, known as distributed antenna systems (DAS), in the public rights-of-way. DAS towers range in height from 25 to 125 feet. Municipalities currently have significant zoning authority over the “placement, construction, and modification” of these towers and antennas. This zoning authority is crucial to preserving municipal rights-of-way and the character of our communities.

If enacted, HB 1620 would have the following adverse effects:

- The bill would strip Pennsylvania municipalities of all of their zoning authority over wireless antennas and equipment in the public rights-of-way. It would also prevent the public from being allowed to comment during the approval process.
- The bill would strip municipalities of most of their authority over wireless towers in the rights-of-way. While one section of the bill states that municipalities have zoning rights over towers taller than 50 feet (or more than 10 feet taller than the highest utility pole within 500 feet), other sections of the bill restrict municipal rights over these towers.
- The bill would prohibit municipalities from requiring standard legal protections from companies with wireless facilities in the rights-of-way, including full indemnification, bonding, and insurance coverage.
- The bill would severely limit the assessment of fees for wireless facilities in the rights-of-way. The bill includes six separate provisions on fees. They are inconsistent, but the bottom line is that municipalities could only charge minimal fees that would typically be less than actual municipal costs.
- The bill would shorten the time frame from 30 days to 10 days for initial review of wireless applications such that municipalities would be unable to perform these reviews in time.

On August 7, 2017, the Pennsylvania state municipal associations (PSATS, PLM, PSAB, and PSATC) sent a letter to the sponsors of HB 1620 opposing the legislation. **We have drafted a sample resolution (click here) opposing HB 1620 for local government bodies to consider approving. If your City Council, Township Board, or Borough Council passes the resolution, please send it to your state representative(s) and state senator. Please also send it to Dan Cohen at [dcohen@cohenlawgroup.org](mailto:dcohen@cohenlawgroup.org) or 413 S. Main St., Pittsburgh, PA 15215. Thank you.**





**AUTHORIZATION: 2018 SALVAGE YARD LICENSE APPLICATIONS**

THE TOWNSHIP RECEIVED THE FOLLOWING FOUR (4) APPLICATIONS FOR THE 2018 SALVAGE YARD LICENSE IN WEST DEER TOWNSHIP:

- A) BLAZCZAK SALVAGE, INC.
- B) BOULEVARD AUTO & TRUCK SALVAGE, LLC
- C) IAA ACQUISITION CORP.
- D) CATANESE BROTHERS SALVAGE

ALL FOUR (4) APPLICANTS HAVE PAID THEIR FEES. MR. PAYNE INSPECTED THE PROPERTIES IN JANUARY AND SUBMITTED THE ATTACHED CHECKLISTS AS PER TOWNSHIP ORDINANCE NUMBER 349.

**A) BLAZCZAK SALVAGE, INC.**  
**115 KAUFMAN ROAD, GIBSONIA, PA 15044**

(SEE ATTACHED CHECKLIST)

Comments.....

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO **APPROVE/DENY** THE BLAZCZAK SALVAGE, INC., APPLICATION FOR THE 2018 SALVAGE YARD LICENSE.

	MOTION	SECOND	AYES	NAYES
DR. DISANTI	___	___	___	___
MR. KARPUZI	___	___	___	___
MR. MAUDHUIT	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. VAEREWYCK	___	___	___	___
MRS. JORDAN	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___

15-A

**ORDINANCE NO. 349  
CHECKLIST**

**Date of Inspection:** \_\_\_\_\_

**Fee Paid:**     \$500    

**Applicant:** Blazczak Salvage

115 Kaufman Road Gibsonia PA 15044

REGULATIONS (Section 12)	COMMENTS	PASS	FAIL
<b>A) CONDITIONS</b> Hazard to health of community		✓	
<b>B) STORAGE</b>		✓	
No garbage/organic waste stored	Mulch/Wood is stored in area denoted for farm use	✓	
No accumulation of stagnate water		✓	
15-ft. fire truck alleys between rows of salvage		✓	
No salvage above fence		✓	
No storage/trucks located outside fence	Employee vehicles and daily operation vehicles	✓	
Fluids removed		✓	
Tires covered/no more than 500 tires stored	Tires in tire trailer with some outside of trailer	✓	
<b>C) GATES/ACCESS</b> (16-ft wide)		✓	
<b>D) OPERATING HOURS</b> (8:00 am-6:00 pm Mon. thru Sat.)		✓	
<b>E) NO BURNING ALLOWED</b>		✓	
<b>F) SETBACKS</b> 50 ft. from center of road		✓	
<b>G) FENCING/SCREENING</b>		✓	
Opaque fence not less than 7 ft. or more than 12 ft. in height.		✓	
Fence shall be surrounded by natural landscaping or Type "A" screening.		✓	

  
William Payne, Code Enforcement Officer

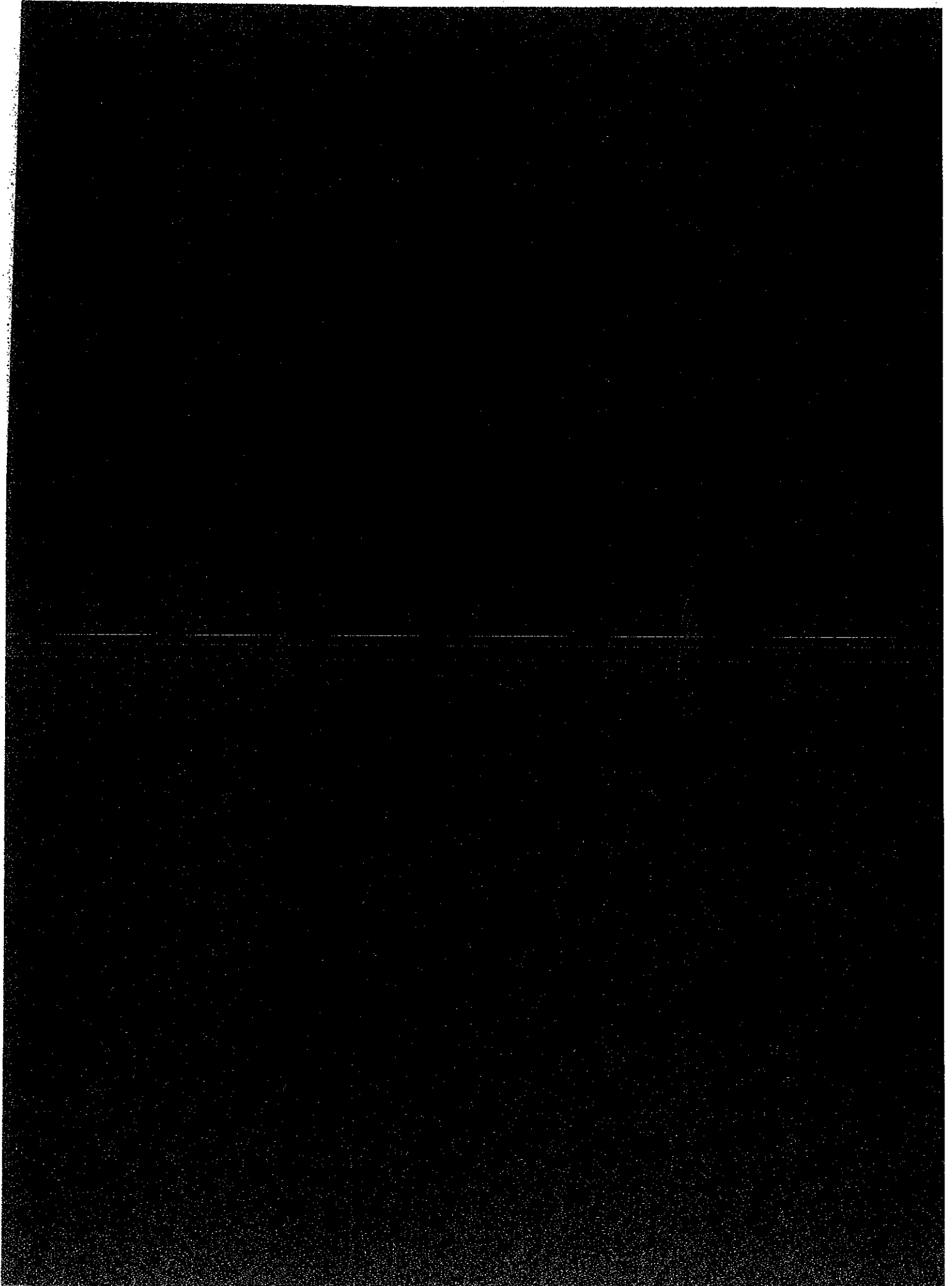
Date 1-12-18











**B) BOULEVARD AUTO & TRUCK SALVAGE, LLC  
1813 SAXONBURG BLVD., TARENTUM, PA 15084**

(SEE ATTACHED CHECKLIST)

Comments.....

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO APPROVE/DENY THE BOULEVARD AUTO & TRUCK SALVAGE, LLC APPLICATION FOR THE 2018 SALVAGE YARD LICENSE.

MOTION SECOND AYES NAYES

MRS. JORDAN	___	___	___	___
MR. KARPUZI	___	___	___	___
MR. MAUDHUIT	___	___	___	___
DR. DISANTI	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. VAEREWYCK	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___

15-B

**ORDINANCE NO. 349  
CHECKLIST**

**Date of Inspection:**

**Fee Paid:**     \$400    

**Applicant:** Boulevard Auto and Truck Salvage, LLC  
1813 Saxonburg Blvd. Tarentum PA 15084

<b>REGULATIONS (Section 12)</b>	<b>COMMENTS</b>	<b>PASS</b>	<b>FAIL</b>
<b>A) CONDITIONS</b> Hazard to health of community		✓	
<b>B) STORAGE</b>	<b>No Salvage Business has occurred last year</b>	✓	
No garbage/organic waste stored		✓	
No accumulation of stagnate water		✓	
15-ft. fire truck alleys between rows of salvage		✓	
No salvage above fence		✓	
No storage/trucks located outside fence	2 Volkswagen Beetles are in front parking lot.		✓
Fluids removed		✓	
Tires covered/no more than 500 tires stored		✓	
<b>C) GATES/ACCESS</b> (16-ft wide)		✓	
<b>D) OPERATING HOURS</b> (8:00 am-6:00 pm Mon. thru Sat.)	<b>Currently not active</b>	✓	
<b>E) NO BURNING ALLOWED</b>		✓	
<b>F) SETBACKS</b> 50 ft. from center of road		✓	
<b>G) FENCING/SCREENING</b>		✓	
Opaque fence not less than 7 ft. or more than 12 ft. in height.	Front fence is leaning and will need to be fixed when ground thaws.		✓
Fence shall be surrounded by natural landscaping or Type "A" screening.		✓	

  
William Payne, Code Enforcement Officer

1-8-18  
Date

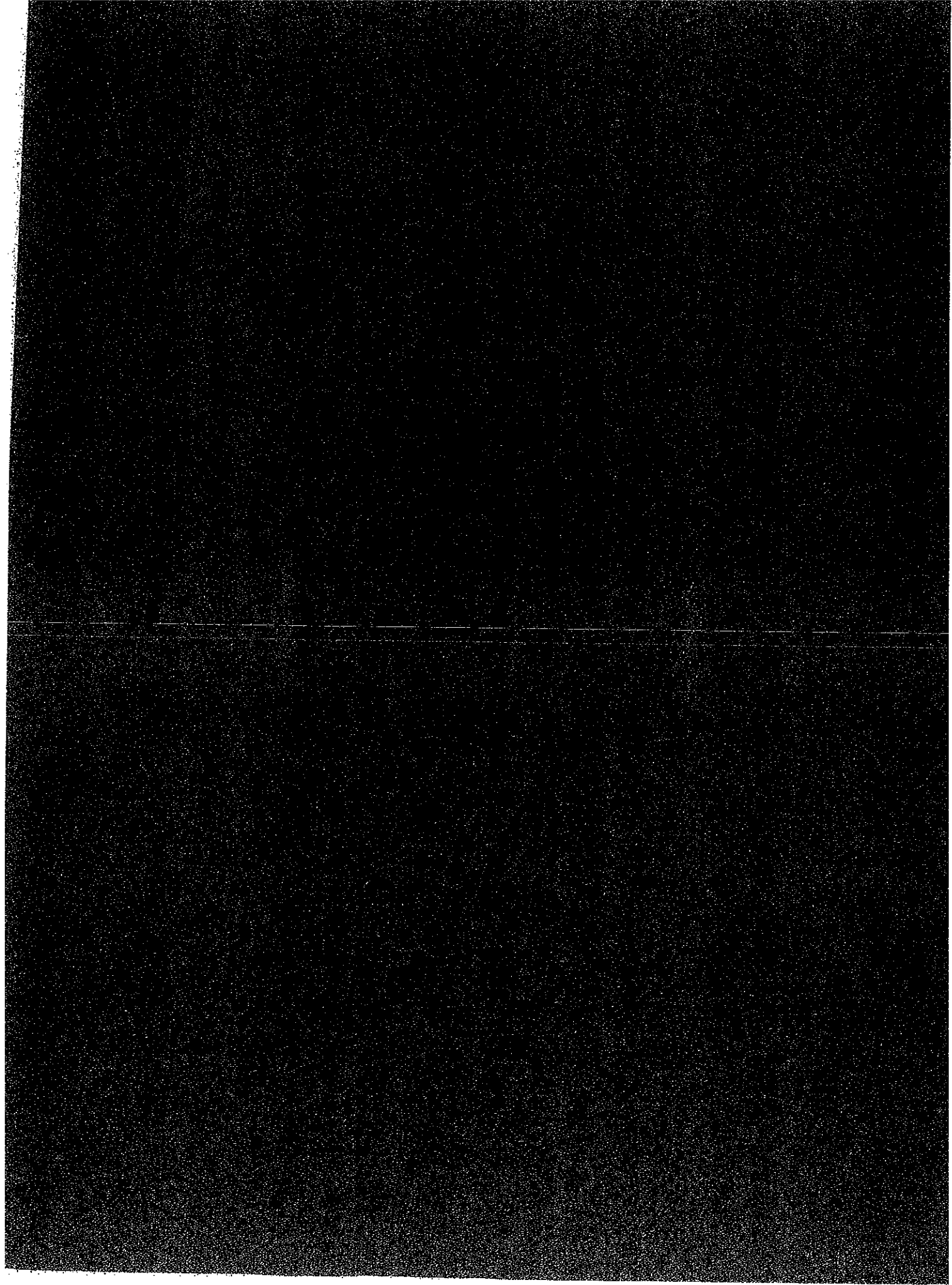












**C) IAA ACQUISITION CORPORATION  
49 BAIRDFORD ROAD, GIBSONIA, PA 15044**

(SEE ATTACHED CHECKLIST)

Comments.....

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO **APPROVE/DENY** THE IAA ACQUISITION CORPORATION  
APPLICATION FOR THE 2018 SALVAGE YARD LICENSE.

MOTION SECOND AYES NAYES

MR. KARPUZI	___	___	___	___
MR. MAUDHUIT	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. VAEREWYCK	___	___	___	___
DR. DISANTI	___	___	___	___
MRS. JORDAN	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___

15-C

**ORDINANCE NO. 349  
CHECKLIST**

**Date of Inspection:** \_\_\_\_\_

**Fee Paid:**     \$500    

**Applicant:** Insurance Auto Auction

49 Bairdford Road Gibsonia PA 15044

REGULATIONS (Section 12)	COMMENTS	PASS	FAIL
<b>A) CONDITIONS</b> Hazard to health of community		✓	
<b>B) STORAGE</b>			
No garbage/organic waste stored		✓	
No accumulation of stagnate water		✓	
15-ft. fire truck alleys between rows of salvage		✓	
No salvage above fence		✓	
No storage/trucks located outside fence		✓	
Fluids removed		✓	
Tires covered/no more than 500 tires stored		✓	
<b>C) GATES/ACCESS</b> (16-ft wide)		✓	
<b>D) OPERATING HOURS</b> (8:00 am-6:00 pm Mon. thru Sat.)		✓	
<b>E) NO BURNING ALLOWED</b>		✓	
<b>F) SETBACKS</b> 50 ft. from center of road		✓	
<b>G) FENCING/SCREENING</b>		✓	
Opaque fence not less than 7 ft. or more than 12 ft. in height.		✓	
Fence shall be surrounded by natural landscaping or Type "A" screening.		✓	

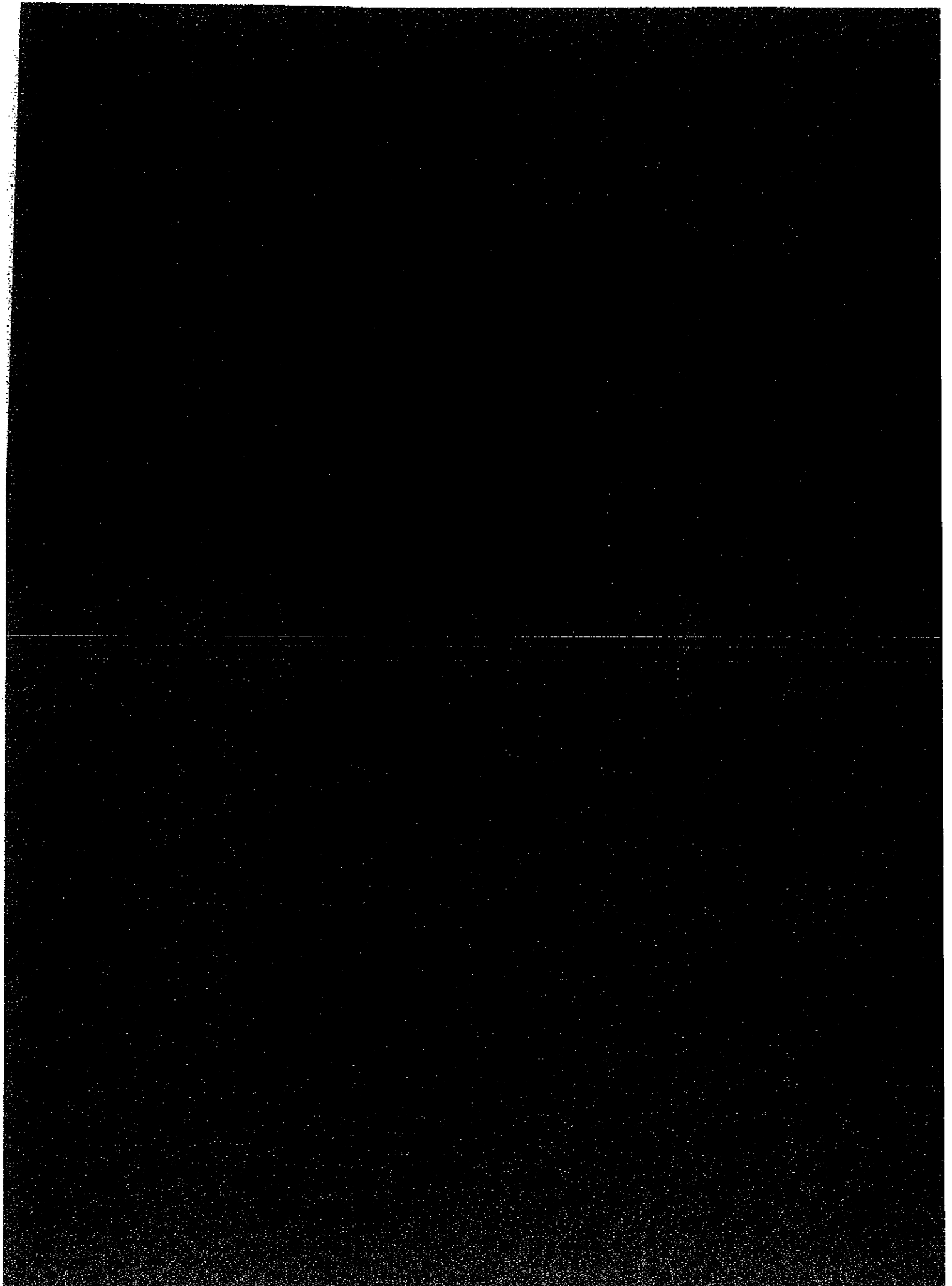
  
 William Payne, Code Enforcement Officer

Date 1-8-18









**D) CATANESE BROTHERS SALVAGE**

**663 LITTLE DEER CREEK VALLEY ROAD, RUSSELLTON, PA  
15076**

(SEE ATTACHED CHECKLIST)

Comments.....

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO **APPROVE/DENY** THE CATANESE BROTHERS SALVAGE  
APPLICATION FOR THE 2018 SALVAGE YARD LICENSE.

MOTION SECOND AYES NAYES

MR. MAUDHUIT	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. VAEREWYCK	___	___	___	___
MRS. JORDAN	___	___	___	___
DR. DISANTI	___	___	___	___
MR. KARPUZI	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___

15-D

**ORDINANCE NO. 349  
CHECKLIST**

**Date of Inspection:**

**Applicant:** Catanese Brothers

**Fee Paid:** \$400

66 Little Deer Creek Valley Road

<b>REGULATIONS (Section 12)</b>	<b>COMMENTS</b>	<b>PASS</b>	<b>FAIL</b>
<b>A) CONDITIONS</b> Hazard to health of community		✓	
<b>B) STORAGE</b>	<b>No Salvage Business occurred last year</b>	✓	
No garbage/organic waste stored		✓	
No accumulation of stagnate water		✓	
15-ft. fire truck alleys between rows of salvage		✓	
No salvage above fence		✓	
No storage/trucks located outside fence	Red International truck and white pick-up truck, small amounts of debris/scrap located by tree near yard gate.		✓
Fluids removed		✓	
Tires covered/no more than 500 tires stored		✓	
<b>C) GATES/ACCESS</b> (16-ft wide)		✓	
<b>D) OPERATING HOURS</b> (8:00 am-6:00 pm Mon. thru Sat.)	<b>Currently not active</b>	✓	
<b>E) NO BURNING ALLOWED</b>		✓	
<b>F) SETBACKS</b> 50 ft. from center of road		✓	
<b>G) FENCING/SCREENING</b>		✓	
Opaque fence not less than 7 ft. or more than 12 ft. in height.		✓	
Fence shall be surrounded by natural landscaping or Type "A" screening.		✓	

  
William Payne, Code Enforcement Officer

1-8-17  
Date

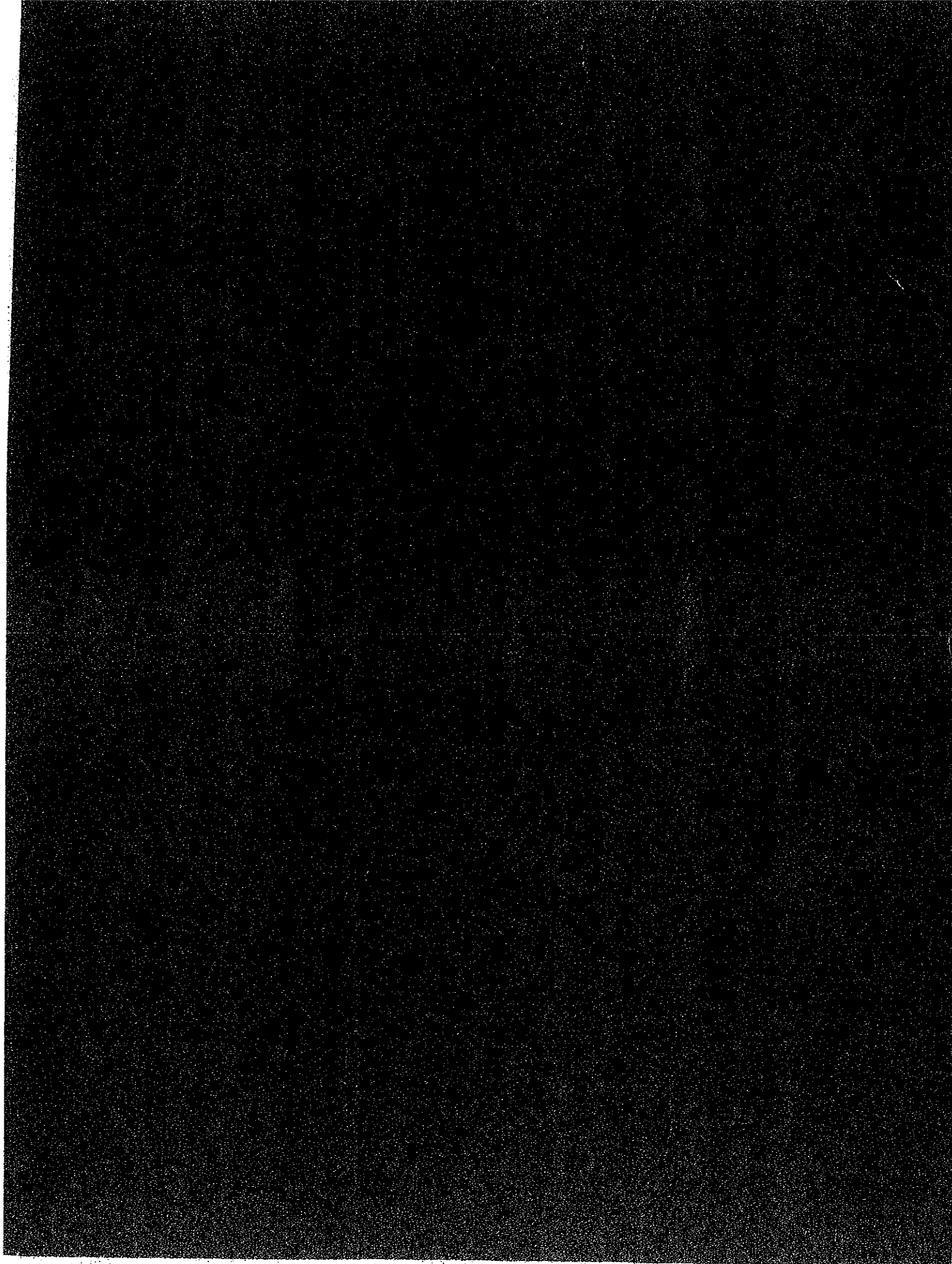












**AUTHORIZATION: PURCHASE OF PUBLIC WORKS TRUCK**

ATTACHED IS THE QUOTE FROM TRI STAR MOTORS AND WALSH EQUIPMENT FOR ONE (1) NEW 2018 FORD F550 SUPER DUTY 4X4 CAB & CHASSIS AND 2018 EQUIPMENT UNDER THE PA COSTARS CONTRACT.

2018 FORD 550 SUPER DUTY 4X4 CAB & CHASSIS	\$45,565.00
EQUIPMENT PACKAGE WHICH INCLUDES BODY, HYDRAULICS, PLOW & SPREADER	\$ <u>35,883.00</u>
TOTAL:	\$ 81,448.00

ATTACHED ARE THE FINANCING PROPOSALS.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE THE PURCHASE OF ONE (1) NEW 2018 FORD 550 SUPER DUTY 4X4 CAB & CHASSIS TO TRI STAR MOTORS & WALSH EQUIPMENT IN THE TOTAL AMOUNT OF \$81,448.00 AND THE FINANCING THROUGH F.N.B. COMMERCIAL LEASING FOR 5 YEARS AT THE RATE OF 3.09%.

MOTION SECOND AYES NAYES

MRS. ROMIG	___	___	___	___
MR. VAEREWYCK	___	___	___	___
MRS. JORDAN	___	___	___	___
DR. DISANTI	___	___	___	___
MR. KARPUZI	___	___	___	___
MR. MAUDHUIT	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___

16



930 Route # 22 West, Box # 307  
 Blairsville, PA 15717  
 724 459 9300 X 239  
 724 459 0307 FAX  
 (412) 558-0448 CELL  
 Chuck Jefferson  
 cjefferson@tristarmotors.com  
 Government Accounts Manager

Ref: West Deer Twp 12/19/2017

New 2018 Ford F550 Super Duty 4X4 Reg Cab & Chassis  
 145" Wheelbase, DRW  
 Race Red Exterior Color  
 Vinyl Interior  
 40/20/40 Vinyl Bench Seat  
 Preferred Equipment Package 660A  
 Air Conditioner  
 AM/FM Stereo/Clock  
 6.7L V8 Diesel Engine  
 6 Speed Automatic Transmission  
 225/70R 19.5 MaxTrac Tires  
 4.88 Ratio Limited Slip Axle  
 Payload Plus Upgrade  
 19500# GVWR  
 XL Décor Group  
 Molded Black Steps  
 Engine Block Heater  
 50 State Emissions  
 Snow Plow Package  
 Trailer Brake Control  
 After Axle Rear Fuel Tank  
 Extra HD Alternator  
 Transmission PTO Prep  
 RUSTPROOF & UNDERCOAT

**Vehicle Must Be Ordered BY 3/1/18**

- \*No Tax w/ Tax Exempt Cert
- \*No Charge for Title & License
- \*K or Q Ford FIN Code Required
- \*Delivery Charge Added if Delivered
- \*Payment of Chassis Due Upon delivery

**Vehicle Priced @**

**\$45,565**

\*\*\*\*\*OPTIONS\*\*\*\*\*

Power Equipment Group w/Power Mirrors	ADD	920
Spare Tire & Wheel & Jack	ADD	\$425

Signature: \_\_\_\_\_ Date \_\_\_\_\_ PO# \_\_\_\_\_

**ACQUISITION NOTICE:**

No Vehicle shall Be Aquired, Shipped or Altered prior to Paperwork Signing & Payment on Chassis



COSTAR VENDOR# 190860  
 COSTAR CONTRACT # 025-245

## Victoria Cornetti

---

**From:** Chuck Jefferson (Tri-Star Motors) <cjefferson@tristarmotors.com>  
**Sent:** Wednesday, December 20, 2017 10:45 AM  
**To:** Victoria Cornetti  
**Cc:** Walt Garrison  
**Subject:** WEST DEER TWP PW  
**Attachments:** 2018 ford f550 chassis cab.xls

WEST COAST MIRRORS CAN NOT BE INSTALLED ON THE NEW FORD SUPER DITY DUE TO THE CAB BEING ALL ALUMINUM.

Thank You

Chuck Jefferson  
Government & Commercial Account Manager  
TriStar Motors  
930 Route 22 West  
Blairsville, Pa. 15717  
724-459-9300X239  
724-459-0307 (FAX)  
412-558-0448 (CELL)  
[cjefferson@tristarmotors.com](mailto:cjefferson@tristarmotors.com)



# WALSH EQUIPMENT

MUNICIPAL AND INDUSTRIAL SUPPLIES SINCE 1932

796 Unionville Rd Prospect PA 16052

PH: 724-865-9221

FX: 724-865-9817

EMAIL: [walsh@walshequipmentinc.com](mailto:walsh@walshequipmentinc.com)

December 21, 2017

West Deer Township Supervisors  
Allegheny County, PA

We are pleased to quote the following truck equipment upfit package for a Ford F550 Cab & Chassis, from the PA Costars #025-021 Municipal Work Vehicles Contract; Walsh Equipment's Costars Vendor Number is 146096.

### **Body**

9 ft Aluminum Dump Body by Somerset Welding, Quote 84622.1 attached.

### **Hydraulics**

Transmission-mounted Hydraulic System for dump body, plow and spreader functions, with 3-spool valve. Manual dual knob spreader valve. Hoses to front & rear of chassis. Stainless Steel couplers and dust plugs. Center-mounted console with 3 cable controls. Hydraulic fluid and filter, sight glass.

### **Plow**

9 ft Western Pro Plus Steel Snowplow with 12 ga moldboard with Power Bar. A-Frame, lift Quadrant, lift and angle cylinders. Nighthawk plow lights with turn signals. Moldboard has Carbide cutting edge, corner markers, cast iron plow shoes, 2 shock absorbers, 4 trip springs, 8 vertical ribs.

### **Spreader**

304 Stainless Steel Elkin Model 2296 Auger Spinner Tailgate Spreader with 6" diameter carbon steel auger, poly spinner disc, direct drive hydraulic motor, and adjustable rubber bottom trough. Using Stainless Steel couplers.

Walsh Eqp Costars Package Installed Price:

\$35,883

Sincerely,

Walt Garrison  
Sales Representative

WMG/vmc



WALSH EQUIPMENT

12/20/17 13:13

Quote: 84622 # 1

Somerset Welding & Steel, Inc.  
10558 Somerset Pike

Type: DAL

Order: Page 1

PO No:

Somerset, PA 15501

Stock: N

Phone: (814) 444-3400 Fax: (814) 443-2621

Customer

Brief Description

WALSH EQUIPMENT

Light Duty Alum Dynahauler  
Classic

P O BOX 430

BUTLER PA 16003

Warranty Yrs: 1

Attn: VICKI CORNETTI

Number of Units: 1 Entered By: EJJ

Phone: 724-865-9221

Sales Rep: Larry Faidley

Fax: 724-865-9817

Cell: 724-496-4065

Inside Sales: Ed Lyons

End User: WEST DEER TWP

E-Mail: VICKI.CORNETTI@WALSHEQUIPMENTIN

Make: FORD	CT: ??	Serial No: ??
Model: F550	Due Date: ??	Hinge/EOB: ?? Trans No: ??
Year: 18	Wheel Base: ??	Tire/EOB: ?? Deliver: Y Installed: Y
Color: ??	CA: 60"	Tire Size: ?? Pickup: N Build & Ship: N

---

BODY:	LENGTH	9' 0"
	WIDTH	96.000"
	HEIGHT	12"
SIDES:	MATERIAL	3/16" Alum Sheet
	TYPE	Standard Stationary
	STYLE	Square Faced Post
	INTERMEDIATE SIDE POSTS	3 Intermediate Posts
	DIRT SHEDDERS	Weld-in Type
	TOP RAIL	Formed Top Rail
	BOARD	N None Height: 0"
FLOOR:	DESIGN	Standard Structure
	SHEET	1/4" Alum Plate
	REAR SKIRT	Full Rear Skirt
UNDERSTRUCTURE:	LONGITUDINALS	6" Channel @ 3.63#
	TYPE	4" Channel @ 1.85# 12" Centers
	BOTTOM RAIL	Standard Formed Bottom Rail
BULKHEAD:	MATERIAL	3/16" Alum Sheet
	CAB SHIELD LENGTH	1/2 (24")
	CAB SHIELD WIDTH	Full Width
	CAB SHIELD FACE	6" May Be Adjusted at Construction
	CAB SHIELD GAUGE	3/16" Alum Sheet
	CAB SHIELD DESC	
TAILGATE:	REAR CORNER POST HGHT	25" Post Height
	TYPE	Standard Top Hardware
	STYLE	Single Paneled Tailgate
	SHEET	3/16" Alum Sheet
	HEIGHT	24 "
	NUMBER OF COAL DOORS	*** NONE ***
	TG CHAIN & HARDWARE	TG Chains & Hardware
	CONTROLS	Man Operated T-Gate Latch
HYDRAULICS:	TELESCOPIC CYLINDERS	NO CYLINDER
	PTO	Not Supplied
	PUMP	No Pump Supplied
	PACKAGE	No Hoist
	CENTRAL	No Central Hydraulic Package
	CONTROLS	* * None * *
	TANK	OIL TANK--DELETE





WALSH EQUIPMENT

12/20/17 13:13

Quote: 84622 # 1

Somerset Welding & Steel, Inc.  
10558 Somerset Pike

Type: DA1

Order: Page 2

PO No:

Somerset, PA 15501

Stock: N

Phone: (814) 444-3400 Fax: (814) 443-2621

Customer

Brief Description

WALSH EQUIPMENT  
P O BOX 430  
BUTLER PA 16003  
Attn: VICKI CORNETTI  
Phone: 724-865-9221  
Fax: 724-865-9817  
Cell: 724-496-4065  
End User: WEST DEER TWP

Light Duty Alum Dynahauler  
Classic

Warranty Yrs: 1

Number of Units: 1 Entered By: EJL

Sales Rep: Larry Faidley

Inside Sales: Ed Lyons

E-Mail: VICKI.CORNETTI@WALSHEQUIPMENTIN

ACCESSORIES:	LADDERS FRONT	Ladder and Step Left Front
	LADDERS REAR	*** NONE ***
	TARP RAIL	*** NONE ***
	STRIPE	*** NONE ***
	MUDFLAPS	J & J Mudflaps
	MUD SHIELDS	Standard Splash Shields
LIGHTS:	LIGHT PACKAGE	LED Marker/Clearance Lights
	POST LIGHT	OVAL COMBO LED STT/BU IN POST Slanted
	AUX LIGHTS	6 STROBE TRUCKLITE 4CAB2RPOST REAR
SLANTED		
	AUX LIGHTS	Spreader Light
PAINT	BOARDS	NOT APPLICABLE
	BODY	Acid Clean

----- (Optional Equipment Is Included) -----

- 1 LIGHTS GROMMET THRU ALL METAL FOR WIRING
- 1 HYDRAULICS CLASS 40 HARSH HOIST W/HINGES INST. NO HYDRAULICS
- 1 FRAME RUBBER CUSHION ON LONGSILLS
- 1 ELECTRICAL BODY UP LIGHT + BACK UP ALARM
- 1 OTHER BODY+HOIST INSTALLED,NO HYDRAULICS
- 1 REAR PINTLE PLATE W/REESE RECEIVER W/D RINGS
- 1 OTHER TRAILER ELECTRIC SOCKET 7-POLE FLAT
- 1 SIDE GRAB HANDLE (ALUM) FULL LENGTH
- 1 REAR TAILGATE CHAIN COVERS
- 1 HYDRAULICS OIL TANK (WALSH)AL 25 GAL W/GAUGE NOT INSTALLED

=====  
Appx. Weight: 2,145 lbs

Special Remarks:

Unless indicated above, F.E.T., and sales tax are NOT included in price.

NOTE: BODY + HOIST INSTALLED, NO HYDRAULICS.

NOTE: SAME AS 05W-29911.

NOTE: If a purchase order is required for payment, the purchase order must be provided before we enter this quote as an order and order any material for this job. Any additional work required to chassis for proper installation of this body will incur an additional charge for time & material.

-----  
Please review carefully. If you have any questions, contact this office or your sales representative. If there are no questions, please sign and return one of the enclosed copies. We must have a signed copy of this quotation before we process and fabricate your order. Terms: NET 30 DAYS; PRICE SUBJECT TO CHANGE AFTER 30 DAYS  
←(s3B\*\*\* If accepted, changes to orders within two weeks of scheduled production will incur a \*\*\* \$150.00 administrative fee plus the option cost & may delay scheduled delivery. By: \_\_\_\_\_ Date: \_\_\_\_\_

(Customer Signature)



**F.N.B. Commercial Leasing**

**Municipal Leasing**  
**F.N.B. Commercial Leasing**  
 Todd Conocchia  
 1853 Highway315  
 Pittston, PA 18640  
 P: 800-278-6259

January 9, 2018

Daniel Mator  
 West Deer Township Public Works  
 109 East Union Road  
 Cheswick, PA 15024  
 724-265-3680

Dear Daniel,

Thank you for allowing F.N.B. Commercial Leasing to provide your municipality with lease financing. Below are options you may choose from in making your equipment leasing decisions. If you have any questions, please contact any of our sales representatives at 800-278-6259. Lease Quotes and Financing provided by F.N.B. Commercial Leasing.

Description: **2018 Ford F550 Super Duty 550**  
 Amount: **\$81,448.00**

Purchase Option	36 Months	48 Months	60 Months	72 Months
<b>\$1.00 Out</b>	\$28,104.00	\$21,442.00	\$17,448.00	N/A

Program: **Muni Annual Lease Payments**

\$1.00 Out - At the end of the lease term, lessee may purchase the equipment for \$1.00.

Quotes are for financing equipment that is used for Municipal purposes, and is calculated using one (1) advance payment and lease processing fee. Quoted payments do not include maintenance or insurance. Quotes are subject to credit approval and may change without notice. Payment, term and structure may change depending on risk and strength of Lessee.

This quote is valid for 30 days from today which will be Thursday - February 8, 2018.

Municipal Leasing - 1853 Highway315 - Pittston, PA 18640  
 Fax 800-278-6265

3 TERM: \$84,312.00  
 4 TERM: \$85,768.00  
 5 TERM: \$87,240.00

# LAUREL CAPITAL CORPORATION

6600 Brooktree Court  
Suite 3000

P.O. Box 839  
Wexford, PA 15090-0839

Phone: (724) 933-5200  
Fax: (724) 933-5203  
[Muitter@laurelcapital.net](mailto:Muitter@laurelcapital.net)

January 11, 2018

West Deer Township  
109 East Union Road  
Cheswick Pa 15024  
Attn: Daniel Mator, Township Manager

Dear Mr. Mator,

Per our conversation, please find the following equipment lease proposal from Laurel Capital Corporation. A Ford F550 truck with equipment - \$81,448.00. and a Chevrolet \$26,677.00.

Lessee: West Deer Township

Amount	Term,	Rate	Payment:	Fee
\$81,448.00	3 annual payments	3.50%	\$28,090.00	\$350.
\$81,448.00	5 annual payments	3.75%	\$17,511.00	\$350.
\$26,677.00	3 annual payments	3.75%	\$9,222.00	\$350.
\$26,677.00	5 annual payments	3.75%	\$5,736.00	\$350.

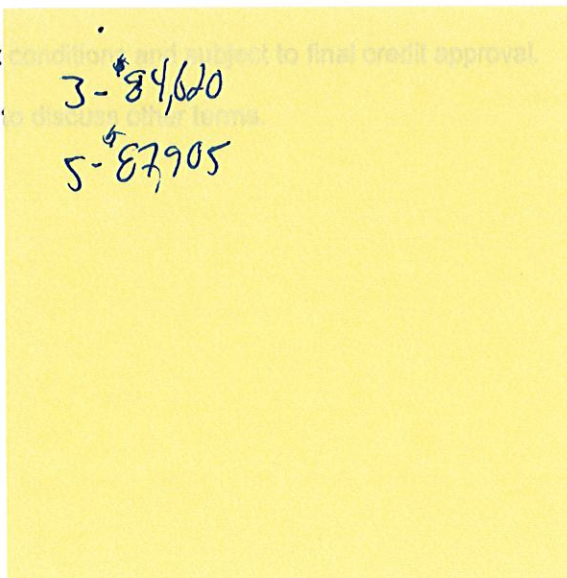
Buy-out: \$1.00

Advance payment: One annual payment in advance at closing.

The above terms are based on current market

Please call if you have any questions or need

Thank You,  
  
Ray Muiter



# M&T Bank

Understanding what's important®

January 11, 2018

Mr. Daniel Mator  
Township Manager  
West Deer Township  
109 East Union Road  
Cheswick, PA 15024

Dear Daniel,

Manufacturers and Traders Trust Company ("M&T Bank") is pleased to outline the following financing proposal for West Deer Township.

LESSOR: M&T Bank (its nominee)

LESSEE: West Deer Township

EQUIPMENT & FUNDING AMOUNT: 2018 Ford F550 (\$45,565 for the truck)

FACILITY: Tax-Exempt Municipal

3 - \$84,648.12  
5 - \$88,101.20

(Approximately) \$81,200.00

Lease Purchase Agreement

This will be a non-cancelable, full lease transaction, whereby maintenance, insurance, applicable taxes, and all items of a similar nature will be the responsibility of the Lessee. Provisions of the lease will require that Lessor be named Lender/Loss Payee on the insurance coverage.

TERMS & PAYMENT: Lease Term: 3 or 5 Years  
Closing Date: February 15, 2018 (estimate)  
First Payment Date: February 15, 2018 (at funding)  
Payment Frequency: Annual in Advance (other options available)  
Interest Rate: 3.911% for 3 Year Term  
4.013% for 5 Year Term  
Payment Amount: See attached sample Amortization Schedules. Other structures are available.

BASIS OF RENTAL FACTORS: The indicative interest rates in this proposal are based on M&T Bank's respective two (2) or four (4) year Cost of Funds (COF) as of January 10, 2018 for a Bank Qualified transaction. Final pricing may change based on fluctuations in Lessor's COF, closing date, tax rates, any changes in tax or other legislation that impact Lessor's pricing and other operating parameters. The actual rate will be fixed three days prior to the closing and may be indexed to this COF at discretion of Lessor.

TAX INDEMNIFICATION: Pennsylvania  
Lessee will provide to Lessor the appropriate Commonwealth of Pennsylvania Exempt Organization certificate. This proposal assumes that this transaction qualifies as tax exempt, Bank Qualified pursuant to Section 265(b)(3) of the Internal Revenue Code of 1986, as amended. Lessor reserves the option to require that Lessee provides bond counsel tax opinion, at Lessee's expense, stating the aforementioned qualifications.

DOCUMENTATION & APPLICABLE FEES: All documentation will be provided by Lessor and must be satisfactory to all parties. No documentation fees, acquisition fees, disposition fees or security deposit will be charged to this account.

END OF LEASE OPTIONS: Provided the Lessee has met all the terms and conditions of the lease agreement, the Lessee at lease expiration will have clear title of equipment upon payment of all amounts due under the lease.

EARLY TERMINATION: Pursuant to General Municipal Law the lease will allow for early termination for reasons of non-appropriation.

CONDITIONS: This proposal is For Discussion Purposes Only. Final approval, if any, may only be granted upon receipt of all information deemed appropriate by Lessor and in accordance with Lessor's loan, legal and other applicable policies. This proposal is subject to Lessor's final credit and investment approval. Lessor takes a general exception to the application of any contract terms and conditions included in any solicitation for quotations. The terms and conditions applicable to the provision of our products and services will be those reflected in those final signed agreements and documents.

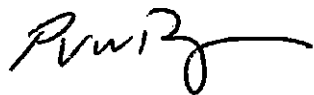
Lessee shall have delivered to M&T Bank, sufficiently in advance of closing, all documentation and other information required by the Bank in accordance with all applicable banking laws and regulations in effect from time to time, including, without limitation, the USA PATRIOT Act. Any failure by Lessee or any necessary third party to deliver to the Bank, in a timely manner, any material information requested, or any misrepresentation or inaccuracy with respect to any such information received, or if Bank's due diligence reveals that opening the accounts contemplated herein would potentially violate the Bank's regulatory compliance policies or applicable law, shall permit the Bank, in its sole discretion, to withdraw and/or cancel this proposal without liability, and retain any fees.

ACCEPTANCE & EXPIRATION: The Lessee may acknowledge its approval of this lease proposal by signing and returning this letter. This proposal shall expire in thirty (30) days unless extended by Lessor.



Thank you for allowing us the opportunity to present this proposal. Please contact me at (610) 449-3944 if you have any questions in reference to this proposal.

Sincerely,



Paul V.W. Black  
Vice President – Municipal Leasing  
Phone: 610-449-3944  
Fax: 610-449-3945  
Email: pvblack@mtb.com

PROPOSAL ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

By: \_\_\_\_\_  
West Deer Township

CC: Dave Worthing, M&T Bank

**M&T Bank**  
**- Sample Amortization Schedule -**

West Deer Township - 3 Year Term

Compound Period: Monthly

Nominal Annual Rate: 3.911 %

CASH FLOW DATA

	<b>Event</b>	<b>Date</b>	<b>Amount</b>	<b>Number</b>	<b>Period</b>	<b>End Date</b>
1	Lease	02/15/2018	81,448.00	1		
2	Lease Payment	02/15/2018	28,216.04	3	Annual	02/15/2020

AMORTIZATION SCHEDULE - Normal Amortization, 360 Day Year

	<b>Date</b>	<b>Lease Payment</b>	<b>Interest</b>	<b>Principal</b>	<b>Balance</b>
Lease	02/15/2018				81,448.00
1	02/15/2018	28,216.04	0.00	28,216.04	53,231.96
2018 Totals		28,216.04	0.00	28,216.04	
2	02/15/2019	28,216.04	2,119.63	26,096.41	27,135.55
2019 Totals		28,216.04	2,119.63	26,096.41	
3	02/15/2020	28,216.04	1,080.49	27,135.55	0.00
2020 Totals		28,216.04	1,080.49	27,135.55	
Grand Totals		84,648.12	3,200.12	81,448.00	

**M&T Bank**  
**– Sample Amortization Schedule –**

**West Deer Township - 5 Year Term**

Compound Period: Monthly

Nominal Annual Rate: 4.013 %

**CASH FLOW DATA**

	<b>Event</b>	<b>Date</b>	<b>Amount</b>	<b>Number</b>	<b>Period</b>	<b>End Date</b>
1	Lease	02/15/2018	81,448.00	1		
2	Lease Payment	02/15/2018	17,620.24	5	Annual	02/15/2022

**AMORTIZATION SCHEDULE - Normal Amortization, 360 Day Year**

	<b>Date</b>	<b>Lease Payment</b>	<b>Interest</b>	<b>Principal</b>	<b>Balance</b>
Lease	02/15/2018				81,448.00
1	02/15/2018	17,620.24	0.00	17,620.24	63,827.76
2018 Totals		17,620.24	0.00	17,620.24	
2	02/15/2019	17,620.24	2,609.05	15,011.19	48,816.57
2019 Totals		17,620.24	2,609.05	15,011.19	
3	02/15/2020	17,620.24	1,995.45	15,624.79	33,191.78
2020 Totals		17,620.24	1,995.45	15,624.79	
4	02/15/2021	17,620.24	1,356.76	16,263.48	16,928.30
2021 Totals		17,620.24	1,356.76	16,263.48	
5	02/15/2022	17,620.24	691.94	16,928.30	0.00
2022 Totals		17,620.24	691.94	16,928.30	
Grand Totals		88,101.20	6,653.20	81,448.00	



# Leasing Consultants

January 8, 2018

## FORMAL PROPOSAL

**OBLIGOR:** WEST DEER TOWNSHIP

- ✓ This is a finance/ownership contract. No residual value.
- ✓ Fixed interest rate for the three (3) year, and five (5) year terms.

**EQUIPMENT:** NEW 2018 FORD F550 SUPER DUTY 4X4 CAB AND CHASSIS WITH PLOW EQUIPMENT

**OPTION 1**

Acquisition Cost:	\$81,448.00	Term:	Three (3) years	First Payment Due:	At Closing
Down Payment:	\$0.00	Payment Mode:	Annual in Advance	Payment Amount:	\$28,292.12
Trade In:	\$0.00	Interest Rate:	4.270%		
Principal Balance:	\$81,448.00	Rate Factor:	0.347364		

**OPTION 2**

Acquisition Cost:	\$81,448.00	Term:	Five (5) years	First Payment Due:	At Closing
Down Payment:	\$0.00	Payment Mode:	Annual in Advance	Payment Amount:	\$17,578.76
Trade In:	\$0.00	Interest Rate:	3.960%		
Principal Balance:	\$81,448.00	Rate Factor:	0.215828		

- \* **This is a proposal only and is not a commitment to finance. This proposal is subject to credit review and approval and proper execution of mutually acceptable documentation.**
- \* Failure to consummate this transaction once credit approval is granted and the documents are drafted and delivered to Obligor will result in a documentation fee being assessed to the Obligor.
- \* This transaction must be credit approved, all documents properly executed and returned to Leasing Consultants and the transaction funded on ALL proposals on or before January 22, 2018. If funding does not occur within that time-frame, or there is a change of circumstance which adversely affects the expectations, rights, or security of Oblige or its assignees, then Oblige or its assignees reserve the right to adjust and determine a new interest rate factor and payment amount, or withdraw this proposal in its entirety.
- \* This transaction must be designated as tax-exempt under Section 103 of the Internal Revenue Code of 1986 as amended.
- \* **OBLIGOR'S TOTAL AMOUNT OF TAX-EXEMPT DEBT TO BE ISSUED IN THIS CALENDAR YEAR WILL NOT EXCEED THE \$10,000,000 LIMIT, OR THE INTEREST RATE IS SUBJECT TO CHANGE.**

<b>Leasing Consultants</b>	<b>WEST DEER TOWNSHIP</b>
	Signature:
	Typed Name & Title
	Date:

3 TOTAL : \$84,876.<sup>36</sup>  
 5 TOTAL : \$87,893.<sup>80</sup>

### Financing Proposal for West Deer Township

January 9, 2018

To: Daniel Mator  
Township Manager

REF: 1.9.WDTWP

From: Irma Charney  
Vice President  
911Leasing.com  
432A Frye Farm Road  
Greensburg, PA 15601

#### Financing for 1 2018 Ford F550 with Plow Equipment

Pricing: \$ 81,448.00

	TERM	RATE	PAYMENTS
1.	Three Years	4.4%	3 Annual Payments @ \$28,406.01 Due Starting February 1, 2018
2.	Five Years	4.4%	5 Annual Payments @ \$17,771.56 Due Starting February 1, 2018

As you review our quote, please note the following

- This is a proposal. Final terms are subject to credit review and your local jurisdiction.
- The expiration date is the date by which we must receive your response. **This quote expires in 20 Days**
- Should we proceed with this transaction, you will have a lien on the equipment until the obligation is paid in full.
- This transaction must be designated as a Tax-Exempt Lease under section 109 of the Internal Revenue Code of 1986 as amended.

3 TOTAL: \$85,218.<sup>03</sup>  
5 TOTAL: \$88,057.<sup>80</sup>

Accepted By: _____ / _____	Title _____	Date _____
----------------------------	-------------	------------

LEASING

SPECIALISTS, Inc.

Equipment and Vehicle Leasing

January 9, 2018

**PROPOSAL FOR WEST DEER TOWNSHIP**

**Equipment Cost \$81,448.00**

Lease Term: 3 Years, Annual Payments, In Advance

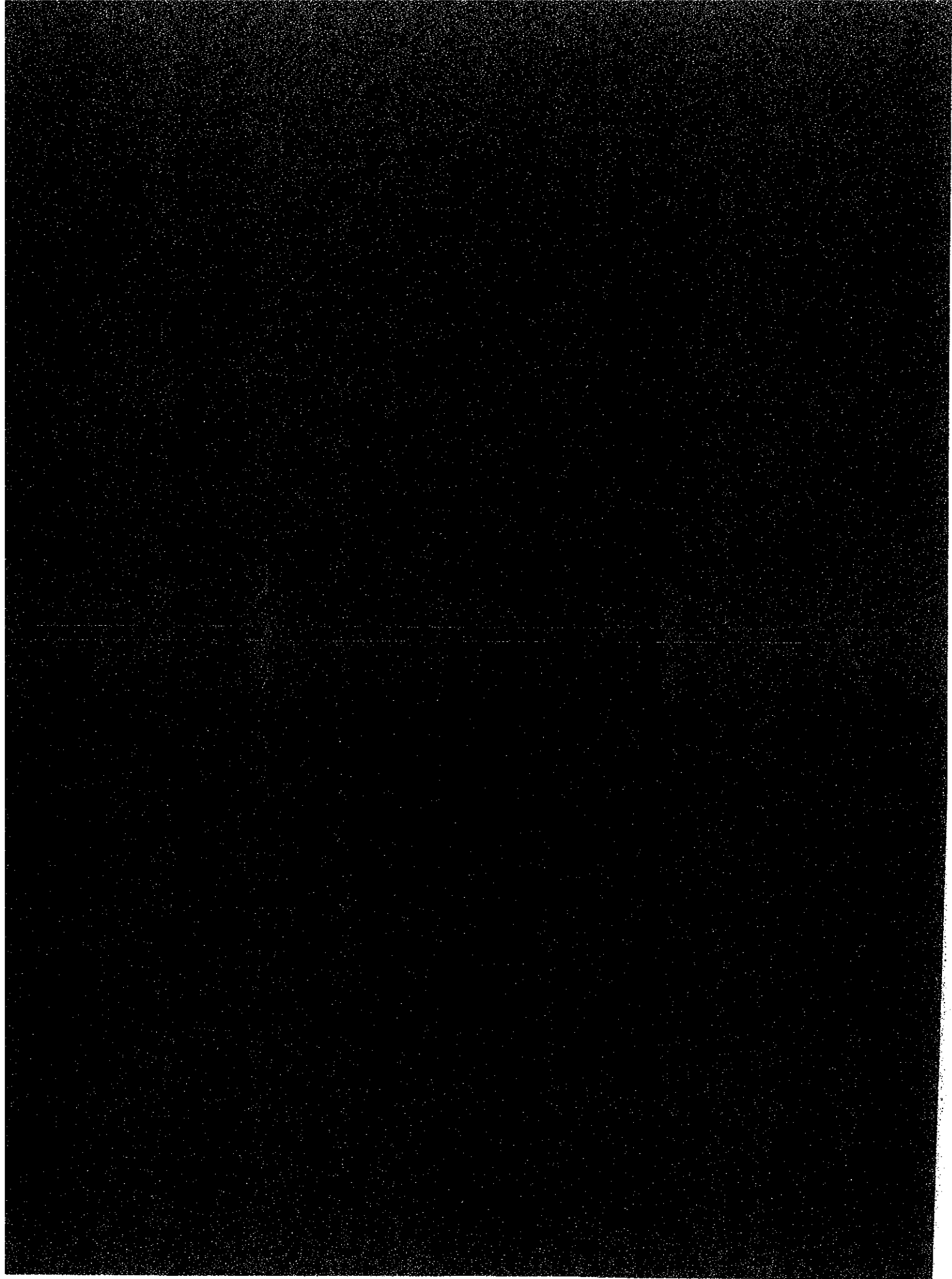
Payments: 3 @ \$28,425.27

Lease Term: 5 Years, Annual Payments, In Advance

Payments: 5 @ \$17,659.62

You will own the equipment at the end of the lease. Due at lease signing is the first payment. There are no documentation or other fees.

3 TOTAL: \$25,275.<sup>81</sup>  
5 TOTAL: \$88,298.<sup>10</sup>



**AUTHORIZATION: PURCHASE OF CODE ENFORCEMENT TRUCK**

ATTACHED IS THE QUOTE FROM DAY CHEVROLET, INC., FOR ONE (1) NEW 2018 CHEVROLET TRAVERSE AWD 4 DR UNDER THE SHACOG JOINT PURCHASING CONTRACT.

2018 CHEVROLET TRAVERSE	\$33,677.00
LESS TRADE-IN 2008 GMC PICKUP TRUCK 72,000 Miles	<u>-\$ 7,000.00</u>
TOTAL	\$26,677.00

ATTACHED ARE THE FINANCING PROPOSALS.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE THE PURCHASE OF ONE (1) NEW 2018 CHEVROLET TRAVERSE TO DAY CHEVROLET, INC., IN THE AMOUNT OF \$33,677.00 LESS TRADE-IN OF \$7,000.00 FOR THE TOTAL AMOUNT OF \$26,677.00 AND FINANCING THROUGH F.N.B. COMMERCIAL LEASING FOR THREE YEARS AT THE RATE OF 2.79%.

MOTION SECOND AYES NAYES

MR. VAEREWYCK	___	___	___	___
MRS. JORDAN	___	___	___	___
DR. DISANTI	___	___	___	___
MR. KARPUI	___	___	___	___
MR. MAUDHUIT	___	___	___	___
MRS. ROMIG	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___

17

# DAY CHEVROLET, INC

12/6/2017

Revised 1/9/2018

Attn: William Payne  
West Deer Township

Day Fleet Sales is pleased to submit a quotation for the following vehicle through the SHACOG Joint purchasing

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>COST</u>
	2018 Chevrolet Traverse AWD 4Dr 1LT Cloth	\$30,997.00
	3.6L V6 FFV Engine	STD
HOU	Exterior color Cajun Red Tintcoat	\$350.00
	Interior color Jet Black	STD
M3E	9 Speed automatic transmission	STD
VLL	Roof Rack Cross Rails	\$325.00
VQK	Front & Rear Splash Guards	\$150.00
S6W	Protective Seat Covering, 2nd Row	\$260.00
PDH	Interior Protection Package	\$220.00
VXW	Molded Assist Steps	\$725.00
ABC	8 Passenger Seating	N/C
V92	Trailer Equipment	\$650.00
	Subtotal	\$33,677.00
	Trade-in 2008 GMC Pickup Truck 72,000 Miles	-\$7,000.00
	<u>Total</u>	<u>\$26,677.00</u>

Please contact me at 724-327-0900 extension 285 if you need any further

Thank you for this opportunity,

customer signature w/ title



Signature; \_\_\_\_\_

Jeffrey Decker  
Day Automotive Fleet Sales Dept.





# F.N.B. Commercial Leasing

**Municipal Leasing**  
**F.N.B. Commercial Leasing**  
**Your Sales Team**  
 1853 Highway315  
 Pittston, PA 18640  
 P: 800-278-6259  
 F: 800-278-6265  
[fnbleasing@fnb-corp.com](mailto:fnbleasing@fnb-corp.com)

January 9, 2018

Daniel Mator  
 West Deer Township  
 109 East Union Blvd  
 Cheswick, PA 15024  
 724-265-3680

Dear Daniel,

Thank you for allowing F.N.B. Commercial Leasing to provide your municipality with lease financing. Below are options you may choose from in making your equipment leasing decisions. If you have any questions, please contact any of our sales representatives at 800-278-6259. Lease Quotes and Financing provided by F.N.B. Commercial Leasing.

Description: **2018 Chevrolet Traverse**

Amount: **\$26,677.00**

Purchase Option	36 Months	48 Months	60 Months	72 Months
<b>\$1.00 Out</b>	\$9,205.00	\$7,023.00	\$5,715.00	N/A

Program: **Muni Annual Lease Payments**

\$1.00 Out - At the end of the lease term, lessee may purchase the equipment for \$1.00.

Quotes are for financing equipment that is used for Municipal purposes, and is calculated using one (1) advance payment and lease processing fee. Quoted payments do not include maintenance or insurance. Quotes are subject to credit approval and may change without notice. Payment, term and structure may change depending on risk and strength of Lessee.

This quote is valid for 30 days from today which will be Thursday - February 8, 2018.

---

Municipal Leasing - 1853 Highway315 - Pittston, PA 18640  
 Fax 800-278-6265

3 term: \$27,615.<sup>00</sup>  
 4 term: \$28,092.<sup>00</sup>  
 5 term: \$28,575.<sup>00</sup>

# LAUREL CAPITAL CORPORATION

6600 Brooktree Court  
Suite 3000

P.O. Box 839  
Wexford, PA 15090-0839

Phone: (724) 933-5200  
Fax: (724) 933-5203  
[Muitter@laurelcapital.net](mailto:Muitter@laurelcapital.net)

January 11, 2018

West Deer Township  
109 East Union Road  
Cheswick Pa 15024  
Attn: Daniel Mator, Township Manager

Dear Mr. Mator,

Per our conversation, please find the following equipment lease proposal from Laurel Capital Corporation. A Ford F550 truck with equipment - \$81,448.00. and a Chevrolet \$26,677.00.

Lessee: West Deer Township

Amount	Term,	Rate	Payment:	Fee
\$81,448.00	3 annual payments	3.50%	\$28,090.00	\$350.
\$81,448.00	5 annual payments	3.75%	\$17,511.00	\$350.
\$26,677.00	3 annual payments	3.75%	\$9,222.00	\$350.
\$26,677.00	5 annual payments	3.75%	\$5,736.00	\$350.

Buy-out: \$1.00

Advance payment: One annual payment in advance at closing.

The above terms are based on current market conditions and subject to final credit approval.

Please call if you have any questions or need to discuss other terms.

Thank You,  
  
Ray Muiiter

3 - \$28,016

5 - \$9,030



# F.N.B. Commercial Leasing

**Municipal Leasing**  
**F.N.B. Commercial Leasing**  
**Your Sales Team**  
 1853 Highway315  
 Pittston, PA 18640  
 P: 800-278-6259  
 F: 800-278-6265  
[fnbleasing@fnb-corp.com](mailto:fnbleasing@fnb-corp.com)

January 9, 2018

Daniel Mator  
 West Deer Township  
 109 East Union Blvd  
 Cheswick, PA 15024  
 724-265-3680

Dear Daniel,

Thank you for allowing F.N.B. Commercial Leasing to provide your municipality with lease financing. Below are options you may choose from in making your equipment leasing decisions. If you have any questions, please contact any of our sales representatives at 800-278-6259. Lease Quotes and Financing provided by F.N.B. Commercial Leasing.

Description: **2018 Chevrolet Traverse**

Amount: **\$26,677.00**

Purchase Option	36 Months	48 Months	60 Months	72 Months
\$1.00 Out	\$779.42	\$594.66	\$483.89	N/A

Program: **Muni Monthly Lease Payments**

\$1.00 Out - At the end of the lease term, lessee may purchase the equipment for \$1.00.

Quotes are for financing equipment that is used for Municipal purposes, and is calculated using one (1) advance payment and lease processing fee. Quoted payments do not include maintenance or insurance. Quotes are subject to credit approval and may change without notice. Payment, term and structure may change depending on risk and strength of Lessee.

This quote is valid for 30 days from today which will be Thursday - February 8, 2018.

---

Municipal Leasing - 1853 Highway315 - Pittston, PA 18640  
 Fax 800-278-6265

*MONTHLY*  
 3 TOTAL: \$8,059.13  
 4 TOTAL: \$8,543.66  
 5 TOTAL: \$9,033.40

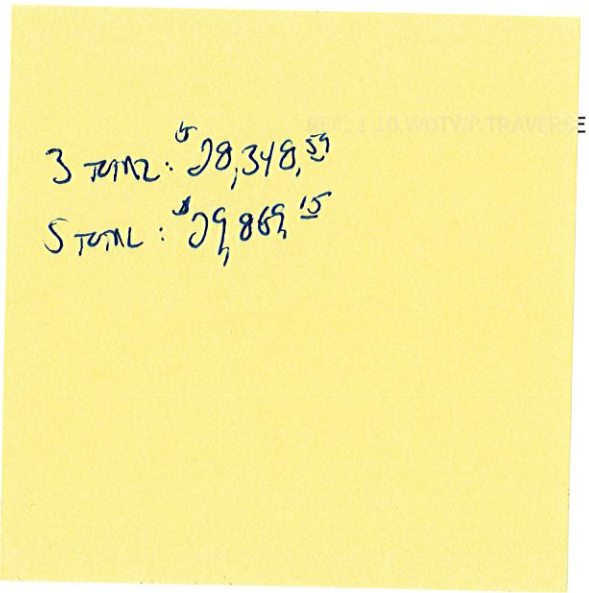


### Financing Proposal for West Deer Township

January 10, 2018

To: Daniel Mator  
Township Manager

From: Irma Charney  
Vice President  
911Leasing.com  
432A Frye Farm Road  
Greensburg, PA 15601



#### Financing for 1 2018 Chevrolet Traverse

Pricing: \$ 26,677.00

	TERM	RATE	PAYMENTS	
1.	Three Years	5.5%	3 Annual Payments @ \$9,449.53	Due Starting February 1, 2018
2.	Five Years	5.5%	5 Annual Payments @ \$5,973.83	Due Starting February 1, 2018

As you review our quote, please note the following points:

- This is a proposal. Final terms are subject to credit review and your acceptance.
- The expiration date is the date by which we must receive executed financing documents. It is not the date by which you agree to the terms. **This quote expires in 20 Days**
- Should we proceed with this transaction, you would have the title to the equipment from the beginning. There would, however, be a lien on the equipment until the obligation is paid.
- This transaction must be designated as a Tax-Exempt under section 103 of the Internal Revenue Code of 1986 as amended.

Accepted By: \_\_\_\_\_ / \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

LEASING

SPECIALISTS, Inc.

Equipment and Vehicle Leasing

January 10, 2018

**PROPOSAL FOR WEST DEER TOWNSHIP**

**Equipment Cost \$26,677.00**

Lease Term: 3 Years, Annual Payments, In Advance

Payments: 3 @ \$9,504.43

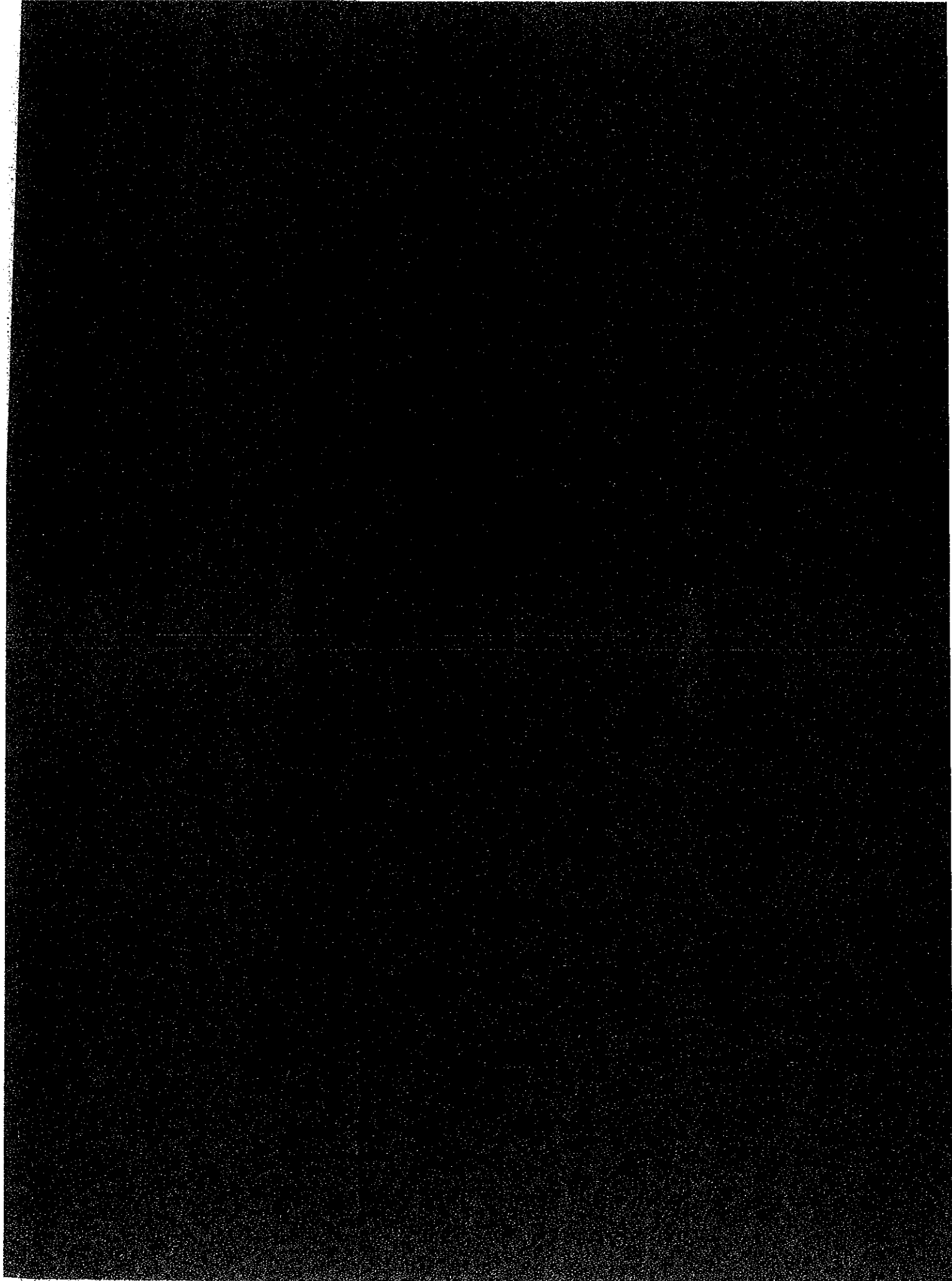
Lease Term: 5 Years, Annual Payments, In Advance

Payments: 5 @ \$5,940.17

You will own the equipment at the end of the lease. Due at lease signing is the first payment. There are no documentation or other fees.

3: \$28,513.<sup>29</sup>

5: \$29,700.<sup>85</sup>





**APPROVAL: OAK ROAD PLAN OF LOTS NO. 2**

THE PLANNING COMMISSION APPROVED THE OAK ROAD PLAN OF LOTS NO. 2 SUBDIVISION PLAN AT THEIR DECEMBER 21, 2017 MEETING.

THIS IS A TWO LOT SUBDIVISION LOCATED ON OAK ROAD IN THE I-INDUSTRIAL & V- VILLAGE OVERLAY ZONING DISTRICTS.

THE PLANNING COMMISSION RECOMMENDED APPROVAL OF THE OAK ROAD PLAN OF LOTS NO. 2.

ATTACHED IS THE REVIEW LETTER FROM SHOUP ENGINEERING DATED DECEMBER 15, 2017 INDICATING THE COMMENTS CONTAINED IN HIS NOVEMBER 13, 2017 REVIEW LETTER HAVE BEEN SATISFACTORILY APPRAISED.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO APPROVE THE OAK ROAD PLAN OF LOTS NO. 2 AS PER THE RECOMMENDATION BY THE PLANNING COMMISSION .

MOTION SECOND AYES NAYES

MRS. JORDAN	___	___	___	___
DR. DISANTI	___	___	___	___
MR. KARPUZI	___	___	___	___
MR. MAUDHUIT	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. VAEREWYCK	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___

18



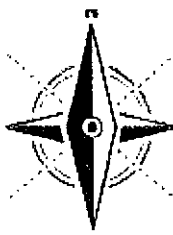
**West Deer Township Planning Commission  
Meeting Report for December 21, 2017**

Project Name:                     Oak Road Plan of Lots No. 2                    

Property Location: Oak Road  
Zoned: Industrial with Village Overlay

Seeking approval for a 2-lot subdivision for lot/block 1668-R-89

Planning Commission voted to **RECOMMEND APPROVAL** of the 2-lot subdivision.  
Voting was unanimous.



**SHOUP ENGINEERING**  
**FOR OVER 50 YEARS**

329 Summerfield Drive, Baden PA 15005  
Phone: 724-869-9560 Fax: 724-869-7434  
shoupeng@comcast.net

December 15, 2017

Mr. Bill Payne  
West Deer Township  
109 East Union Road  
Cheswick, PA 15024

Re: Oak Road Plan of Lots No. 2  
Preliminary and Final Subdivision (Plans dated revised November 30, 2017)

Dear Mr. Payne,

I have reviewed the above referenced Preliminary and Final Subdivision located in the I and V Zoning Districts and have found that the comments contained in my November 13, 2017 review letter have been satisfactorily appraised. I have no additional comments concerning the plans.

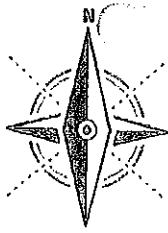
If you should have any questions, please do not hesitate to contact me at your convenience.

Sincerely,

SHOUP ENGINEERING INC.

Scott A. Shoup, P.E., P.L.S.

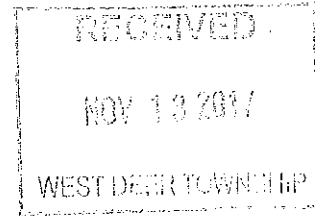
cc: Daniel Mator, via email  
Sam Happel, via email  
Civil and Environmental Consultants, via fax 412-429-2114



**SHOUP ENGINEERING**  
**FOR OVER 50 YEARS**

329 Summerfield Drive, Baden PA 15005  
Phone: 724-869-9560 Fax: 724-869-7434  
shoupeng@comcast.net

November 13, 2017



Mr. Bill Payne  
West Deer Township  
109 East Union Road  
Cheswick, PA 15024

Re: Oak Road Plan of Lots No. 2  
Preliminary and Final Subdivision (Plans dated October 30, 2017)

Dear Mr. Payne,

I have reviewed the above referenced preliminary and final subdivision located in the I and V Zoning Districts and the following comments should be considered:

1. Bearings and distances should be provided for following property lines on Parcel C2.
  - A. Between Parcel C1 and L9.
  - B. Between Parcel C1 and the property line with a distance of 292.48.

If you should have any questions, please do not hesitate to contact me at your convenience.

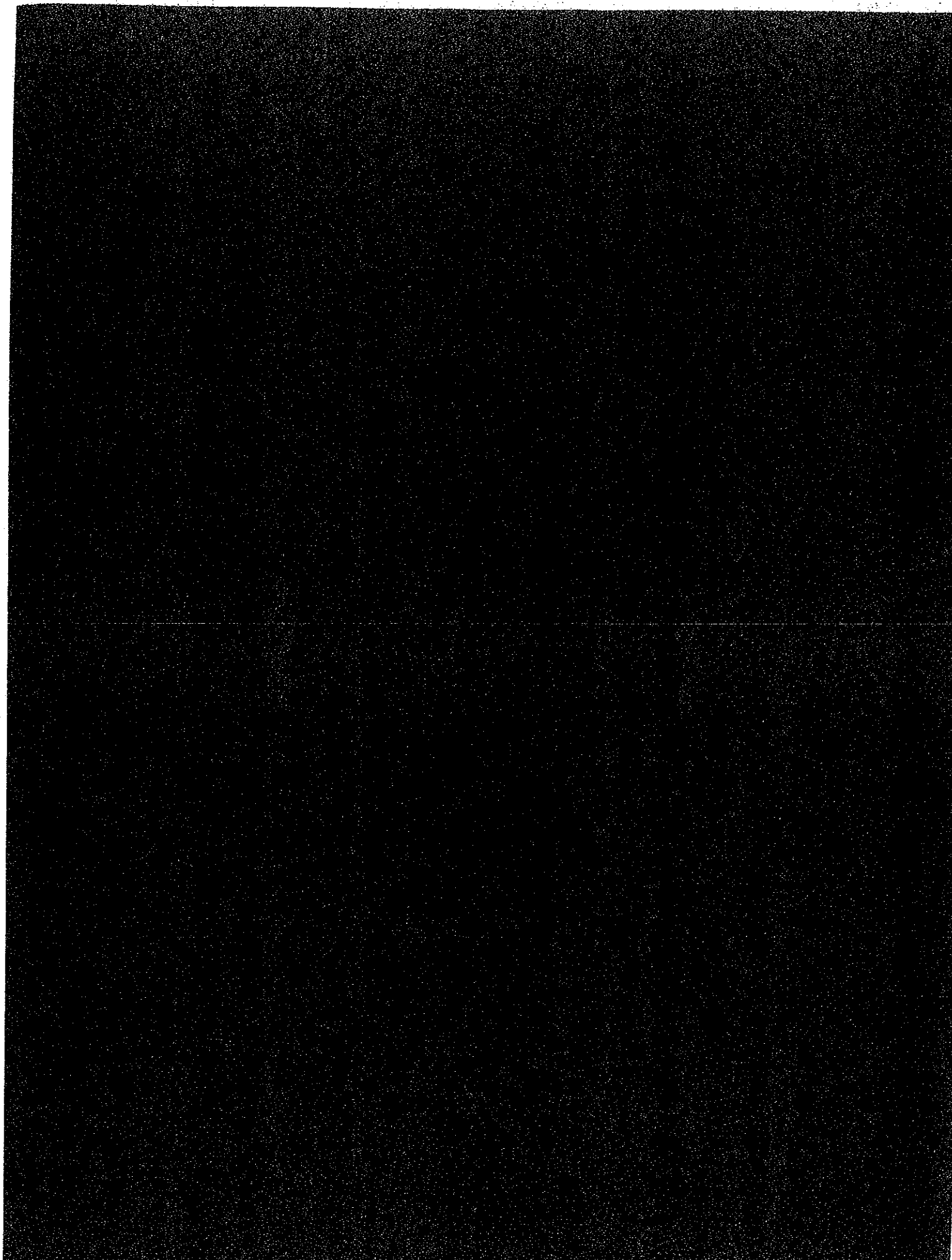
Sincerely,

SHOUP ENGINEERING INC.

Scott A. Shoup, P.E., P.L.S.

cc: Daniel Mator, via email  
Sam Happel, via email  
Civil and Environmental Consultants, via fax 412-429-2114







**APPROVAL: GIBSONIA DOLLAR GENERAL SITE PLAN**

THE PLANNING COMMISSION APPROVED THE GIBSONIA DOLLAR GENERAL SITE PLAN AT THEIR DECEMBER 21, 2017 MEETING.

THE SITE PLAN IS FOR THE CONSTRUCTION OF A DOLLAR GENERAL STORE ON 1.50 ACRES LOCATED ON OAK ROAD IN THE I-INDUSTRIAL AND V-VILLAGE OVERLAY ZONING DISTRICTS.

THE PLANNING COMMISSION RECOMMENDED APPROVAL WITH THE FOLLOWING CONDITIONS:

1. Subject to addressing all items in the December 15, 2017 letter from Shoup Engineering.
2. Add note to site plan that sign is off when the store is closed.
3. Revise landscaping plan to match recommendations noted on plan per Mr. Banks.
4. Add note to site plan that the landscaping and plantings will be maintained.
5. Install bike rack.

MR. SHOUP.....

ATTACHED ARE THE REVIEW LETTERS FROM SHOUP ENGINEERING DATED DECEMBER 15, 2017 & JANUARY 12, 2018.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO APPROVE THE GIBSONIA DOLLAR GENERAL SITE PLAN AS PER THE PLANNING COMMISSION'S RECOMMENDATION SUBJECT TO THE CONDITIONS AS LISTED ABOVE AND SHOUP ENGINEERING REVIEW LETTER DATED JANUARY 12, 2018.

MOTION SECOND AYES NAYES

DR. DISANTI	___	___	___	___
MR. KARPUZI	___	___	___	___
MR. MAUDHUIT	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. VAEREWYCK	___	___	___	___
MRS. JORDAN	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___

19



West Deer Township Planning Commission  
Meeting Report for December 21, 2017

Project Name: Gibsonia Dollar General Site Plan

Property Location: Oak Road  
Zoned: Industrial with Village Overlay

Seeking approval for the construction of a Dollar General store on 1.50 acres.

Planning Commission voted to **RECOMMEND APPROVAL** with the following conditions:

1. Subject to addressing all items in the December 15, 2017 letter from Shoup Engineering.
2. Add note to site plan that sign is off when store is closed.
3. Revise landscaping plan to match recommendations noted on plan per Mr. Banks.
4. Add note to site plan that the landscaping and plantings will be maintained.
5. Install bike rack.



**SHOUP ENGINEERING**  
**FOR OVER 50 YEARS**

329 Summerfield Drive, Baden PA 15005  
Phone: 724-869-9560 Fax: 724-869-7434  
shoupeng@comcast.net

January 12, 2018

Mr. Bill Payne  
West Deer Township  
109 East Union Road  
Cheswick, PA 15024

Via email

Re: Dollar General  
Land Development Plan (Plan Latest Revised January 10, 2018)

Dear Mr. Payne,

I have reviewed the above referenced land development plan located in the I and V Zoning Districts and the following comments should be considered:

1. A Highway Occupancy Permit will need to be obtained from the Pennsylvania Department of Transportation for the site driveway.
2. An NPDES General Permit must be obtained from the Allegheny County Conservation District prior to the initiation of any earthwork.
3. The applicant's consultant has indicated that an on-site wetlands evaluation is being performed. The results of the evaluation should be submitted to the Township.
4. Because of a Consent Order at the Allegheny Valley Joint Sewer Authority Sewage Treatment Plant, a full sewage facilities planning module (Components 3 and 4) will need to be prepared and submitted to the Township for review and approval.
5. Zoning permit(s) will need to be obtained from the Township for the proposed site signage.
6. The owner will need to enter into a stormwater operation and maintenance agreement with the Township.
7. An agreement should be obtained with the owner of the remnant parcel to allow for grading north and east of the development parcel.

Bill Payne  
Dollar General  
January 12, 2018  
Page 2

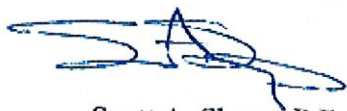
8. The development is subject to a traffic impact fee of \$15,226.85, which is payable prior to the issuance of a building permit.

A written response should be provided as to how the above comments have been addressed.

If you should have any questions, please do not hesitate to contact me at your convenience.

Sincerely,

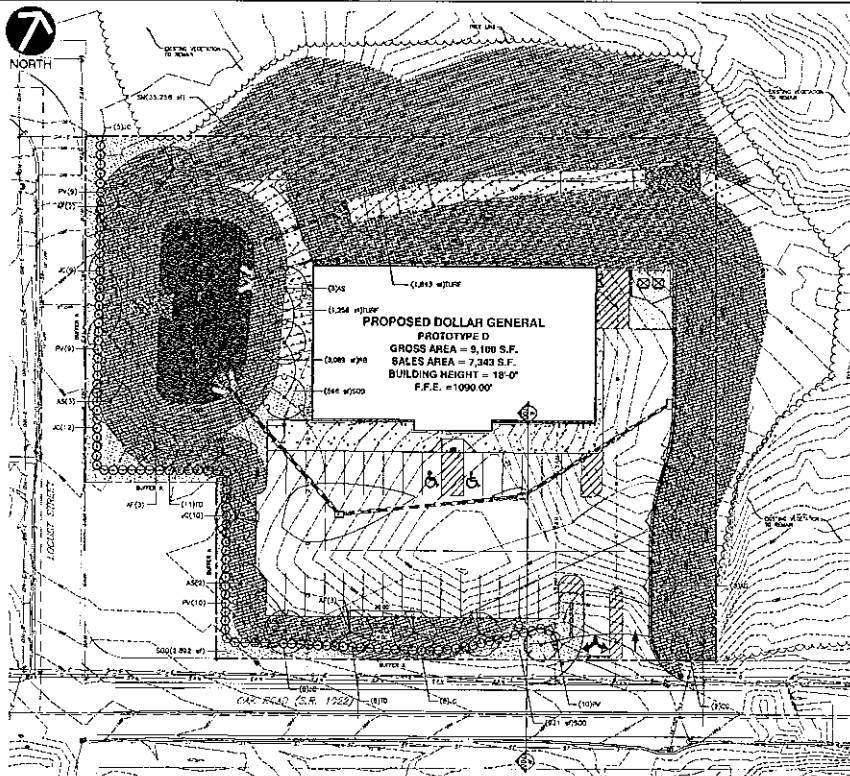
SHOUP ENGINEERING INC.



Scott A. Shoup, P.E., P.L.S.

cc: Daniel Mator, via email  
Sam Happel, via email  
Matt Vranjes, CEC, via email



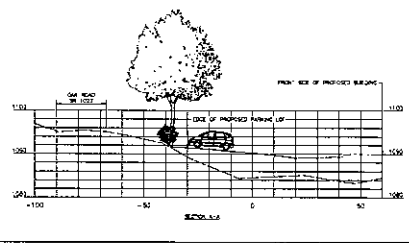


**LEGEND**

---	EXISTING PROPERTY LINE	---	PROPOSED POLE CONDUIT
---	EXISTING BUILDING FOOTPRINT	---	PROPOSED ATTRACTIONS CONTAIN
---	EXISTING ROOF LINE	---	PROPOSED SOME DRIVE LINE
---	EXISTING SIDE OF HIGHWAY	---	PROPOSED SOME DRIVE PAINT
---	EXISTING DRIVEWAY	---	PROPOSED FOUNDATION SHAFT
---	EXISTING DRIVEWAY	---	PROPOSED GAS LINE
---	EXISTING DRIVEWAY	---	PROPOSED GAS METER
---	EXISTING DRIVEWAY	---	PROPOSED WATER LINE
---	EXISTING DRIVEWAY	---	PROPOSED SANITARY SEWER
---	EXISTING DRIVEWAY	---	PROPOSED OVERHEAD ELECTRIC LINE
---	EXISTING DRIVEWAY	---	PROPOSED 4" W/9" PALE
---	EXISTING DRIVEWAY	---	PROPOSED 6" W/9" PALE
---	EXISTING DRIVEWAY	---	PROPOSED 8" W/9" PALE
---	EXISTING DRIVEWAY	---	PROPOSED 10" W/9" PALE
---	EXISTING DRIVEWAY	---	PROPOSED 12" W/9" PALE
---	EXISTING DRIVEWAY	---	PROPOSED 14" W/9" PALE
---	EXISTING DRIVEWAY	---	PROPOSED 16" W/9" PALE
---	EXISTING DRIVEWAY	---	PROPOSED 18" W/9" PALE
---	EXISTING DRIVEWAY	---	PROPOSED 20" W/9" PALE
---	EXISTING DRIVEWAY	---	PROPOSED 22" W/9" PALE
---	EXISTING DRIVEWAY	---	PROPOSED 24" W/9" PALE
---	EXISTING DRIVEWAY	---	PROPOSED 26" W/9" PALE
---	EXISTING DRIVEWAY	---	PROPOSED 28" W/9" PALE
---	EXISTING DRIVEWAY	---	PROPOSED 30" W/9" PALE
---	EXISTING DRIVEWAY	---	PROPOSED 32" W/9" PALE
---	EXISTING DRIVEWAY	---	PROPOSED 34" W/9" PALE
---	EXISTING DRIVEWAY	---	PROPOSED 36" W/9" PALE
---	EXISTING DRIVEWAY	---	PROPOSED 38" W/9" PALE
---	EXISTING DRIVEWAY	---	PROPOSED 40" W/9" PALE
---	EXISTING DRIVEWAY	---	PROPOSED 42" W/9" PALE
---	EXISTING DRIVEWAY	---	PROPOSED 44" W/9" PALE
---	EXISTING DRIVEWAY	---	PROPOSED 46" W/9" PALE
---	EXISTING DRIVEWAY	---	PROPOSED 48" W/9" PALE
---	EXISTING DRIVEWAY	---	PROPOSED 50" W/9" PALE
---	EXISTING DRIVEWAY	---	PROPOSED 52" W/9" PALE
---	EXISTING DRIVEWAY	---	PROPOSED 54" W/9" PALE
---	EXISTING DRIVEWAY	---	PROPOSED 56" W/9" PALE
---	EXISTING DRIVEWAY	---	PROPOSED 58" W/9" PALE
---	EXISTING DRIVEWAY	---	PROPOSED 60" W/9" PALE
---	EXISTING DRIVEWAY	---	PROPOSED 62" W/9" PALE
---	EXISTING DRIVEWAY	---	PROPOSED 64" W/9" PALE
---	EXISTING DRIVEWAY	---	PROPOSED 66" W/9" PALE
---	EXISTING DRIVEWAY	---	PROPOSED 68" W/9" PALE
---	EXISTING DRIVEWAY	---	PROPOSED 70" W/9" PALE
---	EXISTING DRIVEWAY	---	PROPOSED 72" W/9" PALE
---	EXISTING DRIVEWAY	---	PROPOSED 74" W/9" PALE
---	EXISTING DRIVEWAY	---	PROPOSED 76" W/9" PALE
---	EXISTING DRIVEWAY	---	PROPOSED 78" W/9" PALE
---	EXISTING DRIVEWAY	---	PROPOSED 80" W/9" PALE
---	EXISTING DRIVEWAY	---	PROPOSED 82" W/9" PALE
---	EXISTING DRIVEWAY	---	PROPOSED 84" W/9" PALE
---	EXISTING DRIVEWAY	---	PROPOSED 86" W/9" PALE
---	EXISTING DRIVEWAY	---	PROPOSED 88" W/9" PALE
---	EXISTING DRIVEWAY	---	PROPOSED 90" W/9" PALE
---	EXISTING DRIVEWAY	---	PROPOSED 92" W/9" PALE
---	EXISTING DRIVEWAY	---	PROPOSED 94" W/9" PALE
---	EXISTING DRIVEWAY	---	PROPOSED 96" W/9" PALE
---	EXISTING DRIVEWAY	---	PROPOSED 98" W/9" PALE
---	EXISTING DRIVEWAY	---	PROPOSED 100" W/9" PALE

**PLANT SCHEDULE**

TREES	QTY	SIZE	BRAND / NAME / COMMON NAME	QTY	SIZE
AT	8	8"	Acacia saligna / Red Gum	800	2.5' dia
AS	8	8"	Acacia saligna / Red Gum	800	2.5' dia
AD	3	3"	Adiantum species / Fern	300	3' dia
CC	2	2"	Carex species / Sedge	200	3' dia
CC	2	2"	Carex species / Sedge	200	3' dia
JC	52	52"	Juniperus chinensis 'Sea Green' / Sea Green Juniper	3 gals	24"-30" HT.
TD	19	19"	Taxus media 'Dorset's Blue Gem' / Dorset Blue Gem	3 gals	24"-30" HT.
PV	38	38"	Platanus occidentalis / Sycamore	3 gals	24"-30" HT.
GRASSES	QTY	SIZE	BRAND / NAME / COMMON NAME	QTY	SIZE
RB	3,089	3,089	Reynolds Blended Blend / Reynolds Blended Blend	444	444
SW	25,758	25,758	St. Augustine Grass / St. Augustine Grass	444	444
SD	4,590	4,590	St. Augustine Grass / St. Augustine Grass	500	500
PVP	3,101	3,101	Paspalum species / Paspalum species	444	444



**ONE CALL SERIAL NO. 2017222583**

**CALL BEFORE YOU DIG**  
 PENNSYLVANIA LAW PROTECTS  
 CONSTRUCTION PHASE AND IS WORKING  
 TO IMPROVE THE QUALITY OF THE  
 PENNSYLVANIA ONE CALL SYSTEM, INC.  
 1-800-242-1976

**LANDSCAPE REQUIREMENTS**

**GRASSES**

- REYNOLDS BLENDED BLEND / REYNOLDS BLENDED BLEND
- ST. AUGUSTINE GRASS / ST. AUGUSTINE GRASS
- PASPALUM SPECIES / PASPALUM SPECIES

**TREES**

- ACACIA SALIGNA / RED GUM
- ADANTUM SPECIES / FERN
- CAREX SPECIES / SEDGE
- JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER
- TAXUS MEDIA 'DORSET'S BLUE GEM' / DORSET BLUE GEM
- PLATANUS OCCIDENTALIS / SYCAMORE

**NOTES**

- LANDSCAPE AREAS TO BE MAINTAINED

**REFERENCE**

- SEE PLAN FOR ALL NOTES AND SPECIFICATIONS
- SEE PLAN FOR ALL NOTES AND SPECIFICATIONS
- SEE PLAN FOR ALL NOTES AND SPECIFICATIONS

**SUBMITTAL TRACKING RECORD**

NO.	DATE	DESCRIPTION
1	10/10/2017	PRELIMINARY REVIEW
2	10/10/2017	FINAL REVIEW
3	10/10/2017	APPROVAL

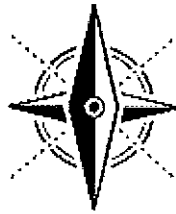
**EEB**  
 Environmental Engineering & Construction, Inc.  
 333 Main Street, Pittsburgh, PA 15206  
 412-489-2334, 412-489-2335

**GIBSONIA DOLLAR GENERAL STORE**  
 WEST DEER CREEK CORPORA  
 ALLEGHENY COUNTY, PENNSYLVANIA

**SITE LANDSCAPE PLAN**  
 DATE: OCTOBER 10, 2017  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

**C700**





**SHOUP ENGINEERING**  
**FOR OVER 50 YEARS**

329 Summerfield Drive, Baden PA 15005  
Phone: 724-869-9560 Fax: 724-869-7434  
shoupeng@comcast.net

December 15, 2017

Mr. Bill Payne  
West Deer Township  
109 East Union Road  
Cheswick, PA 15024

Re: Dollar General  
Land Development Plan (Plan Latest Revised December 8, 2017)

Dear Mr. Payne,

I have reviewed the above referenced land development plan located in the I and V Zoning Districts and the following comments should be considered:

1. A Highway Occupancy Permit will need to be obtained from the Pennsylvania Department of Transportation for the site driveway.
2. An NPDES General Permit must be obtained from the Allegheny County Conservation District prior to the initiation of any earthwork.
3. The applicant's consultant has indicated that an on-site wetlands evaluation is being performed. The results of the evaluation should be submitted to the Township.
4. The applicant's consultant has noted that a revised photometric lighting plan is being prepared. The revised lighting plan should be submitted to the Township.
5. Because of a Consent Order at the Allegheny Valley Joint Sewer Authority Sewage Treatment Plant, a full sewage facilities planning module (Components 3 and 4) will need to be prepared and submitted to the Township for review and approval.
6. Zoning permit(s) will need to be obtained from the Township for the proposed site signage.
7. The owner will need to enter into a stormwater operation and maintenance agreement with the Township.
8. An agreement should be obtained with the owner of the remnant parcel to allow for grading north and east of the development parcel.
9. The development is subject to a traffic impact fee of \$15,226.85, which is payable prior to the issuance of a building permit.

Bill Payne  
Dollar General  
December 15, 2017  
Page 2

10. The Planning Commission should review the exterior building materials for consistency with Zoning Code Section 210-54.H.

A written response should be provided as to how the above comments have been addressed.

If you should have any questions, please do not hesitate to contact me at your convenience.

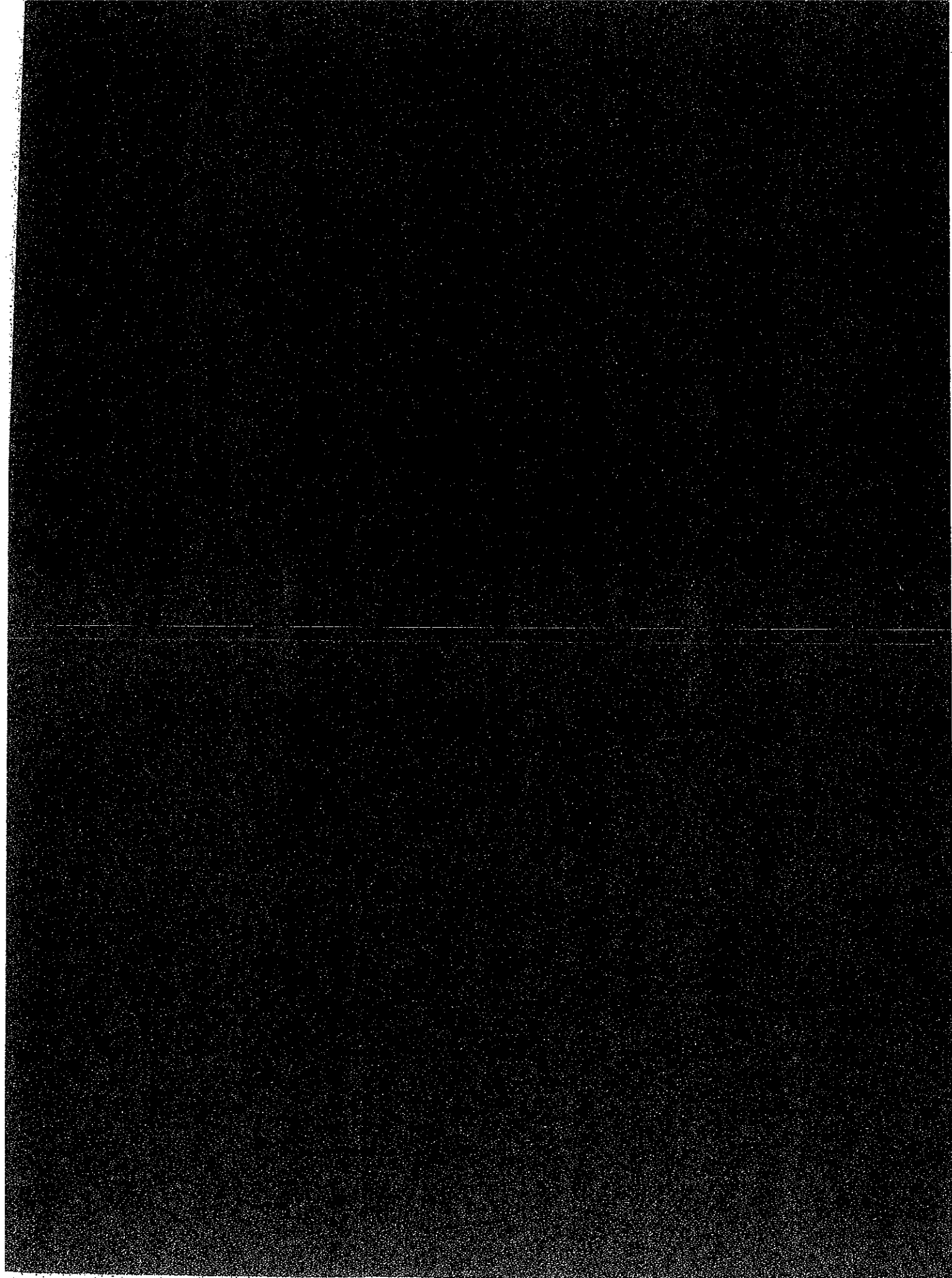
Sincerely,

SHOUP ENGINEERING INC.



Scott A. Shoup, P.E., P.L.S.

cc: Daniel Mator, via email  
Sam Happel, via email  
Civil and Environmental Consultants, via fax 412-429-2114



DISCUSSION: GOALS FOR 2018

20

**DISCUSSION: FORMATION OF COMMITTEES**

21

**OLD BUSINESS**

---

---

---

---

---

---

---

---

22



**NEW BUSINESS**

---

---

---

---

---

---

---

23

**SET AGENDA / Regular Business Meeting  
February 21, 2018**

**6:30 p.m. – Executive Session**

**7:00 p.m. – Regular Business Meeting**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Executive Session Held
5. Registered Comments from the Public
6. Comments from the Public
7. Accept Minutes
8. Monthly Financial Report
  - A. Finance Officer's Report
  - B. List of Bills
  - C. Utilities and 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. Authorization: Cedar Ridge Storm Sewer Lining Bids
14. Authorization: Demolition/71 Norris Lane Bids
15. Authorization: Purchase of Police Vehicle
16. Committee Reports
17. Old Business
18. New Business
19. Set Agenda/March 21, 2018
20. Comments from the Public
21. Adjournment

24

**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.

25

**ADJOURNMENT**

I MOVE TO ADJOURN AT \_\_\_\_\_ P.M.

MOTION SECOND AYES NAYES

MRS. JORDAN	___	___	___	___
MR. KARPUZI	___	___	___	___
DR. DISANTI	___	___	___	___
MR. MAUDHUIT	___	___	___	___
MRS. ROMIG	___	___	___	___
MR. VAEREWYCK	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___

26