



**WEST DEER  
TOWNSHIP  
VIRTUAL  
SUPERVISORS  
MEETING**

**August 19, 2020**

**6:30pm: Miller Residential Rezoning  
7:00pm: Regular Business Meeting**

Members present:

Mr. Forbes	_____
Mrs. Hollibaugh	_____
Mrs. Jordan	_____
Mr. Maudhuit	_____
Mr. Karpuzi	_____

WEST DEER TOWNSHIP  
Board of Supervisors  
August 19, 2020

6:30pm: Miller Residential Rezoning  
7:00pm: Regular Business Meeting

1. Call to Order
2. Roll Call
3. Executive Session Held
4. Comments from the Public
5. Chairman's Remarks
6. Accept Minutes
7. Appointed Auditor's Report
8. Monthly Financial Report
  - A. Finance Officer's Report
  - B. List of Bills
  - C. Tax Refunds
9. Police Chief's Report
10. Public Works Foreman's Report
11. Engineer's Report
12. Building Inspector/Code Enforcement Officer's Report
13. Report from the Parks and Recreation Board
14. Acceptance: 2021 Minimum Municipal Obligations (MMOs)
15. Authorization: 2020 Guiderail Program
16. Authorization: Hiring of Part-Timer Police Officers
17. Authorization: SEIU Local Union No. 668 Memorandum of Understanding
18. Authorization: Teamsters Local Union No. 205 Memorandum of Understanding
19. Authorization: Teamsters Local Union No. 249 Memorandum of Understanding
20. Authorization: Vogel/Shank Holiday Schedule Change
21. Authorization: Vogel/Shank 2021 Option Year
22. Award: Demolition Contract
23. Discussion: False Alarm Ordinance
24. Discussion: Municipal Pension Plan Management
25. Discussion: Real Estate Tax Deferral Ordinance
26. Discussion: Short-term Rental Ordinance
27. Old Business
28. New Business
29. Adjournment

1 Call to Order

2 Roll Call - Mr. Mator

3 Executive Session — Mr. Robb

**COMMENTS FROM THE PUBLIC**

THE BOARD WILL HEAR COMMENT ON AGENDA ITEMS AT THIS TIME. PLEASE REQUEST TO BE HEARD, CLEARLY STATE YOUR NAME AND ADDRESS, AND LIMIT YOUR COMMENTS TO THREE (3) MINUTES.

**CHAIRMAN'S REMARKS**

MR. KARPUZI...

**ACCEPT MINUTES**

ATTACHED ARE THE MINUTES OF THE JULY 15, 2020 REGULAR BUSINESS MEETING.

WHAT ACTION DOES THE BOARD WISH TO TAKE?

I MOVE TO ACCEPT THE MINUTES OF THE JULY 15, 2020 MEETING AS PRESENTED.

	<u>MOTION</u>	<u>SECOND</u>	<u>AYES</u>	<u>NAYS</u>
MRS. JORDAN	—	—	—	—
MR. MAUDHUIT	—	—	—	—
MR. FORBES	—	—	—	—
MRS. HOLLIBAUGH	—	—	—	—
MR. KARPUZI	—	—	—	—

Members present at the Regular Business Meeting: Arlind Karpuzi, Chairperson; Shirley Hollibaugh, Vice Chairperson; Brandon Forbes; Beverly Jordan; and Shawn Maudhuit. Also present were: Daniel Mator, Township Manager; Gavin Robb, Township Solicitor; and Scott Shoup, Township Engineer.

### **OPEN REGULAR BUSINESS MEETING**

Chairman Karpuzi opened and welcomed everyone to the meeting, and led the Pledge of Allegiance.

Roll Call taken by Mr. Mator – Quorum present.

### **COMMENTS FROM THE PUBLIC**

- Chief Josh Wiegand, VFC #3
  - Chief Wiegand expressed his concern with the Leo's Landscaping Conditional Use request being that is to be located on Route 910. He stated that the firemen have had to shut down Route 910 due to flooding from rainstorms in the past, and suggested placing conditions to ensure the develop will not cause more flooding issues.
- Bill Lupone, 279 Monier Road
  - Mr. Lupone informed the Board that he had taken part in the housing development that was previously built across from Pittsburgh North Golf Course. He addressed the potential rezoning of the golf course property to permit another housing plan to be built, and voiced the reasons he disagreed with the proposal – namely traffic, the fact residents moved there because the golf course was an attractive amenity, and the fact the Deer Lakes School District – of which Mr. Lupone is the Chair – does not have a projected increase in attendance from such a large development accounted for in their five year plan.
- Tim Resciniti, 1006 York Way
  - Mr. Resciniti thanked the Board for operating their meeting via Zoom in the time of COVID.
  - He requested that he be recognized to be a party of the oil/gas proceedings and wanted to know what is required from him to attend. Mr. Robb advised that Mr. Resciniti needed to attend the Public Hearing to establish that he has a legal right to be there, and recommended Mr. Resciniti speak to his own legal council for that information. Mr. Robb added that no form is required by the Township to attend.
  - Mr. Resciniti questioned if the July Planning Committee meeting would be online through Zoom. He stated that approximately twenty individuals would be attending the meeting from his gas well group, and – with COVID restrictions – he expressed concern that the twenty-five person restriction could be breached. Mr. Mator answered that the plan was to hold the meeting via Zoom. Mr. Payne mentioned that there was some concern over presenters not being able to display their documents for discussion, and added that gas wells are not on the Planning Commission's July Agenda.

### **CHAIRMAN'S REMARKS**

- Chairman Karpuzi advised everyone with the rising number of COVID affected people to use precaution and to follow COVID-19 guidelines.

**ACCEPT MINUTES**

MOTION BY Supervisor Forbes and SECONDED BY Supervisor Jordan to accept the minutes of the 17 June 2020 meeting as presented. Motion carried unanimously 5-0.

**MONTHLY FINANCIAL REPORT**

**TOWNSHIP OF WEST DEER**  
**FINANCE OFFICER'S REPORT**  
**30 June 2020**

**I - GENERAL FUND:**

	<u>May</u>	<u>YTD</u>	<u>% of Budget</u>
Revenues	-57,102.38	3,704,490.82	57.17%
Expenditures	765,271.39	2,677,740.66	41.32%

**Cash and Cash Equivalents:**

Sweep Account

1,202,778.35
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<u>1,202,778.35</u>
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**II - SPECIAL REVENUE FUNDS****Cash and Cash Equivalents:****Street Light Fund:**

Sweep Account - Restricted

70,679.60

**Fire Tax Fund:**

Sweep Account - Restricted

82,489.32

**State/Liquid Fuels Fund:**

Sweep Account - Restricted

348,387.67
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<u>501,556.59</u>
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**Investments:****Operating Reserve Fund:**

Sweep Account - Reserved

630,285.43

**Capital Reserve Fund:**

Sweep Account - Reserved

1,374,563.64
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<u>2,004,849.07</u>
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**III - CAPITAL PROJECT FUNDS:****Cash and Cash Equivalents:**

0.00
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<u>0.00</u>
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**TOTAL CASH BALANCE 06/30/20**

<u><u>3,709,184.01</u></u>
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Interest Earned June 2020

152.39

	<u>6/1/2020</u>	<u>June</u>	<u>6/30/2020</u>
	<u>Debt Balance</u>	<u>Principal</u>	<u>Debt Balance</u>
		<u>Payment</u>	
Mars National - VFC #3	\$141,385.61	\$2,607.94	\$138,947.87
NexTier Bank VFC #2	\$417,410.43	\$2,680.96	\$416,076.64



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

Mr. Forbes asked Mr. Mator for a brief summary of the financial report for the first half of the year.

Mr. Mator reported that the 2020 financials were comparable to those of 2019. He quoted that as of July 10<sup>th</sup>, revenues were 58.11% and expenditures were 42.91% compared to last year’s revenue of 64.96% with expenditures of 44.21%.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Forbes to approve the Finance Officer’s Report as submitted. Motion carried unanimously 5-0.

**JULY LIST OF BILLS**

Amerikohl Aggregates Inc. ....	6281.19
Amerikohl Transport Inc .....	2859.52
Bearcom .....	194.97
Best Wholesale Tire Co, Inc.....	540.65
Hampton Concrete Products Inc.....	523.00
Hei-Way, LLC.....	1137.33
Jordan Tax Service, Inc.....	636.11
Kress Tire .....	1972.72
Office Depot.....	543.12
Shoup Engineering Inc. ....	1068.00
Stephenson Equipment, Inc. ....	86.44
Toshiba Financial Services.....	489.87
Tucker/Arensberg Attorneys .....	5817.16

MOTION BY Supervisor Jordan 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 5-0.

**POLICE CHIEF’S REPORT**

Chief Jon Lape was present and provided a summary report on the Police Department for the month of June 2020. Report copies are on file at the Township Municipal Building.

Mr. Forbes thanked Chief Lape for providing crime reports and calls for service reports so the Board has a better understanding of what is going on in the Township. He asked if there was any progress on the federal reporting system transition.

Chief Lape stated that there has been no progress. He pointed out that the transition was to be completed in six months, and – with the systems not cooperating – that the information will have to be entered manually.

Mr. Forbes questioned if this switch was required and if the Board could help in anyway.

Chief Lape emphasized that the technical issue is across the board with every department using the system and that the switch is to be completed manually by January 2021.

**PUBLIC WORKS FOREMAN’S REPORT**

Mr. Kevin Olar provided a summary report on the Public Works Department for the month of June 2020. Report copies are on file at the Township.

### **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:

#### July Development/Projects

- Nike Park Project – DCNR Grant
  - Jeffrey Associates has completed all work on the two new pavilions in Nike Park.
- Bairdford Park – GEDF Grant
  - B-1 Ballfield Project – Bids were opened on Monday, 13 July 2020, and the results of the bids will be voted upon by the Board at their current meeting.

#### July Development/Subdivision Review

- The following subdivision and land development plan projects had been reviewed, and review letters were issued to the Township as noted:
  - Leto and Dionysus Well Pads
    - Multiple reviews of Land Development Plan(s) have been performed on these gas well developments, which are scheduled for additional review by the Planning Commission as conditions permit.
  - Leo's Landscaping
    - A review of the conditional use of a contractor's yard in the SU Zoning District was performed and a review letter was issued on 24 June 2020.

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

Mr. Bill Payne was present and provided a summary report on Code Enforcement for the month of June 2020. A copy of the report is on file at the Township.

Mr. Forbes requested that Mr. Payne explain what the Traffic Impact Fee Committee was, and who was on the committee.

Mr. Payne explained that the committee was formed when West Deer Township and Indiana Township joined to work on the Comprehensive Plan. He stated that there was a traffic impact fee proposal replacing the road maintenance fee with a traffic impact fee. He went into detail describing the fee and how it was generated.

He stated that Mark Schmidt and John Butala were on the committee.

Mr. Karpuzi brought up that West Deer Township impact fees were lower than other Townships and was looking to have it similar to them.

Mr. Payne said he would mention it.

### **ACCEPTANCE: RESIGNATION PART-TIME POLICE OFFICER**

The Board is in receipt of the attached memo from Chief Jonathan Lape stating that part-time police officer Chad Bowman has resigned from his position effective 25 June 2020.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Forbes to accept the resignation of part time Police Officer Chad Bowman, and to wish him the best of luck. Motion carried unanimously 5-0.

**ADOPTION: ORDINANCE NO. 433 (SENIOR TAX REBATE )**

Ordinance No. 433

An Ordinance of the Township of West Deer, county of Allegheny, Commonwealth of Pennsylvania, amending the code of the Township of West Deer to increase the senior citizen tax rebate from \$10 to \$35

Mr. Karpuzi outlined the Ordinance and the benefit for the Senior Community.

Mrs. Jordan acknowledged the extra work that Barb Nardis, Finance Officer had to do to get the checks completed and sent to the senior residents.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Hollibaugh to adopt Ordinance No. 433 as advertised and presented. Motion carried unanimously 5-0.

**ADOPTION: RESOLUTION NO. 2020-14 (BLIGHT GRANT)**

Resolution No. 2020-14

A Resolution of the Board of Supervisors of the Township of West Deer, Allegheny County, Pennsylvania, requesting a Blight Remediation Program Grant from the Commonwealth Financing Authority, and authorizing and directing the Chairman of the Board of Supervisors and the Township Manager as the West Deer Township officials to execute all documents and agreements related to this grant.

Mr. Forbes reiterated that this grant is a good opportunity for the Township.

Mr. Karpuzi agreed with Mr. Forbes and commented that this is to help prevent blight in the Township. He thanked Mr. Mator and Mr. Forbes for the time they have put into applying for the grant.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Forbes to adopt Resolution No. 2020-14 requesting a Blight Remediation Program Grant from the Commonwealth Financing Authority, and authorizing and directing the Chairman of the Board of Supervisors and the Township Manager as the West Deer Township officials to execute all documents and agreements related to this grant. Motion carried unanimously 5-0.

**AUTHORIZATION: ADVERTISEMENT – MILLER PROPERTY RESIDENTIAL REZONING**

The Township is in receipt of a zoning change request from Victor-Wetzel Associates on behalf of Richard Miller Jr., for five (5) parcels consisting of approximately 17.5 acres. The parcels are located at 4391 Bakerstown-Culmerville Road and four (4) adjoining vacant parcels.

Vacant parcel IDs are as follow: 2010-B-150; 2010-B-321; 2010-F-382; and 2010-F-389.

The owner is requesting the zone change from R-rural estate to R-1 rural residential.

The request will be forwarded to the West Deer Planning Commission and Allegheny County Economic Development for their review. In accordance with the PA Municipal Planning Code, the comments by the County Economic Development shall be made to the Township within forty-five days.

Mr. Karpuzi asked for an explanation of this rezoning from Mr. Payne.

Mr. Payne summarized the rezoning request and informed the Board that the development builder previously built homes valued around \$600,000 so these homes could be \$500,000 or up in value.

Mr. Karpuzi asked Mr. Shoup if the builder was reputable.

Mr. Shoup replied that he was told they have received very high marks and were professional.

Mr. Robb reminded the Board to be cognizant that if R-1 is permitted that the property could be sold and something else then what is currently proposed could be built. He also requested a start time of 6:30pm for Public Hearing.

Mr. Payne stated that there may be more comments due to this rezoning effecting more residents but felt a 6:30pm start time would be fine.

Further discussion was held.

MOTION BY Supervisor Forbes and SECONDED BY Supervisor Jordan to authorize the advertisement of the Miller Property Residential Rezoning Public Hearing on 19 August 2020 at 6:30pm. Motion carried unanimously 5-0.

**AUTHORIZATION: ASSIGNMENT AND ASSUMPTION OF THE MORROW REFUSE CONTRACT**

Attached is a copy of the Assignment and Assumption Agreement by and between Morrow Refuse, Inc. A Pennsylvania Corporation (“seller”), and Shank Waste Services, Inc., a Pennsylvania Corporation (“buyer”) dated 30 June 2020, wherein Shank Waste Services will assume the remainder of the refuse agreement between the Township and Morrow Refuse.

Mr. Forbes questioned if the agreement included the transfer of the bond.

Mr. Mator explained that Shank Waste, Inc. already submitted their bond with the Township so the Morrow Refuse Inc. bond will be returned to them.

Mrs. Jordan asked if Shank Waste, Inc. was going to honor the current fee schedule, and for how many years.

Mr. Mator commented that Mr. Robb advised due to Pennsylvania State Law that the agreement cannot go past five years. He informed the Board that Shank Waste, Inc. had expressed interest for next year, but that the Board would need to approve it.

Mrs. Jordan requested that the Morrow Refuse, Inc. agreement be posted on Township website and Facebook page.

Mr. Karpuzi and Mr. Forbes agreed.

Mr. Forbes suggested an update be placed in newsletter for residents.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Hollibaugh to authorize the Assignment and Assumption Agreement between Morrow Refuse, Inc. and Shank Waste Services, Inc., permitting Shank Waste Services to assume the remainder of the refuse agreement between the Township and Morrow Refuse. Motion carried unanimously 5-0.

**AUTHORIZATION: B-1 BALLFIELD WALL AND DRAINAGE**

Allegheny County has approved a GEDF Grant for work to be performed at Bairdford Park. One of the projects approved under the grant is the rehabilitation of the area adjacent to the B-1 Ballfield. The project would include demolition of a failing retaining wall, regrading and enlargement of the level area behind the backstop, installation of a new retaining wall and gravel walkway, and installation of drainage improvements.

The authorization to award the bid through a sealed-bid process administered by the Township Engineer.

<u>BIDDER</u>	<u>BID AMOUNT</u>
1. McKinney Excavating and Contracting LLC	\$58,357.39
2. Santamaria Landscaping & Cement Contractors Inc.	\$63,542.00
3. Holbein, Inc.	\$65,792.00
4. Michael Facchiano Contracting Inc.	\$66,000.00
5. T A Gall	\$66,100.00
6. Meyer Excavating Inc.	\$68,950.00
7. U&S Construction	\$77,800.00
8. Penn Landscape & Cement Work	\$82,000.00
9. JH Excavating	\$85,210.00
10. Murin & Murn Inc.	\$88,770.00

Mr. Shoup reported that there were 10 bids for the rehabilitation of the B-1 Ballfield. He advised that the lowest bidder did not turn in a bond, so it needed to be rejected. He supported giving the work to Santa Maria Landscaping & Cement Contractors, Inc. since the references he spoke too gave them such high marks and the \$63,542.00 requested falls fully within the GEFD Grant amount.

Mr. Karpuzi thanked Mrs. Jordan for her involvement in the Master Park Plan and Mr. Mator for taking the time to put the grant together.

MOTION BY Supervisor Forbes and SECONDED BY Supervisor Maudhuit to award the bid to Santamaria Landscaping & Cement Contractors Inc. in the amount of \$63,542.00 to complete the rehabilitation of the area adjacent to the B-1 Ballfield as quoted. Motion carried unanimously 5-0.

**AUTHORIZATION: SALE OF PUBLIC WORKS TRUCK**

The Township advertised for the sale of the 2001 Mack R-Series ten ton dump truck with salt spreader and plow. Color: red. Mileage: approx: 63,700 – as-is condition.

Sealed bids were received and opened on 7 July 2020 at 1:30 pm.

The following two bids were received:

- 1) Tracy Adamik/A&H Development.....\$12,590.00
- 2) Zachary Orban/Orban’s Landscaping.....\$ 2,575.00

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Maudhuit to authorize the sale of the 2001 Mack R-Series Public Works dump truck to Tracy Adamik/ A&H Development in the amount of \$12,590.00 as-is condition. Motion carried unanimously 5-0.

**DISCUSSION: COMMUNITY DEVELOPMENT CORPORATION (CDC) STEERING COMMITTEE**

Mr. Karpuzi outlined the goals of the CDC Steering Committee and announced that the members of the committee will consist of: himself; Brandon Forbes; Eric Bienek; Larry Neidig; Mark Schmidt; John Butala; Jonathan Majernik; and Carrie Appollonia. He thanked them for accepting the invitation to be on the committee.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Forbes to appoint Arlind Karpuzi, Brandon Forbes, Eric Bienek, Larry Neidig, Mark Schmidt, John Butala, Jonathan Majernik and Carrie Appollonia to the Community Development Corporation Steering Committee. Motion carried unanimously 5-0.

**DISCUSSION: PITTSBURGH NORTH GOLF COURSE REZONING**

Mr. Payne explained in detail the rezoning request of the property formerly named Deer Run but now known as Pittsburgh North Golf Course.

Mrs. Jordan asked if this rezoning will replace the golf course.

Mr. Payne stated the owner of the golf course put the land up for sale and currently someone is looking to purchase the property but would like to use it for residential housing. He pointed out there were two (2) different maps showing the development options of either leaving the land zoned at R-2 or the approval of the rezoning to R-3.

Mr. Karpuzi brought up that potential rezoning normally was not a discussion piece on the Regular Business Meeting agenda and was looking for an explanation.

Mr. Payne informed the Board that they have 45 days to make a decision and the thought was to let them know in advance that this rezoning was being requested.

Mr. Robb pointed out the Board could make a decision today that this was not something that the Township wanted to take place or send to Planning Commission for review, to make recommendations and then presented to the Board for final decision.

Further discussion was held.

Mr. Karpuzi commented Planning Commission already has this request on their agenda to discuss next week so the Board will wait to make a decision until after their review and any recommendations.

**DISCUSSION: TOWNSHIP GAS PUMPS**

Mr. Forbes expressed his concerns about the gas pumps, and strongly recommended that the Board approve the replacement.

Mrs. Jordan supported Mr. Forbes in his concerns and recommendation of approval.

Mr. Karpuzi proposed to ask Public Safety Committee to deem any other essential needs prior to making this purchase so as to include them all in one request.

Mrs. Jordan asked Mr. Mator where the \$53,000 funding could come from.

Mr. Mator explained that if the Board declares this purchase an emergency, that the funds could be taken from the Operating Reserve Fund.

Mrs. Jordan informed the Board that she and Mr. Forbes will try to hold another Safety Committee meeting prior to the September Supervisor meeting so recommendations can be reviewed by them.

**OLD BUSINESS**

Mr. Karpuzi reiterated the introduction of the CDC Steering Committee and asked for Mr. Neidig and Mr. Bienek to speak on the committee.

Mr. Neidig stated that he looks forward to working on this committee with everyone.

Mr. Bienek agreed with Mr. Neidig and commented that he is looking forward to exploring the resources for the next generation.

**NEW BUSINESS**

- Mr. Robb asked the Board if they wanted to take action on Leo's Landscaping Conditional Use. He advised that they could approve the Conditional Use and put conditions on it – hours of operation 7am-9pm, no wholesales and no retail sales – or they could deny it.

Mr. Forbes questioned how Chief Wiegand's previous information of the flooding of Route 910 was to be handled and if that could be added as a condition.

Mr. Robb advised the flooding concern would be part of the Land Development process, and that it is not something that the Board could add as a condition.

MOTION BY Supervisor Forbes and SECONDED BY Supervisor Jordan to approve for a contractor yard as per the recommendation by the Planning Commission with additional conditions preciously discussed on hours of operation of 7:00am to 9:00pm, no wholesale or retail sales. Motion carried unanimously 5-0.

- Mrs. Jordan asked Mr. Mator to speak on the leases for baseball and softball organizations as well as their use of the electricity at Bairdford Park.

Mr. Mator explained the use of the electricity at Bairdford Park, and how the payment of the bill is currently paid by the Township. He informed the Board that it costs the Township \$150 - \$200 every time the lights are used by the baseball/softball organizations. He reported that he met with an electrician and received three different options: complete re-metering would cost \$10,000, a hybrid option which would be \$3300 to separate the meters to place concession stand and field lights together, or it would be aprox. \$1000 to place the pavilion on an individual meter.

Mr. Mator presented a fourth option of invoicing baseball/softball organizations every month except for the month of Community Days (August), and that one month of their usage –at no charge – would most likely cover the Township's usage of the pavilion and public works garage for the rest of the year.

He also informed the Board that it was discovered that – without the Township knowledge or permission – Deer Lakes Youth Baseball had cut the Township lock on the meter, replaced it with their own lock, and were therefore using the electricity without permission. Mr. Mator stated that the taxpayers have therefore been paying for this electric use.

Mrs. Jordan expressed concern that the Township also did not want to put the cost of Township electricity on a youth organization.

Mr. Mator reiterated that any provision regarding utility usage would be added to their respective lease agreement. He stated that a draft lease should be completed in the next few weeks, and then will be presented to the committee.

- Mr. Forbes mentioned that at the next Public Safety Meeting he would like to review a False Alarm Ordinance for any changes that are needed. He suggested that two false alarms should be allowed, but each additional false alarm should be cited. He also informed the Board that he is aware of thirty false alarms to date. He planned on speaking to the chiefs of the public safety departments to verify that the calls are being reported and cited for the abundance of false alarms.

- Mr. Karpuzi asked how property assessments of the Township homes work and if/when the whole Township gets reassessed.

Mr. Robb explained when real estate is purchased the property should be reassessed, this is monitored by the school district and also the request of a building permit over a certain amount should generate a reassessment of the property.

Mr. Payne pointed out that Dorothy Moyta, Zoning Administrative Assistant forwards her monthly permit report to Allegheny County.

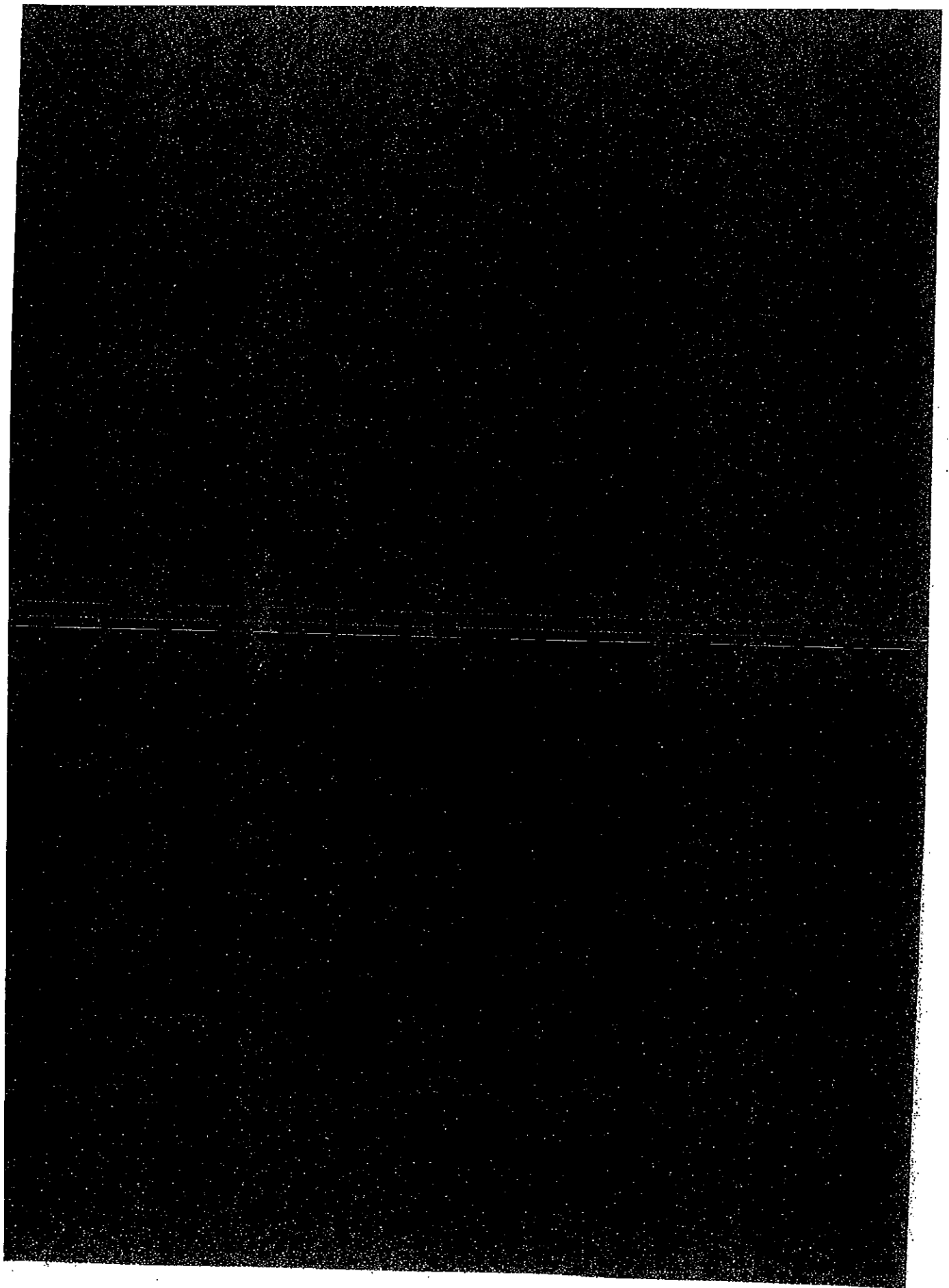
Further discussion was held.

**ADJOURNMENT**

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Hollibaugh to adjourn the meeting at 9:10 p.m.  
Motion carried unanimously 5-0 . Meeting adjourned.

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





**APPOINTED AUDITOR'S REPORT**

MR. TURNLEY...

**MONTHLY FINANCIAL REPORT**

A) FINANCE OFFICER'S REPORT

ATTACHED IS THE FINANCE OFFICER'S REPORT.

ARE THERE ANY QUESTIONS ON THE MONTHLY FINANCIAL REPORT?

WHAT ACTION DOES THE BOARD WISH TO TAKE?

I MOVE TO APPROVE THE FINANCE OFFICER'S REPORT AS SUBMITTED.

	<u>MOTION</u>	<u>SECOND</u>	<u>AYES</u>	<u>NAYS</u>
MR. MAUDHUIT	—	—	—	—
MR. FORBES	—	—	—	—
MRS. HOLLIBAUGH	—	—	—	—
MRS. JORDAN	—	—	—	—
MR. KARPUZI	—	—	—	—

**FINANCE OFFICER'S REPORT**  
**July 31, 2020**

**I - GENERAL FUND:**

	<u>July</u>	<u>YTD</u>	<u>% of Budget</u>
Revenues	235,423.60	3,939,914.42	60.80%
Expenditures	347,127.01	3,023,905.17	46.66%

**Cash and Cash Equivalents:**

Sweep Account		<u>1,160,268.72</u>	
			<u>1,160,268.72</u>

**II - SPECIAL REVENUE FUNDS**

**Cash and Cash Equivalents:**

**Street Light Fund:**

Restricted		68,592.72	
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**Fire Tax Fund:**

Restricted		79,981.09	
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**State/Liquid Fuels Fund:**

Restricted		348,426.11	
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496,999.92

**Investments:**

**Operating Reserve Fund:**

Reserved		630,312.13	
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**Capital Reserve Fund:**

Reserved		<u>1,382,110.06</u>	
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2,012,422.19

**III - CAPITAL PROJECT FUNDS:**

**Cash and Cash Equivalents:**

		<u>0.00</u>	
			<u>0.00</u>

**TOTAL CASH BALANCE 7/31/20**

3,669,690.83

**Interest Earned July 2020**

**8,169.89**

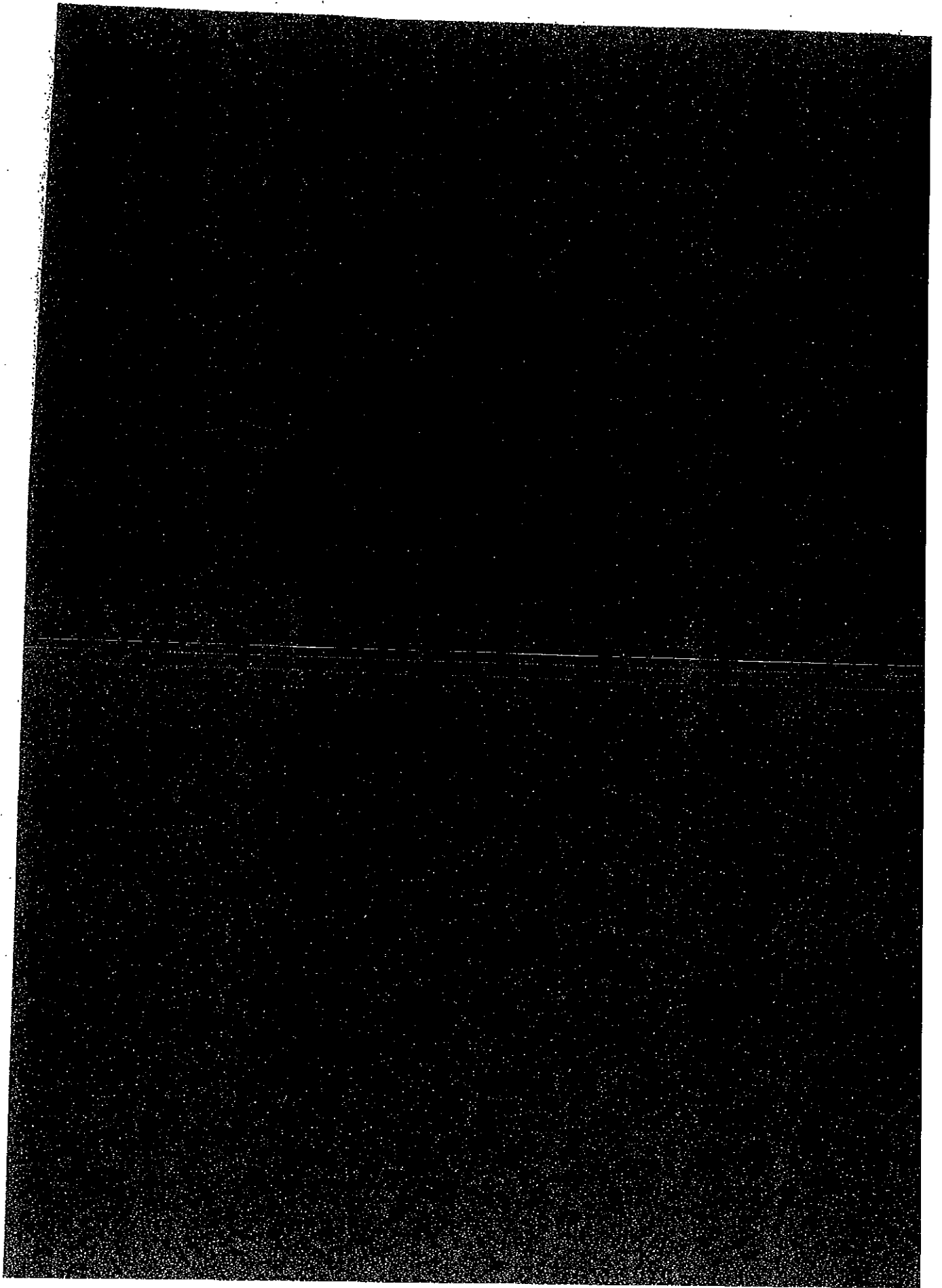
	<u>7/1/2020</u>		<u>July</u>		<u>7/31/2020</u>
	<u>Debt Balance</u>		<u>Principal</u>		<u>Debt Balance</u>
			<u>Payment</u>		
Mars National - VFC #3	139,024.16	\$	2,607.94		136,786.64
NexTier Bank VFC #2	416,076.64	\$	2,680.96		414,694.94

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

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

## INTEREST EARNED - 2020

	<u>JULY</u>	<u>YTD</u>
GENERAL FUND	\$38.82	\$164.34
STREET LIGHT FUND	\$0.00	\$0.00
FIRE TAX FUND	\$3.36	\$24.37
OPERATING RESERVE	\$26.70	\$966.99
STATE FUND	\$38.44	\$1,075.93
CAPITAL RESERVE	<u>\$8,062.57</u>	<u>\$23,897.08</u>
<b>TOTAL INTEREST EARNED</b>	<b><u>\$8,169.89</u></b>	<b><u>\$26,128.71</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.

	<u>MOTION</u>	<u>SECOND</u>	<u>AYES</u>	<u>NAYS</u>
MR. FORBES	—	—	—	—
MRS. HOLLIBAUGH	—	—	—	—
MRS. JORDAN	—	—	—	—
MR. MAUDHUIT	—	—	—	—
MR. KARPUZI	—	—	—	—

By Name  
Cutoff as of: 12/31/9999

Due Dates: 08/15/2020 thru 08/15/2020

Vendor Name/Desc	Acct#/Proj Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
Name: BEARCOM		194.97				194.97		
Name: BEST WHOLESALE TIRE CO, INC		1393.30				1393.30		
Name: HEI-WAY, LLC		775.98				775.98		
Name: JORDAN TAX SERVICE, INC.		471.99				471.99		
Name: KRESS TIRE		628.36				628.36		
Name: MARK C TURNLEY		3250.00				3250.00		
Name: MARKL SUPPLY		2080.00				2080.00		
Name: NORTH HILLS COG		3919.88				3919.88		
Name: NORTHEAST PAVING		857.30				857.30		
Name: OFFICE DEPOT		512.22				512.22		
Name: SHOUP ENGINEERING INC.		29769.00				29769.00		
Name: STEPHENSON EQUIPMENT, INC.		9045.00				9045.00		
Name: TOSHIBA FINANCIAL SERVICES		685.32				685.32		
Name: TRISTANI BROTHERS, INC.		1141.62				1141.62		
Name: TUCKER/ARENSBERG ATTORNEYS		2081.00				2081.00		
FINAL TOTALS:		56805.94				56805.94		



ACCOUNTS PAYABLE - UNPAID VOUCHER REGISTER

WEST DEER TOWNSHIP

Time: 12:41 pm  
Date: 08/12/2020  
Page: 1

By Name  
Cutoff as of: 12/31/9999

Due Dates: 08/15/2020 thru 08/15/2020

Vendor Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
00674 BEARCOM POL: Radio Equip Maint	410.328 0820	5059375 08/03/2020	137.50 08/15/2020	08/04/2020			137.50	N	
00674 BEARCOM Road: Radio Equip Maint	430.327 0820	5059431 08/03/2020	57.47 08/15/2020	08/04/2020			57.47	N	
Name: BEARCOM			194.97				194.97		
00553 BEST WHOLESALE TIRE Police: Car #37-left swag bar	410.374 0720	17967 07/06/2020	179.32 08/15/2020	08/03/2020			179.32	N	
00553 BEST WHOLESALE TIRE Police: Car #38-inspection	410.374 0720	17974 07/06/2020	80.00 08/15/2020	08/03/2020			80.00	N	
00553 BEST WHOLESALE TIRE Police: Car #31-Alignment/oil	410.374 0720	17994 07/06/2020	132.65 08/15/2020	08/03/2020			132.65	N	
00553 BEST WHOLESALE TIRE Police: Car #32-oil-5W20 B	410.374 0720	17998 07/08/2020	17.78 08/15/2020	08/03/2020			17.78	N	
00553 BEST WHOLESALE TIRE Police: Car #39-replace valve	410.374 0720	17999 07/08/2020	79.25 08/15/2020	08/03/2020			79.25	N	
00553 BEST WHOLESALE TIRE Police: Car #33-front/rear rot	410.374 0720	18018 07/10/2020	781.65 08/15/2020	08/03/2020			781.65	N	
00553 BEST WHOLESALE TIRE Police: Car #30-inspection/oil	410.374 0720	18062 07/15/2020	122.65 08/15/2020	08/03/2020			122.65	N	
Name: BEST WHOLESALE TIRE CO, INC			1393.30				1393.30		
00005 HEI-WAY, LLC Road: Cold Patch	430.372 0720	721008 07/22/2020	169.62 08/15/2020	07/24/2020			169.62	N	
00005 HEI-WAY, LLC Road: Cold Patch	430.372 0720	723007 07/24/2020	251.56 08/15/2020	07/28/2020			251.56	N	
00005 HEI-WAY, LLC Road: Cold Patch	430.372 0820	804006 08/05/2020	354.80 08/15/2020	08/07/2020			354.80	N	
Name: HEI-WAY, LLC			775.98				775.98		
00106 JORDAN TAX SERVICE, Delinquent R E Tax Commission	403.140 0720	7-C-#104 07/13/2020	471.99 08/15/2020	07/15/2020			471.99	N	
Name: JORDAN TAX SERVICE, INC.			471.99				471.99		

WEST DEER TOWNSHIP ACCOUNTS PAYABLE - UNPAID VOUCHER REGISTER

Time: 12:41 pm  
Date: 08/12/2020  
Page: 2

By Name  
Cutoff as of: 12/31/9999

Due Dates: 08/15/2020 thru 08/15/2020

Vendor Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	paid	Un-Paid	Check#	Check Amt.
00362 KRESS TIRE Police: CAR #33 TIRES	410.374 0820	9739-40 08/01/2020	603.36	08/15/2020	08/10/2020		603.36		N
00362 KRESS TIRE Police: CAR #30-Flat repair	410.374 0820	9745-10 08/01/2020	25.00	08/15/2020	08/10/2020		25.00		N
Name: KRESS TIRE									
00481 MARK C TURNLEY Balance: Audit-12/31/19	402.311 0720	7/28/20 07/28/2020	3250.00	08/15/2020	07/30/2020		3250.00		N
Name: MARK C TURNLEY									
00542 MARKL SUPPLY POL: Survival Armour	410.242 0720	129632-0 07/27/2020	2080.00	08/15/2020	08/03/2020		2080.00		N
Name: MARKL SUPPLY									
00027 NORTH HILLS COG KN95 Masks-Surgical Masks	415.241 0720	3810 07/22/2020	3919.88	08/15/2020	07/23/2020		3919.88		N
Name: NORTH HILLS COG									
00207 NORTHEAST PAVING Road: Asphalt	430.372 0820	68003317 08/05/2020	857.30	08/15/2020	08/07/2020		857.30		N
Name: NORTHEAST PAVING									
00657 OFFICE DEPOT Office supplies	406.210 0720	103140623001 07/09/2020	115.52	08/15/2020	07/20/2020		115.52		N
00657 OFFICE DEPOT Cleaning Supplies	409.226 0720	103140623001 07/09/2020	13.40	08/15/2020	07/20/2020		13.40		N
00657 OFFICE DEPOT Police: office Supplies	410.210 0720	106673724001 07/15/2020	34.41	08/15/2020	07/24/2020		34.41		N
00657 OFFICE DEPOT Police: office Supplies	410.210 0720	106674075001 07/15/2020	69.26	08/15/2020	07/24/2020		69.26		N
00657 OFFICE DEPOT Office supplies	406.210 0720	106749696001 07/15/2020	77.06	08/15/2020	07/24/2020		77.06		N
00657 OFFICE DEPOT Office supplies	406.210 0720	106750071001 07/15/2020	126.99	08/15/2020	07/24/2020		126.99		N

WEST DEER TOWNSHIP

Time: 12:41 pm

Date: 08/12/2020

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ACCOUNTS PAYABLE - UNPAID VOUCHER REGISTER

By Name  
Cutoff as of: 12/31/9999

Due Dates: 08/15/2020 thru 08/15/2020

Vendor Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
00657 OFFICE DEPOT Cleaning Supplies	409.226 0720	108793843001 07/22/2020	75.58 08/15/2020	07/31/2020			75.58	N	
Name: OFFICE DEPOT									
00830 SHOUP ENGINEERING IN 408.316 Engineering:2020 Road Improve	0720	20-229 07/23/2020	27678.00 08/15/2020	07/23/2020		27678.00		N	
00830 SHOUP ENGINEERING IN 408.319 Engineering:Hunt Club/Grandvie	0720	20-241 07/31/2020	102.00 08/15/2020	08/05/2020		102.00		N	
00830 SHOUP ENGINEERING IN 408.313 Engineering:Miscellaneous	0720	20-242 07/31/2020	1275.00 08/15/2020	08/05/2020		1275.00		N	
00830 SHOUP ENGINEERING IN 408.319 Engineering:Leo's Landscaping	0720	20-243 07/31/2020	51.00 08/15/2020	08/05/2020		51.00		N	
00830 SHOUP ENGINEERING IN 408.319 Engineering:Oakwood Heights	0720	20-244 07/31/2020	612.00 08/15/2020	08/05/2020		612.00		N	
00830 SHOUP ENGINEERING IN 408.319 Engineering:North Pgh Clu	0720	20-245 07/31/2020	51.00 08/15/2020	08/05/2020		51.00		N	
Name: SHOUP ENGINEERING INC.									
00074 STEPHENSON EQUIPMENT 430.611 Road:Pipe 6"x100/12"x20.6" Ban	0720	18031522 07/31/2020	9045.00 08/15/2020	08/07/2020		9045.00		N	
Name: STEPHENSON EQUIPMENT, INC.									
00577 TOSHIBA FINANCIAL SE 406.261 Lease & Maintenance of Copiers	0720	5011276556 07/21/2020	440.38 08/15/2020	07/28/2020		440.38		N	
00577 TOSHIBA FINANCIAL SE 410.261 Lease & Maintenance of Copiers	0720	5011276556 07/21/2020	244.94 08/15/2020	07/28/2020		244.94		N	
Name: TOSHIBA FINANCIAL SERVICES									
00067 TRISTANI BROTHERS, I 430.374 Road:Inspect:2015 Ford F550	0720	200719 07/31/2020	1141.62 08/15/2020	08/07/2020		1141.62		N	
Name: TRISTANI BROTHERS, INC.									
00813 TUCKER/ARENSBERG ATT 404.111 Legal Services: General	0720	603915 07/31/2020	1519.00 08/15/2020	08/10/2020		1519.00		N	

WEST DEER TOWNSHIP

ACCOUNTS PAYABLE - UNPAID VOUCHER REGISTER

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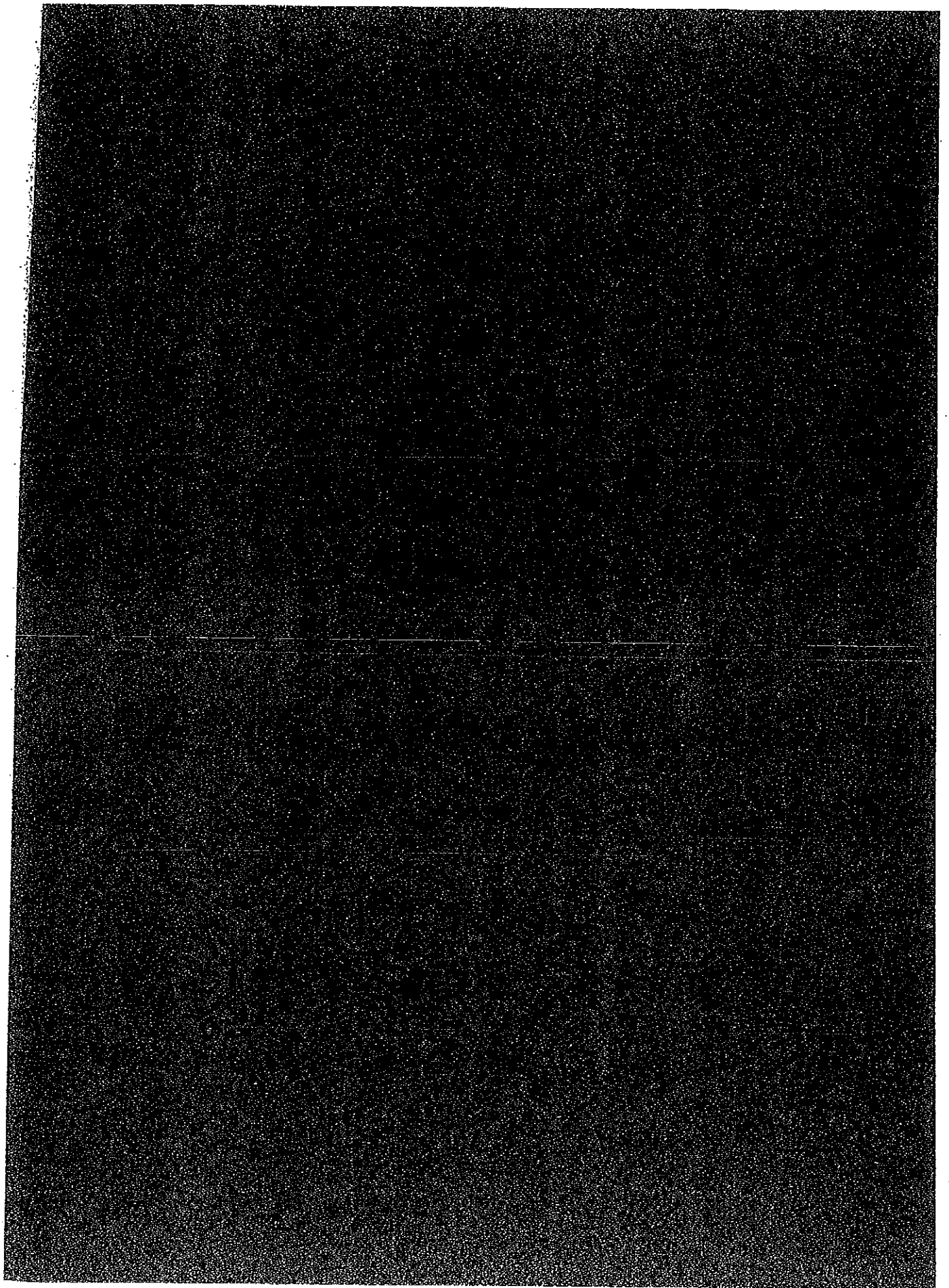
By Name  
Cutoff as of: 12/31/9999

Due Dates: 08/15/2020 thru 08/15/2020

Vendor Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
00813 TUCKER/ARENSBERG ATT 404.111 Legal Services: Retainer	0720	603916 07/31/2020	500.00 08/15/2020				500.00		N
00813 TUCKER/ARENSBERG ATT 404.111 Legal Services: Olympus Gas we0720		603917 07/31/2020	62.00 08/15/2020				62.00		N
Name: TUCKER/ARENSBERG ATTORNEYS			2081.00				2081.00		

FINAL TOTALS: 56805.94

56805.94



C) 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 2020.

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.)*

	<u>MOTION</u>	<u>SECOND</u>	<u>AYES</u>	<u>NAYS</u>
MRS. HOLLIBAUGH	___	___	___	___
MRS. JORDAN	___	___	___	___
MR. MAUDHUIT	___	___	___	___
MR. FORBES	___	___	___	___
MR. KARPUZI	___	___	___	___

WEST DEER TOWNSHIP

Date: 08/13/20

REAL ESTATE TAX REFUNDS FOR BOARD APPROVAL

Page: 1

Time: 12:06:34

August 2020

Refunds Due to County Change Orders

Payable to: MANN JOHN G | MANN LAURA L  
200 DEER CREEK VALLER RD  
TARENTUM PA 15084

Lot & Block 1838-R-105  
DEER CREEK RD  
GIBSONIA PA 15044

Refund of 48.93 due for tax year: 2020

Orig Value:	21,900	Orig Tax:	64.17
New Value:	5,200	New Tax:	<u>15.24</u>
Exoneration:	16,700	Refund:	48.93

\*\*\*\*\*

07/30/2020 08:41

COUNTY OF ALLEGHENY  
OFFICIAL CHANGE ORDER AE - 2020

AA515PARLL

MUNICIPALITY 952 West Deer  
OWNER NAME MANN JOHN G  
AGENT  
TAXBILL ADDR 200 DEER CREEK VALLER RD  
TARENTUM PA 15084

YEAR 2020  
CODE-LINE 0-3078  
PARCEL ID 1838-R-00105-0000-00  
ALTERNATE ID  
POSTING # HF16-012  
ENTRY DATE 07/30/2020

ADDRESS CONT

2020 1838-R-00105-0000-00 0-3078 EXONERATION

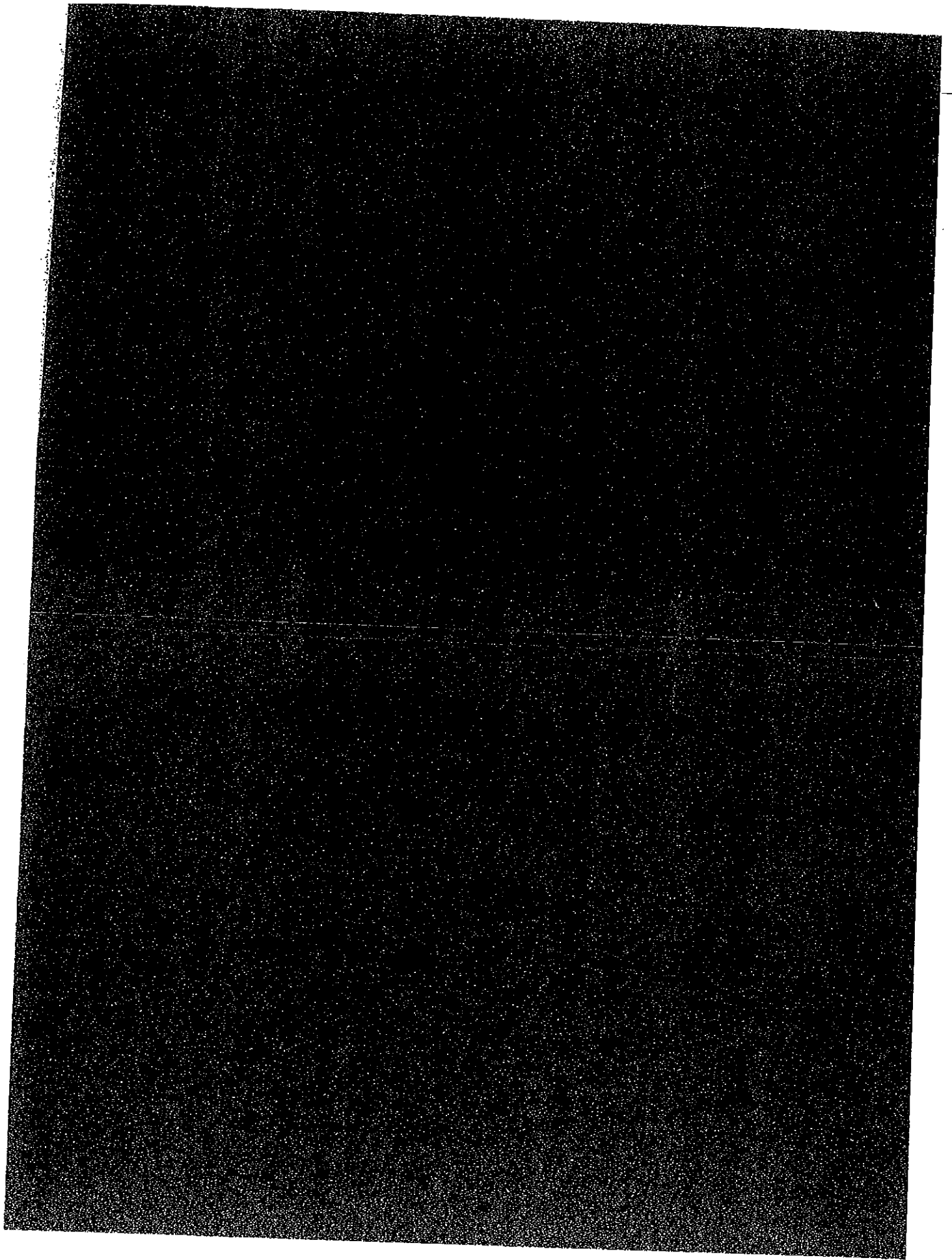
CURRENT DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE	NEW DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE
LAND	21,900	21,900	LAND	5,200	5,200
BUILDING	0	0	BUILDING	0	0

COUNTY VALUE	GROSS TAX	NET TAX	LOCAL VALUE
BEFORE	21,900		21,900
ADDITIONAL	16,700		16,700
EXONERATION	5,200		5,200
AFTER			

ACO CHANGE TYPE: HF-BPAAR - HEARING FORMAL BD APPROVED REASON CODE: HF-BPAAR - HEARING FORMAL BD APPROVED

LEGAL DESCRIPTION : LOT = 352.7X750.56X234.11X400.43X333X135.73





**POLICE CHIEF'S REPORT**

ATTACHED IS THE POLICE CHIEF'S REPORT.

ARE THERE ANY QUESTIONS REGARDING THE POLICE CHIEF'S REPORT?

## OFFICER'S MONTHLY REPORT

To: Jonathan D. Lape, Chief of Police  
From: Jennifer Borczyk, Administrative Assistant  
Subject: Officer's Monthly Report  
Date: August 7, 2020

Attached is the Officer's Monthly Report for July 2020.

JB

CC: D. Mator, Manager  
A. Karpuzi, Chairman  
S. Hollibaugh, Vice Chairwoman  
B. Jordan  
S. Maudhuit  
B. Forbes

## Points of Interest

July 2020

### Chief Jonathan Lape

- July 6- Met with Mervosh Insurance in reference to Liability Insurance
- July 14- Zoom conference call with COG Chiefs
- July 22- Public Safety Meeting held with Supervisors Beverly Jordan and Brandon Forbes in township Meeting Room.
- July 29- Met with Eric from Representative Bob Brooks Office

### K9 Officer Edward Newman

- July 22 – Patrol and Narcotics Training held in West Deer
- July 29 – Patrol and Narcotics Training held in West Deer

### Sergeant Mikus & Officer Petosky

- July 9- Sergeant Mikus and Officer Petosky attended training held at the Monastery in Ross Township. This training focused on interior movements and breaching doors. NHSRT then served a warrant in Sharpsburg later that afternoon.
- July 10- Sergeant Mikus and Officer Petosky attended training held at the Beaver County Aliquippa Range. Training focused on sniper drills, as well as live fire officer down drills.
- July 24- Training cancelled due to a member testing positive for COVID-19. Neither Sergeant Mikus or Officer Petosky were exposed to anyone who was ordered to quarantine.

### Explorers

- Cancelled for both weeks

### Misc. Details

- July 10- Administrative Assistant Jen Borczyk attended a conference call with PRC (Pennsylvania Resources Council) regarding information and pricing about the township holding a hard to recycle event.
- July 13 & 14- Officer Trocki attended Advanced Roadside Impaired Driving Enforcement (ARIDE) Class.
- July 27- Officer Burk assisted a resident with a child car seat safety installation

OFFICER'S MONTHLY REPORT  
JULY 2020

	<u>CURRENT MONTH</u>	<u>PREVIOUS MONTH TO DATE</u>	<u>YEAR TO DATE</u>
REPORTABLE CALLS FOR SERVICE	60	352	412
CALLS FOR SERVICE/FIELD CONTACTS	403	2,680	3083
ALL OTHER CALLS	443	2,752	3195
<b>TOTALS CALLS FOR SERVICE</b>	906	5,784	6690
<b><u>ARRESTS</u></b>			
ADULT	5	20	25
JUVENILE	0	0	0
TRAFFIC CITATIONS	6	63	69
NON TRAFFIC CITATIONS	3	16	19
PARKING CITATIONS	0	7	7
WARNINGS	5	41	46
<b><u>PERSONNEL</u></b>			
GRIEVANCES FILED BY POLICE OFFICERS	0	0	0
CITIZENS COMPLAINTS ON POLICE OFFICERS	0	0	0
LETTERS COMMENDING POLICE OFFICERS	0	5	5
<b><u>VEHICLE REPORTS</u></b>			
TOTAL MILES TRAVELED	10,681	64,475	75156
GALLONS OF GASOLINE USED	772.1	5,517.80	6289.9
REPAIRS/MAINTENANCE	2,021.66	7,502.55	9524.21
<b><u>OVERTIME PAID</u></b>			
COURT (OFF DUTY)	7.5	58.50	66
PRELIMINARY HEARINGS	0	10.00	10
PRETRIAL	0	0.00	0
INVESTIGATIONS	3.25	60.00	63.25
ARRESTS	2	24.00	26
SPEED CHECKS	0	0.00	0
PRIVATE CONTRACTS	0	0.00	0
MISC. HOURS - FILLED SHIFTS	0	56.00	56
MISC. HOURS - ADMIN. HOURS	0	0.00	0
MISC. HOURS	9	71.00	80
<b>TOTAL HOURS</b>	21.75	279.50	301.25

# West Deer Township Police Department Calls For Service Activity Report

This report lists all Calls For Service within a given time period.

Report Start Date: **7/1/2020** Report End Date: **7/31/2020**

## Calls For Service:

911 HANG UP - GENERAL	3
ALARM ACTIVATION - BUSSINESS/FALSE	4
ALARM ACTIVATION - FIRE / FALSE	3
ALARM ACTIVATION - MEDICAL	3
ALARM ACTIVATION - RESIDENTIAL	2
ALARM ACTIVATION - RESIDENTL/FALSE	4
ANIMAL - BITE	1
ANIMAL - COMPLAINT	8
• ASSAULT - STRONG ARM	1
ASSIST - EMS	25
ASSIST - EMS (NARCAN)	1
ASSIST - OTHER	2
ASSIST - POLICE	7
ASSIST - RESIDENT	6
ASSIST - WELFARE CHECK	14
• BURGLARY - FORCE (BUSINESS)	1
CHILD - CHILD LINE REPORTS	2
CIVIL - CHILD CUSTODY	1
CIVIL - COMPLAINT	1
CIVIL - NEIGHBOR DISPUTE	2
COURT - MAGISTRATE	2
• CRIMINAL MISCHIEF - BUSINESS	2
• CRIMINAL MISCHIEF - GENERAL	4
DISABLED VEHICLE - GENERAL	2
✓ DISORDERLY CONDUCT - GENERAL	2
• DOMESTIC - PHYSICAL	2
• DOMESTIC - VERBAL	9
FIRE - BURNING COMPLAINT	4
FIRE - OTHER	2
• FRAUD - GENERAL	3
• HARASSMENT - COMMUNICATIONS	3
• HARASSMENT - GENERAL	1
HAZARDOUS CONDITION - ROAD HAZARD	2
HAZARDOUS CONDITION - TREE DOWN	3
HAZARDOUS CONDITION - UTILITY COMP	4
HAZARDOUS CONDITION - WIRE DOWN	1
LOCAL ORDINANCE - DUMPING	2
MENTAL COMMITMENT - INVOLUNTARY	3
MVA - LEAVING THE SCENE	4
MVA - NON REPORTABLE	3
MVA - REPORTABLE	1
NOISE COMPLAINT - BUSINESS	1
NOISE COMPLAINT - RESIDENTIAL	20
PARKING COMPLAINT - RESIDENTIAL	3

## Calls For Service:

PATROL - BICYCLE	8
PATROL - GENERAL	144
PFA - SERVICE	7
PHONE CALLS - GENERAL	16
POLICE INFORMATION - FOLLOW UP INVEST	4
POLICE INFORMATION - GENERAL	26
PROPERTY - LOST	1
SEX CRIMES - SEXUAL ASSAULT	1
SOLICITATION COMPLAINT - GENERAL	2
SPECIAL DETAIL - ADMINISTRATIVE	23
SPECIAL DETAIL - CHILD SEAT INSTALLATIO	1
SPECIAL DETAIL - FINGERPRINT RESIDENT	1
SPECIAL DETAIL - OTHER / MISC.	4
SUSPICIOUS - NOISE	1
SUSPICIOUS - OTHER	1
SUSPICIOUS - PERSON	6
SUSPICIOUS - VEHICLE	3
• THEFT - FROM MOTOR VEHICLE	3
• THEFT - OTHER	1
• THEFT - RESIDENTIAL	3
• THEFT - RETAIL	1
• THEFT - UNAUTHORIZED USE OF VEHICLE	1
• THEFT-FIREARM	1
TRAFFIC - COMPLAINT	6
TRAFFIC - DETAIL	12
TRAFFIC - ROAD RAGE	1
TRAFFIC - STOP	9
TRESPASS - BUSINESS	1
TRESPASS - RESIDENCE	1

**TOTAL CALLS FOR SERVICE: 463**

Date Printed:  
8/3/2020

# West Deer Township Police Department

## Total Arrest Report

This report lists all adult and juvenile arrests made within a given time period.  
(Note: This report only includes Misdemeanor and Felony arrests.)

---

Report Start Date: **7/1/2020**

Report End Date: **7/31/2020**

---

ARREST DATE	D I #	SIGNAL CODE	JUVENILE ARREST
7/15/2020	20200379	HARASSMENT - COMMUNICATIONS	
7/22/2020	20200384	SEX CRIMES - SEXUAL ASSAULT	
7/23/2020	20200326	MVA - DUI	
7/24/2020	20200396	THEFT - RETAIL	
7/29/2020	20200406	THEFT - RESIDENTIAL	

TOTAL ARRESTS:                        5    

TOTAL ADULT ARRESTS:                     

TOTAL JUV. ARRESTS:



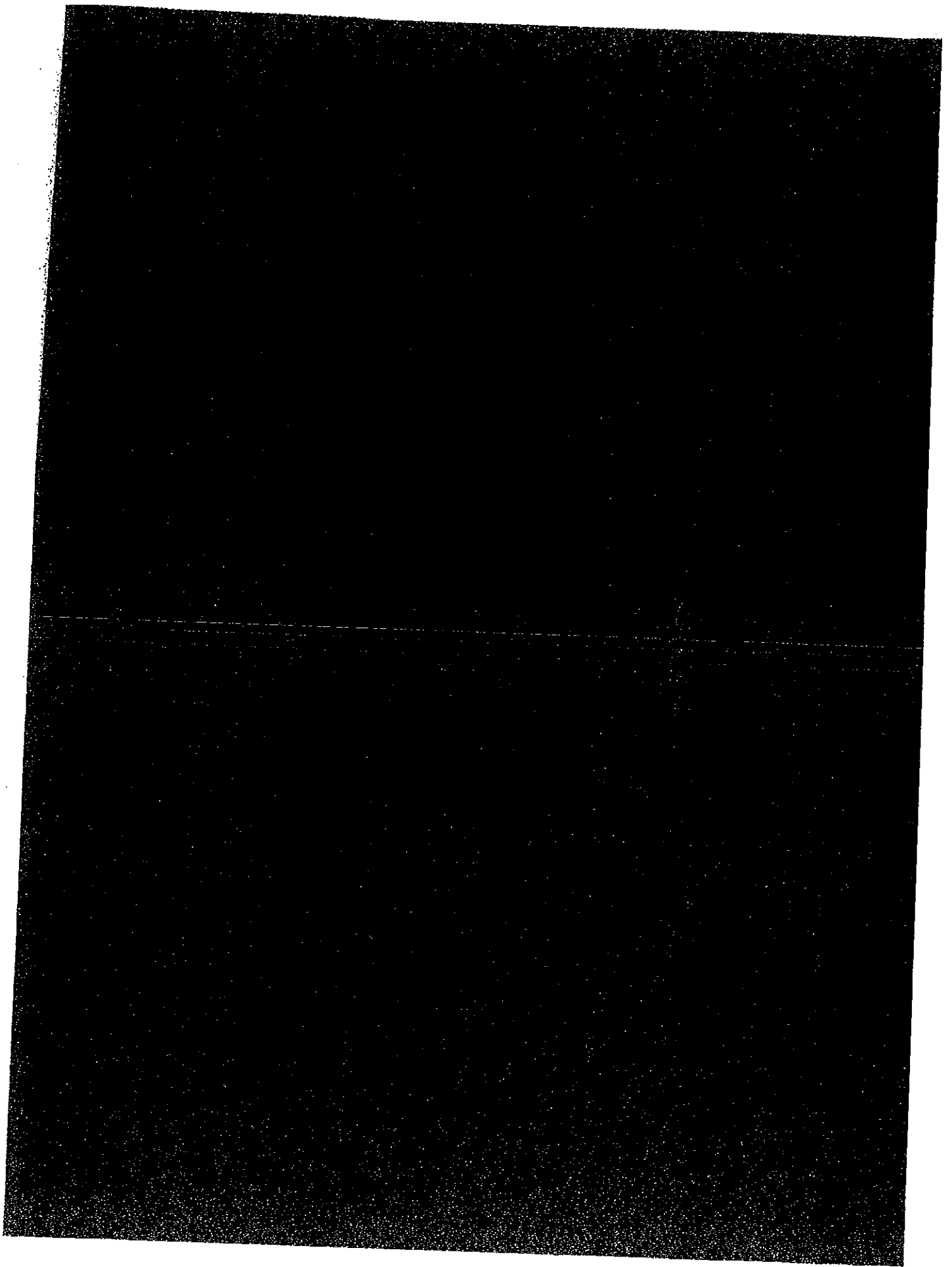
## UCR Reportable Crimes July 2020

### Part I Offenses

<b>Crime</b>	<b>Amount</b>	<b>Classification on UCR Return A</b>
Assault- Strong Arm	1	04.D Assault- Strong Arm
Burglary- Force (Business)	1	05.A Burglary Forcible Entry
Theft- From Motor Vehicle	3	06. Larceny- Theft
Theft- Other	1	06. Larceny- Theft
Theft- Residential	3	06. Larceny- Theft
Theft- Retail	1	06. Larceny- Theft
Theft- Unauthorized Use of Vehicle	1	06. Larceny- Theft
Theft- Firearm	1	06. Larceny- Theft

### Part II Offenses

Criminal Mischief- Business	2	140. Vandalism
Criminal Mischief- General	4	140. Vandalism
Disorderly Conduct	2	240. Disorderly Conduct
Domestic- Physical	2	260. All Other Offenses
Domestic- Verbal	9	260. All Other Offenses
Fraud- General	3	110. Fraud
Harassment- Communications	3	240. Disorderly Conduct
Harassment- General	1	240. Disorderly Conduct
Sex Crimes- Sexual Assault	1	170. Sex Offenses (Except 02 and 160)
Trespass- Business	1	260. All Other Offenses
Trespass- Residence	1	260. All Other Offenses



**PUBLIC WORKS FOREMAN'S REPORT**

ATTACHED IS THE PUBLIC WORKS FOREMAN'S REPORT.

ARE THERE ANY QUESTIONS REGARDING THE PUBLIC WORKS FOREMAN'S REPORT?

**2020**  
**MONTHLY REPORT FOR JULY**  
**PUBLIC WORKS DEPARTMENT**

**ROADS**

- Erosion control on Glasgow Road.
- Place R-5 rip rap 20 ton.
- Place R-4 rip rap 40 ton.
- Install 810' of 6" French drain pipe on Glasgow Road.
- Install 50' of 12" pipe & catch basin across Glasgow Road.
- Install 100' of 18" pipe across Glasgow Road.
- Dig out old concrete culvert and haul away on Glasgow Road.
- Berm various areas on Glasgow Road.
- Patch cross drains on Donaldson Road & Glasgow Road.
- Install 320' of 12" pipe on Willow Way.
- Install 25' of 6" French drain pipe on Willow Way.

**TRUCKS & EQUIPMENT**

- Drop off truck #7 to Schultz Ford to repair ignition & dash board lights.
- Pick up truck #7 at Schultz Ford.
- Clean and grease trucks, skid steer & excavator.

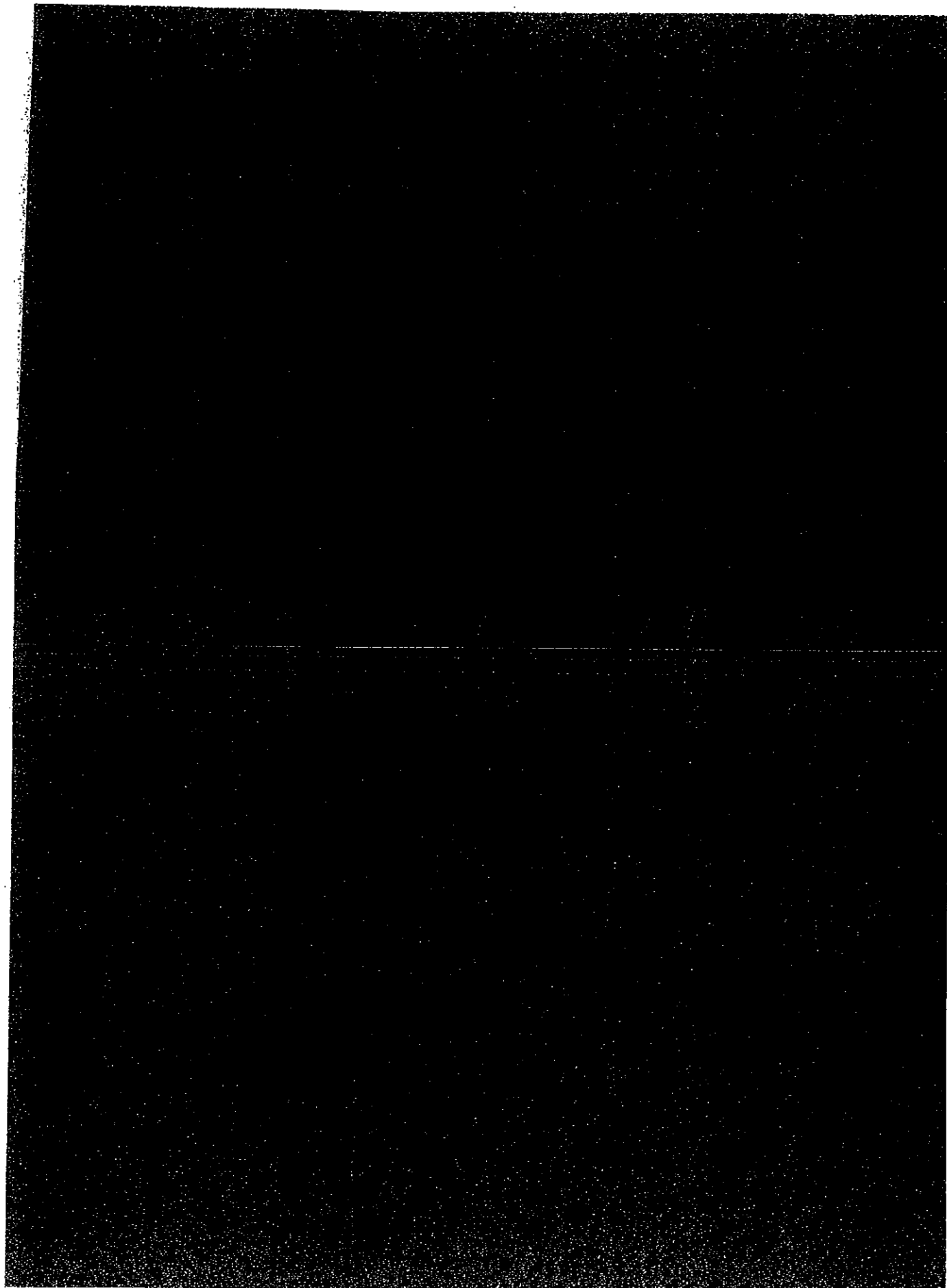
**MISCELLANEOUS**

- Mow weeds on various Township roads.
- Cut grass at Bairdford Park, Russellton, Curtisville & Nike Site.
- Installed watch children on West Street.
- Fix roof at Bairdford Park.
- Clean various drains..
- Clean bathrooms at Bairdford Park & Nike Site.
- Met with Oakmont Water at Bairdford Park to locate water lines to try to find water leak.
- Fix water leak at Bairdford Park.
- Unload & stack pipe delivery.
- Boarded up condemned house on Oak Street in Russellton.
- Picked up Veteran banners at Gray Signs.

PA1 Calls  
74

OT  
10 hrs - Park

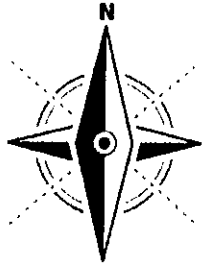
  
Frederick Reekie                      Date      8-6-20



**ENGINEER'S REPORT**

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

ARE THERE ANY QUESTIONS REGARDING THE ENGINEER'S REPORT?



# SHOUP ENGINEERING

FOR OVER 50 YEARS

329 Summerfield Drive, Baden, PA 15005

Phone: 724-869-9560

info@shoupengineering.com

**JULY 2020 ENGINEER'S REPORT  
WEST DEER TOWNSHIP**  
Prepared August 12, 2020

VIA EMAIL

## 1. MEETING ATTENDANCE

Shoup Engineering attended and participated in the following meetings:

- Board of Supervisors Meeting - July 15, 2020
- Planning Commission Meeting - July 23, 2020

## 2. DEVELOPMENTS/PROJECTS

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

- **Bairdford Park - GEDF Grant - B-1 Ballfield Project** - The project was awarded to Santamaria Landscape & Cement Contractors, Inc. and contract documents have now been executed.
- **2020 Road Maintenance Project** - During the past month, Youngblood Paving, Inc. has applied a double bituminous seal coat (tar and chip) to Dawson Road, McKalloff Road and Old Bakerstown Road and this project can be considered complete.

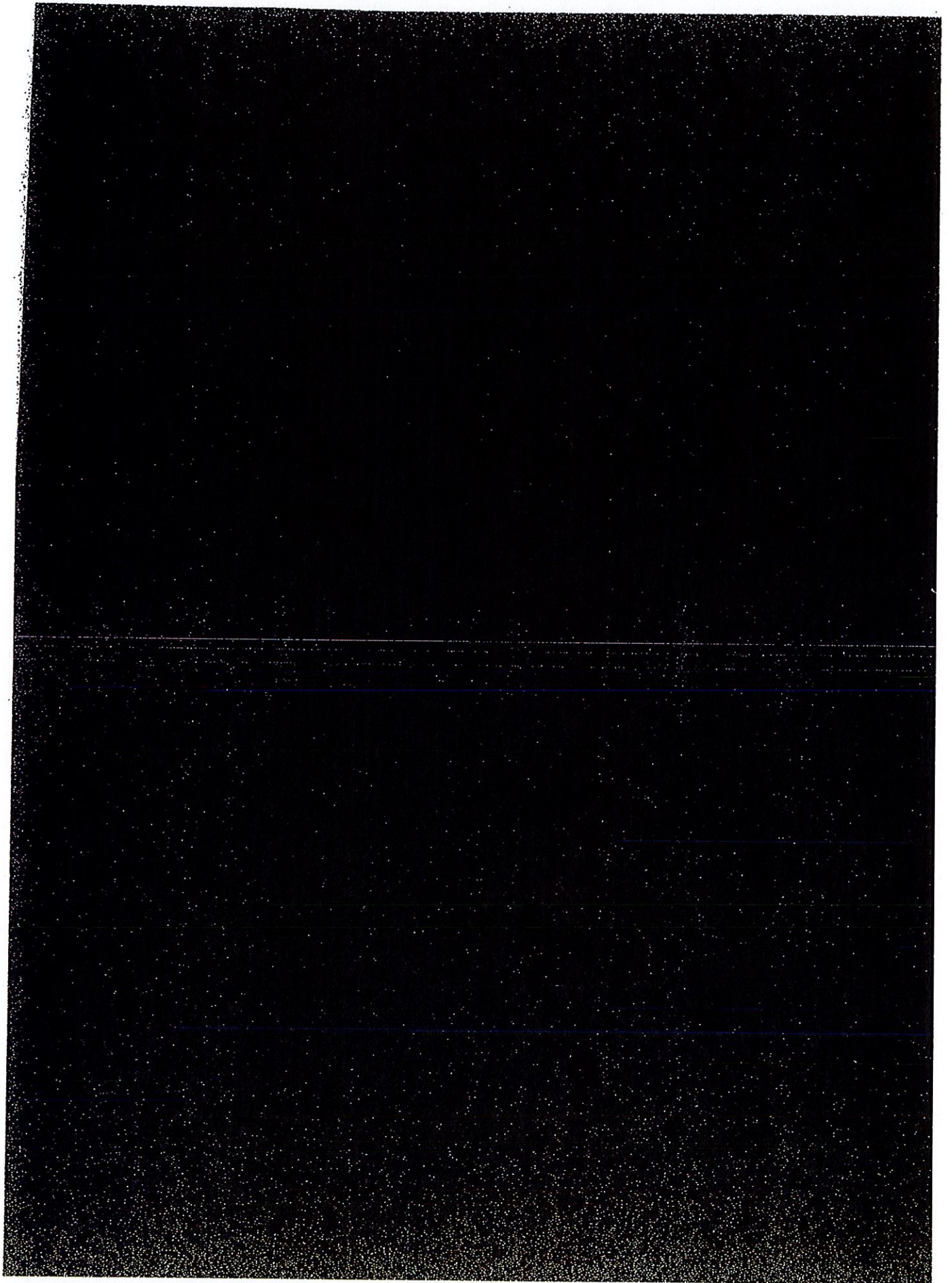
Development/Subdivision Reviews: The following subdivision and land development plan projects had been reviewed, and review letters were issued to the Township as noted:

- **Leto and Dionysus Well Pads** - Multiple reviews of Land Development Plan(s) have been performed on these gas well developments which are scheduled for additional review by the Planning Commission as conditions permit.
- **Oakwood Heights Plan - Phases 2 and 3** - A review of the revised preliminary and final subdivision plans for this development was prepared and a review letter was issued on July 23, 2020.

Respectfully Submitted,

**SHOUP ENGINEERING, INC.**

Scott A. Shoup, P.E.  
Township Engineer





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

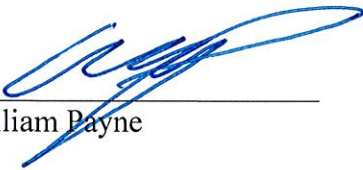
ATTACHED IS THE BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER'S REPORT.

ARE THERE ANY QUESTIONS REGARDING THE REPORT?

# Code Enforcement

July 31, 2020

1. Issued 22 Occupancy Permits
2. Issued 14 Building Permits
3. Performed 88 site inspections
4. Planning commission meeting via Zoom meeting. Agenda meeting items included Oakwood Heights Final Subdivision and Land Development plan which was **TABLED** for various concerns and the rezoning of Links at Deer run golf course which they recommended **DENIAL** of the rezoning. In the workshop meeting several residents expressed concern over the Olympus gas well application which has been extended as well as zoning book review was also discussed.
5. No Zoning Hearing Board meeting was held but there will be a meeting held on August 20<sup>th</sup> at 7PM.
6. Initiated 19 complaint investigations.
7. Issued 10 Notices of violations.
8. Attended court for 57 citations.
9. Dispatched 1 raccoon and 1 rat.



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William Payne

**West Deer Township  
Occupancy Permit Report  
July 2020**

Permit Date	Permit Number	Lot Block	Applicant Name	Street Address	Use	New Construction
07/01/2020	O20-105	1672-P-326	Denise E. Winter	563 ROUTE 908		
07/01/2020	O20-106	1666-R-100-18B	BRENNAN GROUP, LP	336 SADDLEBROOK RD.	Single Family Home	Yes
07/02/2020	O20-107	1666-R-100-34D	CHARLES & IRMA McVAY	341 SADDLEBROOK RD	Quad	No
07/02/2020	O20-108	1511-K-224	CARL J & MARY ANN MATTER	26 RIDGE DR	Single Family Home	No
07/08/2020	O20-109	1214-E-327	DANIEL & JOYCE McDERMOTT	105 LEX LANE	Duplex/Carriage House	Yes
07/09/2020	O20-110	1669-F-063	ROGER WOOD	474 BAIRD FORD RD	Single Family Home	No
07/13/2020	O20-111	1666-R-100-18D	BRENNAN GROUP, LP	338 SADDLEBROOK RD.	Single Family Home	Yes
07/16/2020	O20-112	1512-M-280	ACTION Housing, Inc. Jim Degrazio	40 MCKRELL RD	Apartment	No
07/16/2020	O20-112	1512-M-280	Caesar Disilvio	40 MCKRELL RD	Apartment	No
07/21/2020	O20-113	1666-R-100-18A	BRENNAN GROUP, LP	340 SADDLEBROOK RD.	Single Family Home	Yes
07/21/2020	O20-114	1666-R-100-25B	HUNT CLUB AT GRANDVIEW CONDO ASSOCIATION	398 SADDLEBROOK RD	Single Family Home	Yes

**West Deer Township  
Occupancy Permit Report  
July 2020**

07/22/2020	O20-115	1357-K-020	GAIL Z BRENT	421 RACHAEL CT	Duplex/Carriage House	No
07/27/2020	O20-116	1666-R-100-19C	BRENNAN GROUP, LP	342 SADDLEBROOK RD	Quad	No
07/28/2020	O20-117	1666-R-100-17C	BRENNAN GROUP, LP	326 SADDLEBROOK RD	Quad	Yes
07/28/2020	O20-118	1361-S-93	NATHAN COOK	866 LITTLE DEER CREEK RD	Single Family Home	No
07/28/2020	O20-119	1507-S-313	MELISSA SCHULTZ	3500 W STAG RD	Single Family Home	No
07/28/2020	O20-120	1669-K-248	DAVID CETTI	223 ORCHARD ST	Single Family Home	No
07/28/2020	O20-121	1666-R-100-19D	BRENNAN GROUP, LP	346 SADDLEBROOK RD	Quad	Yes
07/28/2020	O20-122	1672-K-046	JOSEPH PETERMAN	518 RTE 908	Single Family Home	No
07/28/2020	O20-123	2194-J-108	JEFFREY & ASHLEY COLE	4554 BAKERSTOWN CULMERVILLE RD	Single Family Home	No
07/28/2020	O20-124	1360-B-289	GARNET RUDZKI	53 OVERLOOK PLACE	Single Family Home	No
07/28/2020	O20-125	1510-S-093	MARY E FINK	2179 SAXONBURG BLVD	Single Family Home	No

**West Deer Township  
Occupancy Permit Report  
July 2020**

<b>July-</b>	<b>\$425</b>
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<b>Total Fees Collected</b>	
<b>Grand Total -</b>	<b>\$425</b>

**West Deer Township  
Building Permit Report  
July 2020**

Permit Date	Permit Number	Type	Owner	Address	Parcel ID	Construction Cost	Fees Collected
07/01/2020	P20-089	Above Ground Pool	Denise E. Winter	563 ROUTE 908	1672-P-326	\$10,000.00	\$44.00
07/01/2020	P20-090	Addition	CHRISTINA L LOVE	6 DEER PARK DR	1360-M-198	\$30,000.00	\$243.00
07/02/2020	P20-091	Demolition	TROCKI SERVICE STATION INC	768-762 LITTLE DEER CREEK VALLEY RD RD.	1361-H-196	\$	\$40.00
07/10/2020	P20-092	Shed	JAMES G & ANN M JENETS	424 PARTRIDGE RUN RD	1356-D-23	\$2,500.00	\$30.00
07/13/2020	P20-093	Above Ground Pool	DANA TRUCHON	258 SHAGBARK DR	1360-H-12	\$9,400.00	\$44.00
07/13/2020	P20-094	3 Seasons Room	DON B & DEBRA HILLMAN	204 MCCLURE RD	1360-B-211	\$34,000.00	\$166.50
07/15/2020	P20-095	Deck	JENE M ROSSINI	468 SYCAMORE ST	2013-N-084	\$7,000.00	\$55.00
07/16/2020	P20-096	Accessory Structure	SAMUEL & BARBARA HAYBARGER	1822 SAXONBURG BLVD	1670-D-158	\$3,000.00	\$30.00
07/21/2020	P20-097	Above Ground Pool	ELIGIO JR & JEANINE DALUISIO	421 BAIRDFORD RD	1669-J-172	\$4,700.00	\$44.00
07/22/2020	P20-098	Above Ground Pool	LINDSAY K & KATHLEEN D LEWETAG	17 FIR AVE	1669-J-292	\$6,600.00	\$44.00
07/23/2020	P20-099	Shed	GEORGINA DIPASQUALE BASISTA MICHAEL J	2022 CHURCH ST	1361-M-131	\$0.00	\$5.00

**West Deer Township  
Building Permit Report  
July 2020**

07/27/2020	P20-100	Shed	ERNEST H & KATHLEEN A ZEH	54 SHUSTER RD	1837-F-54	\$12,000.00	\$75.00
07/28/2020	P20-101	Demolition	JESSICA JOHNSON	4365 BAKERSTOWN CULMERVILLE RD	2010-A-038	\$16,000.00	\$40.00
07/29/2020	P20-102	Electrical	WILLIAM T & APRIL M CENDROWSKI	34 DEER PARK DR	1360-M-157	\$3,500.00	\$35.00
<b>Totals: 14</b>						<b>\$138,700.00</b>	<b>\$895.50</b>

Permit Type	Count	Construction Cost	Fee Total
3 Seasons Room	1	\$34,000.00	\$166.50
Above Ground Pool	4	\$30,700.00	\$176.00
Accessory Structure	1	\$3,000.00	\$30.00
Addition	1	\$30,000.00	\$243.00
Deck	1	\$7,000.00	\$55.00
Demolition	2	\$16,000.00	\$80.00
Electrical	1	\$3,500.00	\$35.00
Shed	3	\$14,500.00	\$110.00

Permit Status	Count	Construction Cost	Fee Total
Issued	14	\$138,700.00	\$895.50

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

**WD Inspection Report**  
**From 07/01/2020 To 07/31/2020**

Date	Inspection Type	Owner	Parcel Owner Mailing	Legal Address	Parcel ID	Status	Inspector
7/1/2020	Stormwater		318 SADDLEBROOK RD, GIBSONIA, PA, 15044	318 SADDLEBROOK RD	1666-S-011	Completed	William Payne
7/1/2020	Complaint Follow Up		1418 SANDSTONE DR, TARENTUM, PA, 15084	1418 SANDSTONE DR	1670-L-26	Failed	William Payne
7/1/2020	Complaint Follow Up		1417 SANDSTONE DR, TARENTUM, PA, 15084	1417 SANDSTONE DR	1670-L-016	Completed	William Payne
7/1/2020	Final		126 RACCOON WAY, GIBSONIA, PA, 15044	126 RACCOON WAY	1357-B-359	Passed	William Payne
7/1/2020	Footer		4037 CRESTWOOD DR, GIBSONIA, PA, 15044	4037 CRESTWOOD DR	1508-E-246	Passed	William Payne
7/1/2020	Electrical/Plumbing		800 S. WASHINGTON ST., EVANS CITY, PA, 16033	336 SADDLEBROOK RD.	1666-R- 100-18B	Passed	William Payne
7/1/2020	Final		800 S. WASHINGTON ST., EVANS CITY, PA, 16033	336 SADDLEBROOK RD.	1666-R- 100-18B	Passed	William Payne
7/2/2020	Occupancy Inspection		26 RIDGE DR, CHESWICK, PA, 15024	26 RIDGE DR	1511-K-224	Passed	William Payne
7/2/2020	Occupancy Inspection		26 RIDGE DR, CHESWICK, PA, 15024	26 RIDGE DR	1511-K-224	Passed	William Payne
7/6/2020	Complaint Follow Up		4399 GIBSONIA RD, GIBSONIA, PA, 15044	4399 GIBSONIA RD	1508-J-75	Passed	William Payne
7/6/2020	Complaint Follow Up		13 CAITLIN DR, GIBSONIA, PA, 15044	13 CAITLIN DR	1358-K-323	Completed	William Payne
7/7/2020	Occupancy Inspection		83 STARR RD, CHESWICK, PA, 15024	83 STARR RD	1361-B-265	Passed	William Payne
7/7/2020	Occupancy Inspection		3500 W STAG RD, GIBSONIA, PA, 15044	3500 W STAG RD	1507-S-313	Completed	William Payne
7/7/2020	Occupancy Inspection		3500 W STAG RD, GIBSONIA, PA, 15044	3500 W STAG RD	1507-S-313	Completed	William Payne
7/7/2020	Complaint Follow Up		194 RUSSELLTON- DORSEYVILLE RD, CHESWICK, PA, 15024	194 RUSSELLTON- DORSEYVIL	1217-G-324	Passed	William Payne
7/8/2020	Complaint Follow Up		10 Tree Farm Ln, Allison Park, PA, 15101	40 MOUNTAINVIEW RD	1358-P-253	Completed	William Payne
7/8/2020	Complaint Follow Up		539 Baranof Ave., Fairbanks, Alaska, 99701	2024 B CHURCH ST	1361-M-125	Completed	William Payne
7/8/2020	Complaint Follow Up		PO BOX 501, RUSSELLTON, PA, 15076	889 LITTLE DEER CREEK VALLEY RD	1361-S-19	Completed	William Payne
7/9/2020	Occupancy Inspection		PO BOX 631, GIBSONIA, PA, 15044	474 BAIRDFORD RD	1669-F-063	Passed	William Payne
7/9/2020	Complaint Follow Up		15 DEER HOLLOW LN, TARENTUM, PA, 15084	15 DEER HOLLOW LN	1220-J-239	Completed	William Payne



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

**WD Inspection Report**  
**From 07/01/2020 To 07/31/2020**

Inspection Date	Inspection Type	Parcel Owner	Parcel Owner Mailing	Legal Address	Parcel ID	Status	Inspector
7/9/2020	Occupancy Inspection		PO BOX 631, GIBSONIA, PA, 15044	474 BAIRD FORD RD	1669-F-063	Passed	William Payne
7/13/2020	Complaint Follow Up		4359 GIBSONIA RD, GIBSONIA, PA, 15044	4359 GIBSONIA RD	1507-M-185	Completed	William Payne
7/13/2020	Complaint Follow Up		4802 GIBSONIA RD., ALLISON PARK, PA, 15101	4802 GIBSONIA RD	1215-R-148	Completed	William Payne
7/13/2020	Complaint Follow Up		500 JEFFERSON LANE, PITTSBURGH, PA, 15238	10 GRUBBS RD	1359-D-201	Completed	William Payne
7/13/2020	Complaint Follow Up		4692 RTE 910, GIBSONIA, PA, 15044	4692 Gibsonia Road	1215-G-394	Completed	William Payne
7/13/2020	Framing		4364 BAKERSTOWN, GIBSONIA, PA, 15044	4364 BAKERSTOWN	2010-A-010	Passed	William Payne
7/13/2020	Drywall		800 S. WASHINGTON ST., EVANS CITY, PA, 16033	344 SADDLEBROOK RD.	1666-R-100-19B	Passed	William Payne
7/13/2020	Electrical/Plumbing		800 S. WASHINGTON ST., EVANS CITY, PA, 16033	338 SADDLEBROOK RD.	1666-R-100-18D	Passed	William Payne
7/13/2020	Final		800 S. WASHINGTON ST., EVANS CITY, PA, 16033	338 SADDLEBROOK RD.	1666-R-100-18D	Passed	William Payne
7/13/2020	Final		4364 BAKERSTOWN, GIBSONIA, PA, 15044	4364 BAKERSTOWN	2010-A-010	Passed	William Payne
7/14/2020	Occupancy Inspection		223 ORCHARD ST., GIBSONIA, PA, 15044	223 ORCHARD ST	1669-K-248	Passed	William Payne
7/14/2020	Site Inspection		2019 CHURCH ST, RUSSELLTON, PA, 15076	2019 CHURCH ST	1361-M-171	Completed	William Payne
7/14/2020	Complaint Follow Up		144 MARTIN RD, GIBSONIA, PA, 15044	144 MARTIN RD	1357-M-258	Completed	William Payne
7/14/2020	Complaint Follow Up		912 PEARCE MILL RD, WEXFORD, PA, 15090	318 LAUREL LN	2012-M-131	Passed	William Payne
7/14/2020	Occupancy Inspection		223 ORCHARD ST., GIBSONIA, PA, 15044	223 ORCHARD ST	1669-K-248	Passed	William Payne
7/15/2020	Complaint Follow Up		15 DEER HOLLOW LN, TARENTUM, PA, 15084	15 DEER HOLLOW LN	1220-J-239	Completed	William Payne
7/15/2020	Complaint Follow Up		1624 MIDDLE EXT RD, GIBSONIA, PA, 15044	1623 MIDDLE EXT RD	1508-L-1	Completed	William Payne
7/16/2020	Occupancy Inspection		421 RACHAEL CT, GIBSONIA, PA, 15044	421 RACHAEL CT	1357-K-020	Passed	William Payne
7/16/2020	Occupancy Inspection		421 RACHAEL CT, GIBSONIA, PA, 15044	421 RACHAEL CT	1357-K-020	Passed	William Payne
7/17/2020	Complaint Follow Up		194 RUSSELLTON-DORSEYVILLE RD, CHESWICK, PA, 15024	194 RUSSELLTON-DORSEYVIL	1217-G-324	Completed	William Payne
7/17/2020	Complaint Follow Up		146 LAGER DR, GIBSONIA, PA, 15044	146 LAGER DR	1357-J-270	Passed	William Payne

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

**WD Inspection Report**  
**From 07/01/2020 To 07/31/2020**

Inspection Date	Inspection Type	Parcel Owner	Parcel Owner Mailing	Legal Address	Parcel ID	Status	Inspector
7/17/2020	Complaint Follow Up		165 RINGNECK CT, GIBSONIA, PA, 15044	165 RINGNECK CT	1357-J-357	Completed	William Payne
7/17/2020	Fireblocking		4201 COHASSET LN, ALLISON PARK, PA, 15101	971 COPPER CREEK TRAIL	1667-N-68-A	Passed	William Payne
7/17/2020	Insulation		4201 COHASSET LN, ALLISON PARK, PA, 15101	971 COPPER CREEK TRAIL	1667-N-68-A	Passed	William Payne
7/17/2020	Fireblocking		4201 COHASSET LN, ALLISON PARK, PA, 15101	973 COPPER CREEK TRAIL	1667-N-68-B	Passed	William Payne
7/17/2020	Insulation		4201 COHASSET LN, ALLISON PARK, PA, 15101	973 COPPER CREEK TRAIL	1667-N-68-B	Passed	William Payne
7/17/2020	Drywall		4201 COHASSET LN, ALLISON PARK, PA, 15101	960 COPPER CREEK TRAIL	1508-A-80-B	Passed	William Payne
7/17/2020	Drywall		4201 COHASSET LN, ALLISON PARK, PA, 15101	958 COPPER CREEK TRAIL	1508-A-80-A	Passed	William Payne
7/21/2020	Final		398 SADDLEBROOK RD, GIBSONIA, PA, 15044	398 SADDLEBROOK RD	1666-R-100-25B	Passed	William Payne
7/21/2020	Electrical/Plumbing		398 SADDLEBROOK RD, GIBSONIA, PA, 15044	398 SADDLEBROOK RD	1666-R-100-25B	Passed	William Payne
7/21/2020	Final		800 S. WASHINGTON ST., EVANS CITY, PA, 16033	340 SADDLEBROOK RD.	1666-R-100-18A	Passed	William Payne
7/21/2020	Electrical/Plumbing		800 S. WASHINGTON ST., EVANS CITY, PA, 16033	340 SADDLEBROOK RD.	1666-R-100-18A	Passed	William Payne
7/21/2020	Occupancy Inspection		2179 SAXONBURG BLVD, CHESWICK, PA, 15024	2179 SAXONBURG BLVD	1510-S-093	Passed	William Payne
7/21/2020	Occupancy Inspection		2179 SAXONBURG BLVD, CHESWICK, PA, 15024	2179 SAXONBURG BLVD	1510-S-093	Passed	William Payne
7/22/2020	Framing		204 MCCLURE RD, CHESWICK, PA, 15024	204 MCCLURE RD	1360-B-211	Passed	William Payne
7/22/2020	Complaint Follow Up		1005 MACARTHUR DR, RUSSELLTON, PA, 15076	1005 MACARTHUR DR	1219-N-372	Open	William Payne
7/22/2020	Occupancy Inspection		216 BAIRDFORD RD, GIBSONIA, PA, 15044	216 BAIRDFORD RD	1835-G-312	Completed	William Payne
7/22/2020	Site Inspection		1005 MACARTHUR DR, RUSSELLTON, PA, 15076	1005 MACARTHUR DR	1219-N-372	Completed	William Payne
7/22/2020	Complaint Follow Up		24 OAK ST., RUSSELLTON, PA, 15076	22 OAK ST	1361-M-254	Completed	William Payne
7/23/2020	Occupancy Inspection		866 LITTLE DEER CREEK VALLEY RD., RUSSELLTON, PA, 15076	866 LITTLE DEER CREEK RD	1361-S-93	Passed	William Payne
7/23/2020	Complaint Follow Up		1848 SAXONBURG BLVD, TARENTUM, PA, 15084	1848 SAXONBURG BLVD	1670-D-335	Completed	William Payne
7/23/2020	Occupancy Inspection		866 LITTLE DEER CREEK VALLEY RD.,	866 LITTLE DEER CREEK RD	1361-S-93	Passed	William Payne

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

**WD Inspection Report**  
**From 07/01/2020 To 07/31/2020**

Inspection Date	Inspection Type	Parcel Owner	Parcel Owner Mailing	Legal Address	Parcel ID	Status	Inspector
7/23/2020	Complaint Follow Up		RUSSELLTON, PA, 15076 14-16 OAK ST, RUSSELLTON, PA, 15076	14-16 OAK ST	1361-M-26	Completed	William Payne
7/23/2020	Complaint Follow Up		24 OAK ST., RUSSELLTON, PA, 15076	22 OAK ST	1361-M-254	Completed	William Payne
7/24/2020	Occupancy Inspection		800 S. WASHINGTON ST., EVANS CITY, PA, 16033	342 SADDLEBROOK RD	1666-R- 100-19C	Passed	William Payne
7/24/2020	Occupancy Inspection		800 S. WASHINGTON ST., EVANS CITY, PA, 16033	342 SADDLEBROOK RD	1666-R- 100-19C	Passed	William Payne
7/24/2020	Occupancy Inspection		800 S. WASHINGTON ST., EVANS CITY, PA, 16033	342 SADDLEBROOK RD	1666-R- 100-19C	Passed	William Payne
7/24/2020	Occupancy Inspection		800 S. WASHINGTON ST., EVANS CITY, PA, 16033	326 SADDLEBROOK RD	1666-R- 100-17C	Passed	William Payne
7/24/2020	Occupancy Inspection		800 S. WASHINGTON ST., EVANS CITY, PA, 16033	326 SADDLEBROOK RD	1666-R- 100-17C	Passed	William Payne
7/27/2020	Complaint Follow Up		24 OAK ST, RUSSELLTON, PA, 15076	24 OAK ST	1361-M-255	Completed	William Payne
7/27/2020	Complaint Follow Up		26-28 OAK ST., RUSSELLTON, PA, 15076	26-28 OAK ST	1361-M-251	Open	William Payne
7/27/2020	Drywall		4201 COHASSET LN, ALLISON PARK, PA, 15101	971 COPPER CREEK TRAIL	1667-N-68-A	Passed	William Payne
7/27/2020	Fireblocking		4201 COHASSET LN, ALLISON PARK, PA, 15101	969 COPPER CREEK TRAIL	1508-A-84-B	Passed	William Payne
7/27/2020	Insulation		4201 COHASSET LN, ALLISON PARK, PA, 15101	969 COPPER CREEK TRAIL	1508-A-84-B	Passed	William Payne
7/27/2020	Framing		4037 CRESTWOOD DR, GIBSONIA, PA, 15044	4037 CRESTWOOD DR	1508-E-246	Passed	William Payne
7/27/2020	Fireblocking		4201 COHASSET LN, ALLISON PARK, PA, 15101	967 COPPER CREEK TRAIL	1508-A-84-A	Passed	William Payne
7/27/2020	Insulation		4201 COHASSET LN, ALLISON PARK, PA, 15101	967 COPPER CREEK TRAIL	1508-A-84-A	Passed	William Payne
7/27/2020	Drywall		4201 COHASSET LN, ALLISON PARK, PA, 15101	973 COPPER CREEK TRAIL	1667-N-68-B	Passed	William Payne
7/27/2020	Framing		800 S. WASHINGTON ST., EVANS CITY, PA, 16033	348 SADDLEBROOK RD	1666-R- 100-19A	Passed	William Payne
7/28/2020	Complaint Follow Up		4835 SPRING VALLEY DR, ALLISON PARK, PA, 15101	4835 SPRING VALLEY DR	1213-M-207	Open	William Payne
7/28/2020	Occupancy Inspection		239 MCJUNKIN RD., PITTSBURGH, PA, 15239	518 RTE 908	1672-K-046	Completed	William Payne
7/28/2020	Occupancy Inspection		239 MCJUNKIN RD., PITTSBURGH, PA, 15239	518 RTE 908	1672-K-046	Completed	William Payne
7/28/2020	Occupancy Inspection		800 S. WASHINGTON ST., EVANS CITY, PA, 16033	346 SADDLEBROOK RD	1666-R- 100-19D	Passed	William Payne

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

**WD Inspection Report**  
**From 07/01/2020 To 07/31/2020**

Inspection Date	Inspection Type	Parcel Owner	Parcel Owner Mailing	Legal Address	Parcel ID	Status	Inspector
7/28/2020	Occupancy Inspection		4554 BAKERSTOWN CULMERVILLE RD, GIBSONIA, PA, 15044	4554 BAKERSTOWN CULMERVILLE RD	2194-J-108	Completed	William Payne
7/28/2020	Occupancy Inspection		4554 BAKERSTOWN CULMERVILLE RD, GIBSONIA, PA, 15044	4554 BAKERSTOWN CULMERVILLE RD	2194-J-108	Completed	William Payne
7/28/2020	Occupancy Inspection		800 S. WASHINGTON ST., EVANS CITY, PA, 16033	346 SADDLEBROOK RD	1666-R-100-19D	Passed	William Payne
7/29/2020	Occupancy Inspection		425 6TH AVE, STE. 950, PITTSBURGH, PA, 15219	40 MCKRELL RD	1512-M-280	Completed	William Payne
7/29/2020	Occupancy Inspection		1353 Fairstead Ln, Pittsbugh, Pa, 15217	40 MCKRELL RD	1512-M-280	Completed	William Payne
7/30/2020	Occupancy Inspection		36 HUNTER RD, GIBSONIA, PA, 15044	36 HUNTER RD	2010-E-268	Passed	William Payne
7/30/2020	Occupancy Inspection		122 RUSSELLTON-DORSEYVILLE RD, CHESWICK, PA, 15024	122 RUSSELLTON-DORSEYVILLE RD	1217-J-274	Passed	William Payne
7/30/2020	Occupancy Inspection		67 KAUFMAN RD, GIBSONIA, PA, 15044	67 KAUFMAN RD	1836-P-91	Passed	William Payne
7/30/2020	Fireblocking		204 MCCLURE RD, CHESWICK, PA, 15024	204 MCCLURE RD	1360-B-211	Passed	William Payne
7/30/2020	Insulation		204 MCCLURE RD, CHESWICK, PA, 15024	204 MCCLURE RD	1360-B-211	Passed	William Payne
7/30/2020	Occupancy Inspection		67 KAUFMAN RD, GIBSONIA, PA, 15044	67 KAUFMAN RD	1836-P-91	Passed	William Payne
7/30/2020	Occupancy Inspection		122 RUSSELLTON-DORSEYVILLE RD, CHESWICK, PA, 15024	122 RUSSELLTON-DORSEYVILLE RD	1217-J-274	Passed	William Payne
7/30/2020	Complaint Follow Up		539 Baranof Ave., Fairbanks, Alaska, 99701	2024 B CHURCH ST	1361-M-125	Passed	William Payne
7/30/2020	Fireblocking		800 S. WASHINGTON ST., EVANS CITY, PA, 16033	348 SADDLEBROOK RD	1666-R-100-19A	Passed	William Payne
7/30/2020	Insulation		800 S. WASHINGTON ST., EVANS CITY, PA, 16033	348 SADDLEBROOK RD	1666-R-100-19A	Passed	William Payne
7/30/2020	Final		972 Deer Creek Road, Gibsonia, PA, 15044	972 DEER CREEK RD	2193-K-285	Open	William Payne
7/31/2020	Complaint Follow Up		3 OAK ST, RUSSELLTON, PA, 15076	3 OAK ST	1361-S-365	Completed	William Payne

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

**WD Inspection Report**  
**From 07/01/2020 To 07/31/2020**

**Count by Type**

<b>Type</b>	<b>Count</b>
Complaint Follow Up	31
Drywall	5
Electrical/Plumbing	4
Final	7
Fireblocking	6
Footer	1
Framing	4
Insulation	6
MS4 Inspection	2
Occupancy Inspection	19
Site Inspection	2
Stormwater	1
<b>Total:</b>	<b>88</b>

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

**WD Inspection Report**  
**From 07/01/2020 To 07/31/2020**

**Count by Status**

<b>Status</b>	<b>Count</b>
Completed	30
Failed	1
Open	4
Passed	53
<b>Total:</b>	<b>88</b>

**WEST DEER TOWNSHIP PLANNING COMMISSION**  
**JULY 23, 2020 (Conducted Via Zoom)**

Mark Schmidt called the Meeting to order with the following members in attendance:  
John Butala, Robert Bechtold, Kathy Rojik, Patrick Stark, and Suzanne Garlena.

Absent Members: Alan Banks

Other Attendees: William Payne (Code Enforcement Officer)  
Scott Shoup (Shoup Engineering)  
Dorothy Moyta (Zoning & Planning Administrator)

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June 25, 2020 minutes were submitted and stand approved.

**Outline and Order of Meeting:**

1. Approval of June meeting Minutes
2. Oakwood Heights Final Subdivision Plan: Land Development
3. Links at Deer Run (Pittsburgh National Golf Course) Rezoning Request
4. Workshop Meeting: Public Comments – Gas Wells
5. Municipal Ordinance Updates/ Code Revisions/ Zoning Review

**OAKWOOD HEIGHTS FINAL SUBDIVISION PLAN – LAND DEVELOPMENT**

36 Page Set to include Environmental, Landscape and Civil Drawings. (See attachments.)  
*Represented by Steven Victor, Registered Landscape Architect, Victor Wetzel Associates*

Comment Sheet (4 pages) from Scott Shoup of Shoup Engineering was distributed at the meeting and is attached to these notes. (See attachments.)

Comments generated from the 33 comments on the attached sheet and others follow:

1. RE: Comment #1: Victor-Wetzel will produce a copy of the development's Homeowner's Association documents. (HOA).
2. RE: Comment #2; Preliminary approval for sewage has been obtained. Will produce submit Sewage facilities Planning Module documents to Township.
3. RE: Comment #5: Victor-Wetzel will show sidewalks on the plan on both sides of roads.
4. RE: Comment #18: Gateway will look at increasing the vertical crest curve "k" coefficient on Dogwood Court near Station \*+30.
5. Note the radius and dimensions of the cul-de-sac.
6. No open space was included in the preliminary plan.

7. The width of streets being proposed would likely need to match the width of Ashley Road.

Steven Victor presented Oakwood Heights Final Subdivision Plan per comments below.. (See 36 Page set of Drawings attached)

1. Steven Victor showed Subdivision Plans. Phase 1 has been fully constructed by Gigliotti's. phase 2 will have 32 lots. Phase 3 will have 41 lots.
2. The proposed new plan extends McIntyre Rd., now marked Ashley Rd. Also additional lots will be added to expand the number from 73 lots to 77 lots.
3. 2 detention pond facilities will be added.
4. The prior lots had a 60' deep pad. The new proposed lots will have an 85' deep pad.
5. \$500 of the construction of each lot will go towards construction of Ashley dr. to West Starz Rd., and will be paid at the time of permit submission. This will be in addition to the regular impact fees.

Comments on the presented Oakwood Heights Final Subdivision Plan as per below:

1. John Butala asked whether the fire department had been contacted for approval of the street width and the cul-de-sacs. Bill Payne will take this issue to Fire chief.
2. Robert Bechtold asked whether the \$500 and impact fees would be enough to complete Ashley Rd. to Starz Rd. Scott Shoup will develop a cost for estimate for the road completion. Steven Victor asked whether this would go to a specialized fund? Bill Payne stated that the original intents was for the roads to connect.
3. Robert Bechtold was concerned that the connected road would become a thruway.
4. Kathy Rojik asked about the timeframe. Will the homes be done first ? If so we need to be certain that the road is completed.
5. Scott Shoup asked whether the \$500 will be moved over from Phase 1. Bill Payne will consult with Barb Nardis, the finance officer.
6. Robert Bechtold was concerned with the road being done and connected when the houses are done. This will be good for marketing the homes.
7. Bill Payne stated that the Township's intent was always to connect the two roads and will team up with the Developer to get the road done if needed.
8. Steven Victor stated the new NPDES permit is pending. Time is running out for the 2020 paving season.



9. Robert Bechtold asked about the utilities on the other side of Ashley rd. Steven Victor said that they needed to look at these utilities and contact the respective utility companies.
10. Bill Payne stated that the water line goes up to 31 Ashley rd., about 200' from the proposed plan. It's Oakmont water and an 8" main.
11. Bill Payne asked where the fire hydrants were located and Steven Victor was not sure. Bill said that he will contact Josh Wiggins regarding this matter. Steven Victor said that they will look at the westerly side of Ashley.
12. Bill stated that West Deer already has a Maple St. so we need to think of another tree name for proposed Maple Ct.
13. Bill asked whether the houses will have lamp posts or if there will be street lights. Steve Victor said that they will follow Township specifications. Mark said to put streetlights at intersections.
14. Bill Payne asked about a landscape plan. Steve Victor did not think that it was required at this phase of the project. Bill Payne said to be mindful of sightlines and the height of mature trees. Steve Victor asked whether trees could be planted between the sidewalk and the street.
15. Steven Victor was asked whether he planned to create a buffer for the existing homes on W. Starz and Ashley. Steve Victor will look at the grading plan.
16. Kathy Rojik thought that the grading was too close to the existing houses. Kathy felt that they needed to protect the existing houses.
17. Robert Bechtold asked if they are 2' contours. Steven Victor said yes, Bill stated the existing slope is much higher. The prior developer dumped fill off of the temporary cul-de-sac so the lots in that area will need to have soil engineering performed. .
18. Mark Schmidt asked who the builder would be and Steven Victor said Dan Ryan.
19. Robert Bechtold asked if there would be geotechnical monitoring and Steven Victor said yes; it would be monitored by ACA Engineering.
20. Bill asked whether the house by the ballfield would be bothered by the lights of the ballfield. Steven Victor said that the house is 20' below the ball field.

First motion by Mr. Bechtold and second motion by Mr. Stark to **TABLE THE REQUEST**, voting was unanimous.

**LINKS AT DEER RUN (PITTSBURGH NATIONAL GOLF COURSE) REZONING – REZONING REQUEST**

5 Page drawing Set and Narrative. (See attachments.)

*Represented by Steven Victor, Victor Wetzel Associates*

Steven Victor showed the proposed 132 Acre area (Pittsburgh National golf Course) to be rezoned to R3. The course is not associated with the Links at Deer run. The area fronts on Monier Rd. circles a house, and circles around the existing Deer Links homes. They pal to keep the natural features of the land. Less than 40% is drainage to a stream bed. 15 -40% slope exists overall. The majority is less than 15% sloped area. The woodland area has been identified. The proposed rezoning area will consist of 40' wide traditional family h and active adult/ empty nester homes. Looking at section 5.4 Table, the requirements are for a 60' wide side lot and 10' wide yards.

The Master plan included open spaces on 3 side of the Links, Monier as a collector road, Golf cart paths to be used as walking trails, 3 new streets, 2 access points, existing clubhouse to be redesigned into residential clubhouse and pool. The tan houses are active adult, and the yellow houses are traditional family. There are 350 homes: 2/3 are active adult and 1/3 are traditional family. The existing ponds will remain on the property, and the elliptical existing outparcel now fronts on a public road. The area around the links could be left as R2.

Comments included:

1. Robert Bechtold asked about the Sewage development. Steven Victor said that there is a pump station in the NE corner, they may build their own pump station, or use a gravity fed plan running west to south.
2. Kathy Rojik confirmed with Steven victor that the links are not part of this plan. They would be connected near the clubhouse. Asked whether they would use the new clubhouse, Steven Victor said no as they have their own clubhouse.
3. Kathy felt that the people moved there for a relaxing space away from things. Steven victor said they have the buffer open space.
4. Kathy felt that there should be a 4<sup>th</sup> side buffer and that the buffer space should be larger. Steven victor said that they could lose some houses and take over the walking trail to create a fourth side buffer
5. Kathy asked whether the Links had their own HOA and Steven Victor said yes.
6. Mark Schmidt asked what the advantage was t the township and Steven Victor said Tax revenue. Steven computed the value of the additional homes to the Township to be about 12 million.
7. Scott Shoup said that over the past year the township has been looking to get rid of cluster home development. Steven Victor said then that he should file immediately.
8. Suzanne Garlena asked the increase of traffic on Monier Road. Steven victor said that it would be about 2500 more vehicles per day on Monier Road. A traffic impact study should be done at this intersection. Suzanne stated that there was already a lot of traffic at the Monier and Kaufmann intersection.

9. Tim Rescinati stated that the entire golf course has gas leases underneath, and asked who has the gas rights ? Steven Victor stated that there is a 300' limit from the gas well pad to houses. FYI, the Township ordinance sets the distance to homes and it extends 300'.
10. Nelson Crooks lives on Nicklaus Way. He wants to know the status of the golf course. He thinks there is a proposal to buy the golf course and that the owner will sell. He also wants a buffer on the 4<sup>th</sup> side. He feels that Monier Road is not up to an additional 2500 vehicles per day: it's "scary" road.
11. Gary Torrick lives on Palmer Way. He's a part of Deer Links. He echoes Nelson's concern about traffic on Monier Road. Running stop signs there is a concern, People bought these houses for quiet, progress is progress.
12. Corinne Crooks wonders how you can build houses on golf course land with all the insecticide used? Steven Victor said that they haven't used the kind of chemicals that would be an issue. He has built houses on courses in the Highlands in Ross and Treesdale. Asked about the timeline, Steven Victor said 2 years.
13. Tera Bradleysteck has a farm in the right corner of Development. She had to listen to the chipping of trees for 2 years when the golf course was being worked on and wonders what kind of noise this will create. She doesn't want heavy density development. Currently she likes the woods and fields of West deer and not urban development. She feels that this plan would ruin the complexion of West deer. Also Monier road couldn't handle the extra traffic.
14. Elaine Lapone is a fan of growth but this is not the right area. She feels that golf is still alive and that this course is a hidden gem. She also feels that this development will adversely affect the property values of the homes at the Links.
15. Jack Brissett rides his bike on Monier Rd. and feels that it is a dangerous road. He feels that the density of this plan would be an issue here. He is also concerned with the noise and disturbance created by the building of 350 new homes. He also feels that the Well Pads will have a negative impact on West Deer.
16. Robert Bechtold is not negative as regards development, but feels R3 would not be in the best interest here.

First motion by Mr. Butala and second motion by Mr. Butala to **RECOMMEND DENIAL / NO REZONING**, voting was unanimous.

**WORKSHOP ON GAS DRILLING:**

Tim Rescinati submitted 3 documents concerning the proposed Gas Wells to be submitted into the meeting and the minutes. (See 3 attachments)

Mark Schmidt gave everyone 3 minutes to talk about the wells. He stated that the Gas Wells have been continued till Dec. 31, 2020 and the companies will be back to talk in October and November. He is looking into asking the solicitor to ask Olympus to withdraw the applications.

Comments included:

1. Tim Resciniti of 1006 York Way stated the following concerns:
  - a. See Compliance analysis attachment. The wells are also little compressor stations and he doesn't believe compressor stations are compliant per code. Stations store diesel fuel.
  - b. The wells will transport gas through a mile of pipeline; that needs to be looked into. Natural gas compressors are prohibited in R2 and must be 1200' from road.
  - c. The definition of a deep well needs to be looked at.
  - d. The setbacks exhibits need to be looked into; they are only looking at the drilling pad and not the entire site.
  - e. Olympus incorrectly claims compliance with the West deer ordinance.
2. Jo Resciniti of 1006 York Way read the concerns letter from CROWD (Concerned Residents of West Deer). They ask that the decisions be tabled. (See attachment.)
3. Laura Henderson of 2014 Locust St. is concerned the chemicals used, the lights causing light pollution, and noise in the area. Noise is her greatest concern.
4. Gary Torrick of Palmer Way voiced the following concerns:
  - a. Where is the emergency plan ? How many residents are listed from ½ mile to 1 mile. Where is this list?
  - b. Given the potential for risk, what is the procedure for notification. When is the township notified ? How are the residents notified ? How is the school notified ? Who does Olympus call besides 911 ?
  - c. Who evaluates the situation ? Who helps the disabled?
  - d. What are the plans regarding loss of income, medical care, or Bairdford Park ? Have plans been made to evacuate Bairdford Park during sporting events
  - e. Will signage be posted for evacuation routes for a gas well emergency ?
  - f. Will mass evacuations be practiced ?
  - g. Have evacuation plans been made for St. Victor's masses, weddings, or funerals?
5. Larry Neidig of 3409 Cedar Glen Drive voiced the following concerns: (He is a member of the Deer Lakes School Board)
  - a. Olympus has had the location approved by DEP on Saxonburg Blvd.. 100's to 1000's of water trucks will be traversing Saxonburg Blvd. and East Union Road.
  - b. There have been evacuations up to 2 miles from the gas wells. It has happened.
  - c. Olympus needs to contact the School board and provide a detailed plan on how they will contact the school district and evacuate the schools.
6. Marcia Brissett lives on Middle Road next to the proposed entrance to the gas wells.

- a. Marcia is concerned about the traffic on Middle Road extension. This is not a good road.
  - b. This well will require equipment delivery and the need to schedule trucks for delivery that will impact traffic.
  - c. Marcia is also concerned about the compressor station.
7. Jack Burke comments:
- a. Jack says that this is a very undermined area. How will fracking affect this area ? He has done some research and feels that this is an issue.
  - b. If there was mine subsidence, are property owners in the immediate area or extended area in in West Deer be covered ?
  - c. Can we get mine subsidence insurance now, or will these applications for the gas wells effect our ability to get mine subsidence insurance ?
  - d. Jack echoed Marcy’s concern about Middle Road.
  - e. Property values within ½ mile of the site will go down 20%.
8. Vicky Callendar says that now she lives on Trump Rd.; there’s a lot of noise now. Feels that we are “simple” people and she feels that once the gas wells get into West Deer, they will not leave.

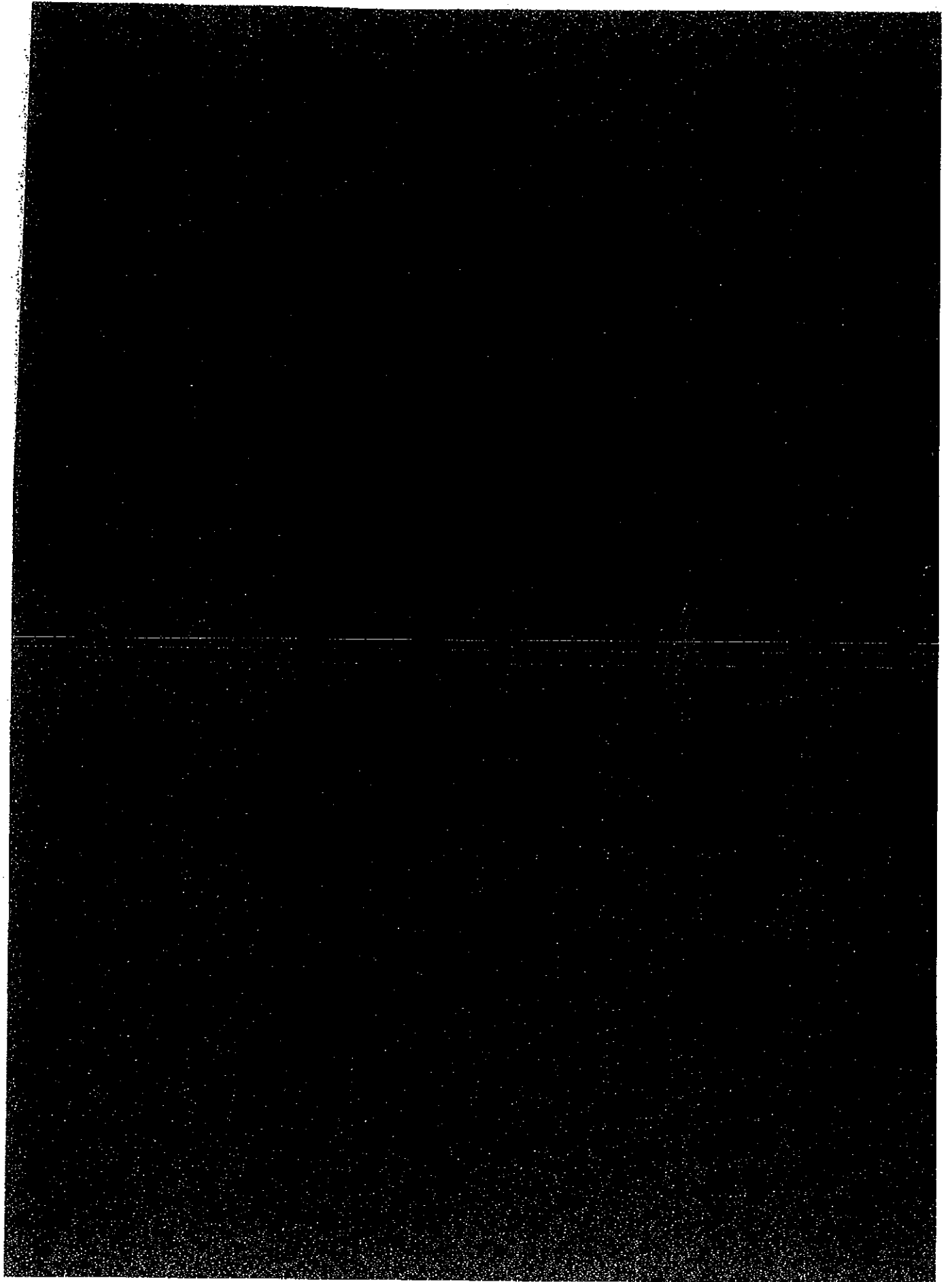
Mark Schmidt said that the comments that are being made will be taken into consideration if they aren’t already on the list of questions for Olympus. Make somebody a point person and they can take information and that person can keep everyone up to date.

9. Julie Hausman lives on Lick Road.
- a. Julie wants to thank everybody for their global and all-encompassing concerns regarding the wells.
  - b. She is concerned mainly about her well water.
  - c. The water supply is important.
  - d. Would Olympus consider connecting those nearby who have wells to the public water system?

Mark Schmidt will be asking the solicitor to ask Olympus to withdraw the applications and come back when they are ready.

### **MUNICIPAL ORDINANCE UPDATES/ CODE REVISIONS/ ZONING REVIEW**

Bill Payne presented updates suggested for the West deer Ordinance to include noise ordinances, places of assembly, social halls, kennels, and public work functions. (See attachment - 31 Pages.) Updates were made, but this was also continued to the August Planning Meeting.



**REPORT FROM THE PARKS AND RECREATION BOARD**

MRS. AMY STARK, CHAIRWOMAN.....

## **Parks & Recreation Report**

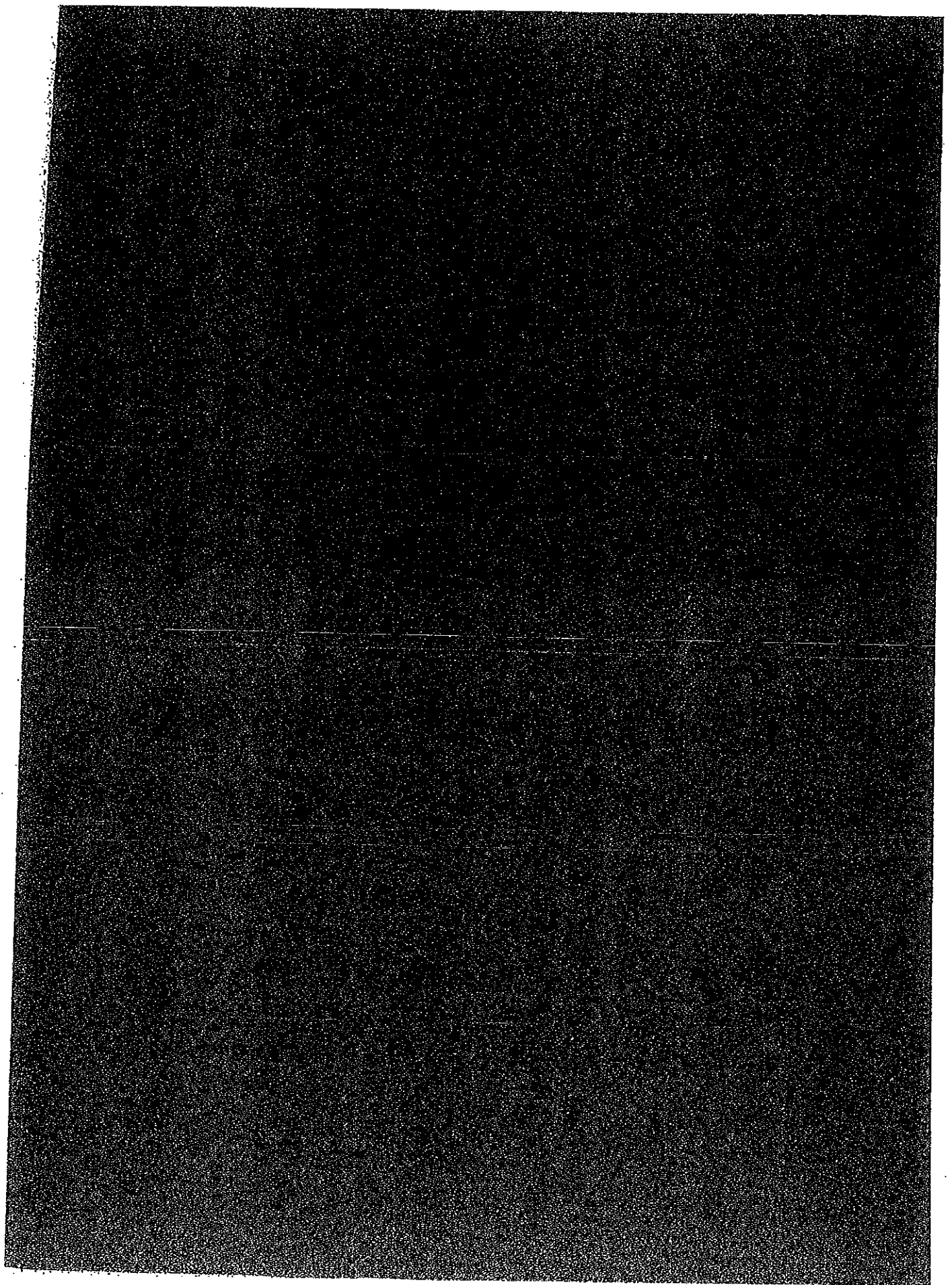
**August 19<sup>th</sup>, 2020**

We will be having a meeting this month (our first since February) to discuss ideas that we could do under the current regulations.

- If you have suggestions, please let me know.

Our next meeting is August 26, 2020.





**ACCEPTANCE: 2021 MINIMUM MUNICIPAL OBLIGATIONS (REVISED MMOS)**

ATTACHED ARE THE 2021 MINIMUM MUNICIPAL OBLIGATION REPORTS FOR THE POLICE AND MUNICIPAL EMPLOYEE PENSION PLANS AS SUBMITTED BY THE TOWNSHIP ACTUARY.

AS PER STATE LAW, THE BOARD SIMPLY HAS TO ACKNOWLEDGE RECEIPT OF THE REPORTS.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO ACKNOWLEDGE RECEIPT OF THE 2021 MINIMUM MUNICIPAL OBLIGATIONS FOR THE POLICE AND MUNICIPAL EMPLOYEE PENSION PLANS.

	<u>MOTION</u>	<u>SECOND</u>	<u>AYES</u>	<u>NAYS</u>
MRS. JORDAN	---	---	---	---
MR. MAUDHUIT	---	---	---	---
MR. FORBES	---	---	---	---
MRS. HOLLIBAUGH	---	---	---	---
MR. KARPUZI	---	---	---	---

**TOWNSHIP OF WEST DEER POLICE PENSION PLAN  
FINANCIAL REQUIREMENT AND MINIMUM MUNICIPAL OBLIGATION  
FOR 2021 MUNICIPAL BUDGET**

---

**A. Normal Cost**

1. Normal Cost as a Percent of Payroll	17.633%
2. Estimated 2020 Payroll for Active Participants	\$ <u>1,039,198</u>
3. Normal Cost (A1 x A2)	\$ <u>183,242</u>

**B. Financial Requirement**

1. Normal Cost (A3)	\$ 183,242
2. Anticipated Insurance Premiums	0
3. Anticipated Administrative Expense	57,156
4. Amortization Payment, if any	<u>201,074</u>
5. Financial Requirement (B1 + B2 + B3 + B4)	\$ <u>441,472</u>

**C. Minimum Municipal Obligation**

1. Financial Requirement (B5)	\$ 441,472
2. Anticipated Employee Contributions (5.0% of Estimated Payroll)	51,960
3. Funding Adjustment, if any	<u>0</u>
4. Minimum Municipal Obligation (C1 - C2 - C3)	\$ <u>389,512</u>

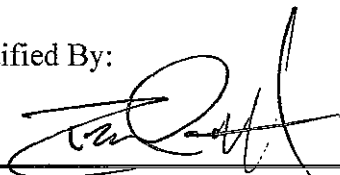
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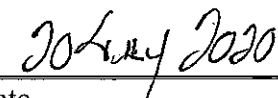
**NOTES:**

1. 2021 General Municipal Pension System State Aid may be used to fund part or all of the municipal obligation and must be deposited within 30 days of receipt. Any remaining balance must be paid from municipal funds.
  2. Deposit into the Plan's assets must be made by December 31, 2021 to avoid an interest penalty.
  3. Any delinquent Minimum Municipal Obligation from prior years must be included in the 2021 budget along with an interest penalty.
- 

**I hereby certify that the above calculations, to the best of my knowledge, are true, accurate, and conform with the provisions of Chapter 3 of Act 205 of 1984.**

Certified By:

  
\_\_\_\_\_  
Chief Administrative Officer

  
\_\_\_\_\_  
Date

Prepared using the January 1, 2019 Valuation.

**MUNICIPAL EMPLOYEES' PENSION PLAN FOR TOWNSHIP OF WEST DEER  
FINANCIAL REQUIREMENT AND MINIMUM MUNICIPAL OBLIGATION  
FOR 2021 MUNICIPAL BUDGET**

---

**A. Normal Cost**

1. Normal Cost as a Percent of Payroll	9.518%
2. Estimated 2020 Payroll for Active Participants	\$ <u>722,104</u>
3. Normal Cost (A1 x A2)	\$ <u>68,730</u>

**B. Financial Requirement**

1. Normal Cost (A3)	\$ 68,730
2. Anticipated Insurance Premiums	0
3. Anticipated Administrative Expense	33,217
4. Amortization Payment, if any	<u>45,944</u>
5. Financial Requirement (B1 + B2 + B3 + B4)	\$ <u>147,891</u>

**C. Minimum Municipal Obligation**

1. Financial Requirement (B5)	\$ 147,891
2. Anticipated Employee Contributions (5.0% of Estimated Payroll)	36,105
3. Funding Adjustment, if any	<u>0</u>
4. Minimum Municipal Obligation (C1 - C2 - C3)	\$ <u>111,786</u>


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**NOTES:**

1. 2021 General Municipal Pension System State Aid may be used to fund part or all of the municipal obligation and must be deposited within 30 days of receipt. Any remaining balance must be paid from municipal funds.
  2. Deposit into the Plan's assets must be made by December 31, 2021 to avoid an interest penalty.
  3. Any delinquent Minimum Municipal Obligation from prior years must be included in the 2021 budget along with an interest penalty.
- 

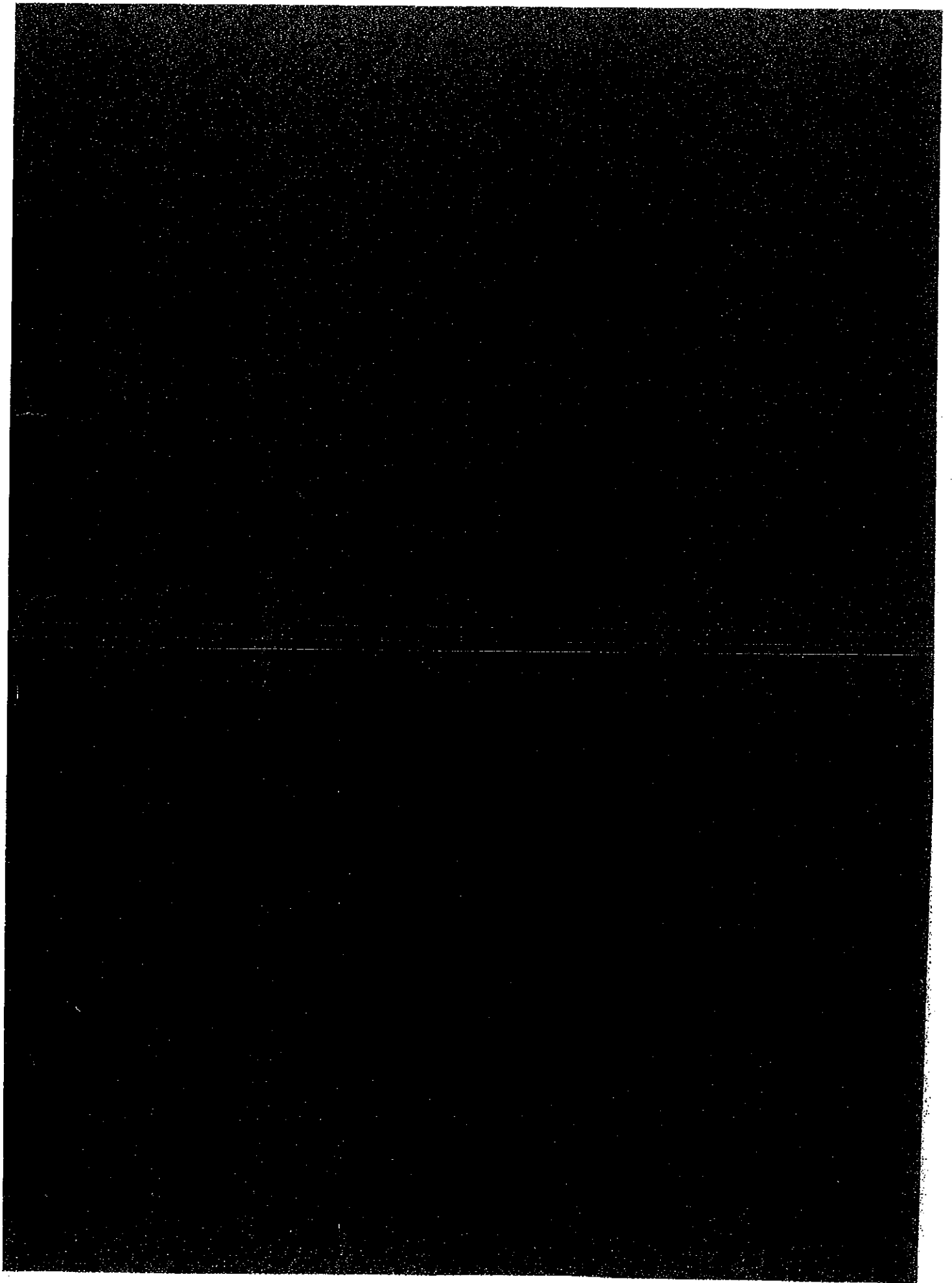
**I hereby certify that the above calculations, to the best of my knowledge, are true, accurate, and conform with the provisions of Chapter 3 of Act 205 of 1984.**

Certified By:

  
 \_\_\_\_\_  
 Chief Administrative Officer

  
 \_\_\_\_\_  
 Date

Prepared using the January 1, 2019 Valuation.



**AUTHORIZATION: GUIDERAIL PROJECT**

THE FOLLOWING QUOTES WERE RECEIVED FOR THE GUIDERAIL PROJECT TO FURNISH AND INSTALL GUIDERAILS ON: SHUSTER ROAD, CLENDENNING ROAD, SHEPARD ROAD, AND DONALDSON ROAD.

(QUOTES ATTACHED).

BIDDERS:	TOTAL:
1) FENCE BY MAINTENANCE SERVICE	\$19,153.76
2) GREEN ACRES CONTRACTING	\$27,825.00
3) ALLEGHENY FENCE CONSTRUCTION CO.	\$29,700.00

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AWARD THE GUIDERAIL PROJECT TO FENCE BY MAINTENANCE SERVICE IN THE AMOUNT OF \$19,153.76 FOR SHUSTER ROAD, CLENDENNING ROAD, SHEPARD ROAD AND DONALDSON ROAD.

	<u>MOTION</u>	<u>SECOND</u>	<u>AYES</u>	<u>NAYS</u>
MR. FORBES	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
MRS. JORDAN	___	___	___	___
MR. MAUDHUIT	___	___	___	___
MR. KARPUI	___	___	___	___



# SHOUP ENGINEERING

CELEBRATING 50 YEARS

329 Summerfield Drive, Baden PA 15005

Tele: 724-869-9560 Fax 724-869-7434

Email: info@shoupengineering.com

July 27, 2020

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

Via Email

Re: 2020 Guiderail Project

Dear Mr. Mator,

Enclosed are three quotes from guiderail contractors for work proposed on Shuster Road, Clendenning Road, Shepard Road and Donaldson Road.

The three quotes are as follows:

- |    |                                      |   |             |
|----|--------------------------------------|---|-------------|
| 1. | Fence By Maintenance Service         | - | \$19,153.76 |
| 2. | Green Acres Contracting              | - | \$27,825.00 |
| 3. | Allegheny Fence Construction Company | - | \$29,700.00 |

If the Township wants to proceed with the work, I would recommend that the Township accept the proposal from Fence By Maintenance Service.

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.

Enclosure(s)

cc: Kevin Olar, via email, w/ enc.  
Barbara Nardis, via email. w/ enc.

**FMS**

# FENCE

**Maintenance Service**



193 CROWE AVENUE • MARS, PA 16046

412-931-4404  
PITTSBURGH

724-935-3021  
WEXFORD

724-285-8780  
BUTLER

724-776-3400  
MARS/CRANBERRY

FAX: 724-935-9311  
www.fencebyfms.com

Email: FenceByFMS@Consolidated.net

NAME	WEST DOOR TOWNSHIP A.H. SCOTT	724-869-7434	DATE	7-13-20
STREET		PHONE (Home)		(Work)
CITY, STATE AND ZIP CODE	FMA	724-869-7434		(Other)

SPEC INSTAL PENN DOT GALVANIZED GUDE RAIL ON 12"6" CENTERS WITH 4"X6"X6" POST DRIVEN INTO GROUND WITH PILE DRIVER. INSTAL SINGLE WRAP AROUND ENDS.

SHOSTER ROAD 237'6" X 11.25 PER FOOT  
2. SINGLE WRAP AROUND END AT 60.00 EACH 120.00

CLENDING ROAD  
150' X 12.00 PER FOOT = 1800.00  
2. SINGLE WRAP AROUND END X 60.00 = 120.00

SHEPARD ROAD  
487'6" X 11.25 PER FOOT = 5484.38

DONALDSON ROAD  
775' X 11.25 PER FOOT = 8718.75  
2. SINGLE WRAP AROUND END AT 60.00 EACH = 120.00

SHOSTER # 2910.63  
CLENDING # 1920.00  
SHEPARD # 5484.38  
DONALDSON # 8838.75  
TOTAL # 19,153.76

We Propose hereby to furnish material and labor-complete in accordance with above specifications, for the sum of: 30 Day Upon Completion dollars (\$ \_\_\_\_\_).

Above prices are good for 30 days unless otherwise noted. Fence By Maintenance Service (FMS) agrees to guarantee workmanship for two (2) years from date of purchase. Prices quoted assumes normal digging conditions, which does not include use of jack hammer. If jack hammer is required to complete job, extra cost will be included in the final invoice. FMS will call PA-One call to have public utilities marked. As of late 2019 the Public Utility Commission has taken over the PA-One Call System. Now the utility companies only have to mark to the end of the right away. So from the right away to your house or any structure is the responsibility of the property owner. Also the utility company may mark the lines as a courtesy but they take no responsibility if they mark it wrong. Fence By Maintenance Service assumes no liability or responsibility for any lines or pipes on customer's property beyond the right away. It is the responsibility of customer to check all local zoning and Homeowner Association regulations and obtain any required permits. Customer is responsible to establish and mark property lines, as well as to clear any objects within 30" of property lines so work can be completed. FMS assumes no responsibility for unmarked sprinkler lines, pool lines, gas lines, electrical lines or any other unmarked lines. The customer will assume all liability for and cost of damage done by directing FMS to dig in immediate vicinity of known or unknown utilities. If customer is unsure of property line, FMS recommends customer to obtain a survey. Customer to supply area for all extra dirt to be placed. If dirt needs to be removed from site, extra cost will be added. The natural characteristics of wood products to bow, twist, warp, check split or shrink are not covered under the above warranty. Final bill is based upon actual amount of fence installed, plus or minus. Partial bill may be billed if work is stopped or delayed. Fence remains property of FMS until paid in full. Project may not be scheduled until down payment and signed contract has been received. All work to be done according to standard practices. All agreements contingent upon strikes, accidents, or delays beyond our control. A finance charge of 1 1/2% per month, which is 18% per year, shall be applied to account not paid within 14 days of completion. Customer agrees to pay all interest and any cost incurred in collection of this debt. Customer grants permission to FMS to use any photos of job in FMS publications. Notice of Cancellation: You the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction with no penalty or forfeit of money.

Please read and understand proposal before you sign.  
Once it is signed it becomes a contract.  
Must be signed for us to begin work.

AUTHORIZED SIGNATURE

**Acceptance of Proposal:** THE ABOVE PRICE, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT MADE AS OUTLINED ABOVE.

SIGNATURE \_\_\_\_\_  
DATE OF ACCEPTANCE \_\_\_\_\_  
3% Service Charge Added for Credit Card Purchases.  
PA HOME IMPROVEMENT REGISTRATION #PA049364







**GREEN ACRES  
CONTRACTING**

PENNSYLVANIA AVENUE  
PO BOX 463  
SCOTTDALE, PA 15683  
PHONE: 724.887.8098 FAX: 724.887.8111

**QUOTATION**

5/31/2019 2:13 PM

**Page 2 of 2**

Green Acres Contracting is an equal opportunity employer.

TO: ATTN: PHONE: FAX:	ECMS or CALL NUMBER: NA KAUFFMAN RD & MAGNOLIA DR WEST DEER TWP	DATE: 5/31/2019 STATE: PA COUNTY: ALLEGHENY
NOTE #	NOTES / EXCLUSIONS DESCRIPTION	
00-001	Does not include bonding, licenses, drug test, training or security clearances.	
00-002	Prices remain firm if quote is accepted within 30 days of bid date.	
00-003	Prices quoted are based on completing the item work in accordance with governing specifications.	
00-004	Quantities quoted are estimated only, billing is on actual quantities installed.	
00-005	Prices quoted do not include provisions for retainage.	
00-006	Prices quoted are based on performing work as one complete package, including all categories quoted. We will accept part packaged items, however we reserve the right to change our pricing should this occur.	
00-007	Prices quoted are based on completing work under normal daylight working hours, Monday thru Friday. Should you require this work being done at night or weekends, please provide this information to our estimating department.	
00-008	Should this quotation result in a subcontract, Green Acres will require the GC to provide final pay quantities for Green Acres approval prior to signing off to owner.	
00-009	Prices quoted are based on all areas being accessible to heavy equipment.	
00-102	Any scrap material removed from project via contract work, extra work, and/or Force Account, becomes property of Green Acres Contracting.	
00-103	Green Acres Contracting does not participate in steel price adjustments.	
00-104	Price does not include furnishing or placing Anchor Bolt for PA Structure Mounted Guide Rail.	
00-105	Three Beam Transitions do not include connection plates and angles for PA 10M Bridge and PA Bridge Barrier.	
00-106	Green Acres Contracting's Payment Terms: Net 30 - Payment due 30 days after Invoice Date.	
00-107	Pricing does not include furnishing or installation of "NO GUIDE RAIL" signs or channelizers.	
02-001	If this quote INCLUDES guide rail items, the patching or sealing around guide rail posts is NOT included in our prices.	
02-002	Prices do not include concrete pads required for underground structures.	
02-003	Guide Rail or end treatment pricing does not include shoulder grading.	
02-110	Concrete inserts to anchor guide rail post or connections are incidental to the concrete items of work. We do not provide concrete inserts.	
02-112	Projects w/PA 10MBrdg Barr, PA Str Mntd & PA Brdg Railing requires completion of certain milestones for timely installation: #1 Contract execution or PO #2 Shop drawings produced & approved (prox 4-6 weeks) #3 Material fabrication & shipment (prox 8-12 weeks)	

**ATTENTION: THIS QUOTATION IS VALID IF ALL PAGES HAVE BEEN DATED, SIGNED AND RETURNED TO GREEN ACRES CONTRACTING.**

PREPARED BY: Gregory M. Pisula

APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

# ALLEGHENY FENCE CONST. CO., INC.

4301 IRVINE STREET  
412-421-6005

PITTSBURGH, PA 15207  
FAX 412-421-1734

TO: Shoup Engineering, Inc.  
329 Summerfield Drive  
Baden, Pa. 15005

DATE: July 23, 2020  
SITE: West Deer Township  
Various Sites  
Guide Rail

ATTN: Scott A. Shoup, P.E. Fax ) 724-869-7434

**PROPOSAL:** We are pleased to submit our estimate on the following at the above location.

SPECS:

4" x 6" posts mechanically driven into ground on 12'6" spacing of posts.  
12 gauge galvanized elements weighing 96 lbs. attached directly to posts.  
Flared wings at all terminal sections.

TOTAL LABOR AND MATERIALS:

A.	Shuster Road: 237.5' L.F. of guide rail with 2 ends.	\$ 4275.00
B.	Clending Road: 150' L.F. of guide rail with 2 ends	\$ 2700.00
C.	Sheapard Road 487.5' L.F. of guide rail. No ends.	\$ 8775.00
D.	Donaldson Road 775' L.F. of guide rail with 4 ends.	\$ 13950.00
TOTAL PRICE Areas A, B, C and D:		\$ 29700.00

NOTE: Price based on posts being able to be mechanically driven into ground.

Price does not include patching any small cracks in asphalt that may arise from pounding of posts.

EXCLUDES: Traffic control. Flagmen. Removal.

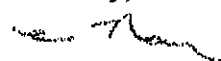
Customers responsibility to clear and show fence line, locate underground utilities and obtain permits.

**LABOR GUARANTEE:** 1 year.

**TERMS:** net 30 days. Per next page terms and conditions.

**DELIVERY:** As required by owner. Pa. Contractors License No. 031722.

Sincerely,



Craig Nayhouse

ACCEPTED: \_\_\_\_\_

DATE: \_\_\_\_\_

07/23/20 09:25AM

ALLEGHENY FENCE

412-421-1734

p.03

**ALLEGHENY FENCE CONSTRUCTION CO., INC.**

Page 2 - proposal

**TERMS & CONDITIONS**

Your Estimate will remain only a Quotation until it has been signed and returned to Allegheny Construction Co., Inc. including any required Down payment. Estimates are based upon prices in effect on the date of the Estimate and may be subject to change. Should the proposal not be accepted within 30 days a new Proposal may be required. The above Proposal, when accepted and acknowledged by Allegheny Fence becomes a Contract between the two parties and it is not subject to cancellation. In the Event, this proposal is not approved by the Allegheny Fence Construction Co., Inc. Sales or Credit Departments, this proposal shall become null and void; any down payment made shall be refunded to the Customer.

**Purchaser has a Legal Right under Federal Law to cancel this Transaction within Three (3) Days (Excluding Sundays) from date of acceptance of this Proposal. THEREAFTER, THE CUSTOMER WILL BE REQUIRED TO PAY A \$50.00 CANCELLATION FEE PLUS ANY ADDITIONAL COSTS THAT WE MAY HAVE INCURRED TO PREPARE YOUR MATERIAL BY OUR SHOP, SUPPLIERS OR MANUFACTURERS.**

**Extras:** Any alteration or deviation from specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. Any work that modifies this proposal will be subject to prices changes, which must be approved by both parties. Oral Agreements will not be honored. Possible additional costs may be incurred due to hidden obstacles, such as fill material, concrete slabs, or rock that cannot be determined in advance by Seller or Purchaser and results in use of additional labor.

**Special Order Material IS NON CANCELLABLE.** No Special Order Materials will be ordered until the Downpayment has been received which is described in the Terms of this Agreement (Front Side). Should your Job Layout Change after materials are ordered; you may be responsible to pay for any extra material ordered if we cannot modify the order with our manufacturer. Should you cancel your order after the material is manufactured, you will be responsible to pay for the material plus the cancellation fee (\$50.00).

Special Order Material is Merchandise that we do not typically Inventory at our Facilities. This includes but is not limited to Ornamental Iron & Aluminum, PVC, Railing, Chain Link Vinyl Systems, and Gate Operators.

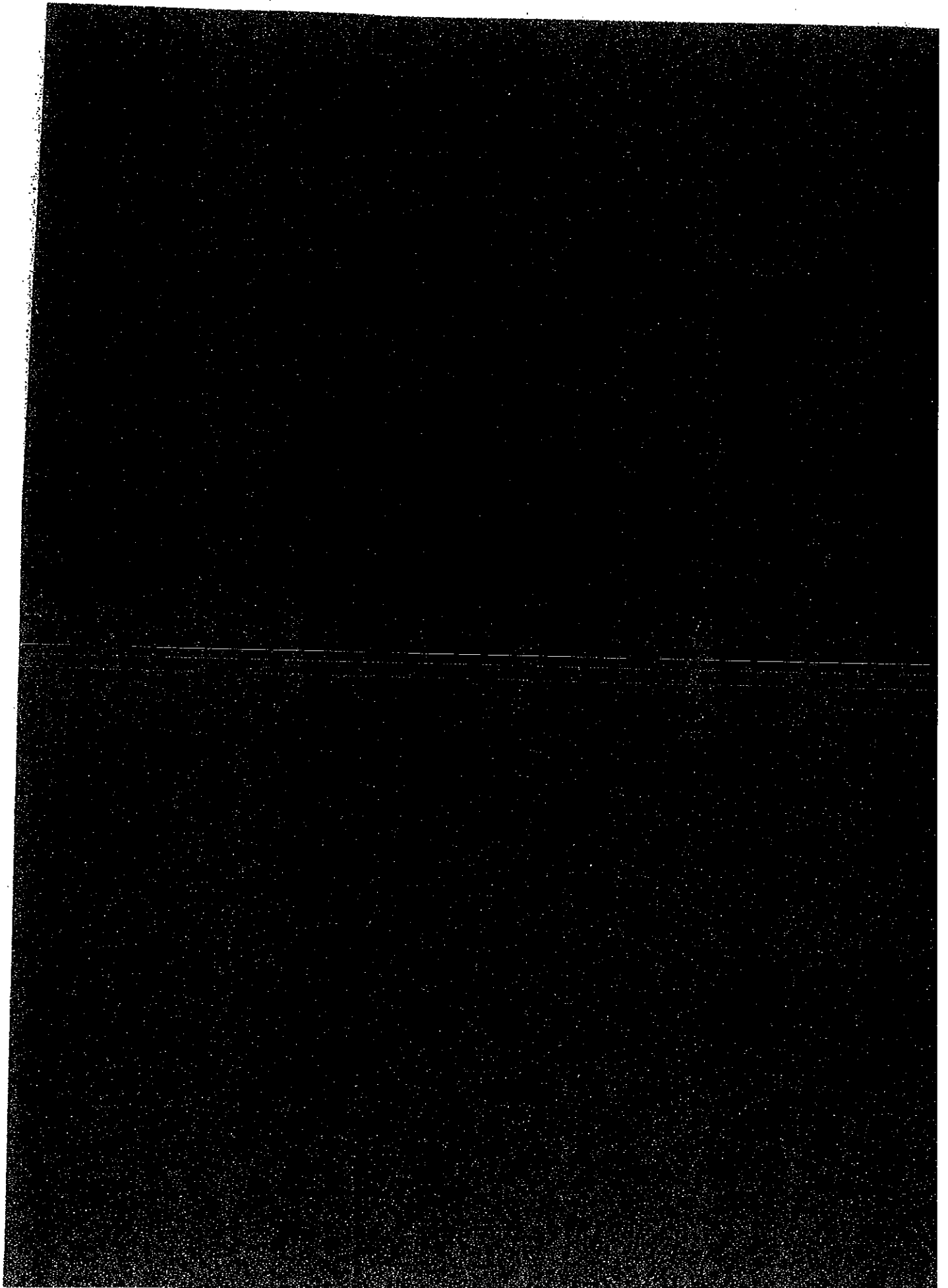
**Placement of Fence:** Purchaser is solely responsible for the location of the Fence and will incur all costs in connection with any claims made about the location of the fence. A Survey or Plot Plan is recommended to review with our Installation Crew.

**Permits/Ordinances:** All Permits are the Purchasers responsibility to obtain. The Purchaser also takes full accountability for any work completed that their Ordinance would not authorize.

**Underground Utilities:** Allegheny Fence Construction Co., Inc. is not responsible should underground utilities, not identified by the Owner, be damaged in any way. All repair costs for damaged utilities will be incurred by the Owner of the Property. Pennsylvania Customers may call the PA One Call System, at least 3 Days before Installation (1-800-242-1776) to have any public underground utilities identified. Property damage referred to in this section specifically includes but shall not be limited to: Underground Electrical Lines, Water Lines, Septic Tanks, Sprinkler Systems, Drain Lines, Building Foundations.

**Past Due Invoices:** All materials remain the Property of Allegheny Fence until full payment is made. It is Allegheny Fence's option to remove the Installation should full payment not be made as per the Terms of this Contract. A Service Charge of 1 1/2% per month (18% Annual Percentage Rate) will be added to Past Due Accounts. The Parties agree that, in the event the purchaser does not pay all sums as listed on the Contract to Allegheny Fence Construction Co., Inc. it may bring suit against the purchaser. The purchaser agrees to pay all costs of collection, including reasonable attorney's fees. The purchaser does hereby agree to grant a security interest to Allegheny Fence Construction Co., Inc. and does further agree that a lien shall be placed against the above described property for all sums due including costs of collection and a reasonable attorney's fee as determined by a Court of Competent Jurisdiction.

Installation of your Project will be completed in a timely manner based upon our backlog of Work Orders.



**AUTHORIZATION: HIRING OF PART-TIME POLICE OFFICERS**

THE BOARD RECEIVED THE ATTACHED MEMORANDUM FROM CHIEF LAPE RECOMMENDING THE HIRING OF DAMIAN BRAND AND CONNOR DOBRANSKY FOR THE POSITION OF PART-TIME POLICE OFFICERS.

SATISFACTORY BACKGROUND CHECKS WERE PERFORMED ON BOTH APPLICANTS.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO HIRE DAMIAN BRAND AND CONNOR DOBRANSKY AS PART-TIME POLICE OFFICERS OF WEST DEER TOWNSHIP, CONTINGENT UPON THEIR COMPLETION OF ALL THE NECESSARY STEPS IN OBTAINING THEIR CERTIFICATION FROM THE PA MUNICIPAL OFFICERS TRAINING COMMISSION.

	<u>MOTION</u>	<u>SECOND</u>	<u>AYES</u>	<u>NAYS</u>
MRS. HOLLIBAUGH	---	---	---	---
MRS. JORDAN	---	---	---	---
MR. MAUDHUIT	---	---	---	---
MR. FORBES	---	---	---	---
MR. KARPUZI	---	---	---	---

# ***West Deer Twp. Police***

# **MEMO**

**To:** Daniel Mator, Township Manager  
**From:** Jonathan D. Lape, Chief of Police  
**Subject:** Hiring of Part Time Police Officer's  
**Date:** August 14, 2020

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Mr. Mator,

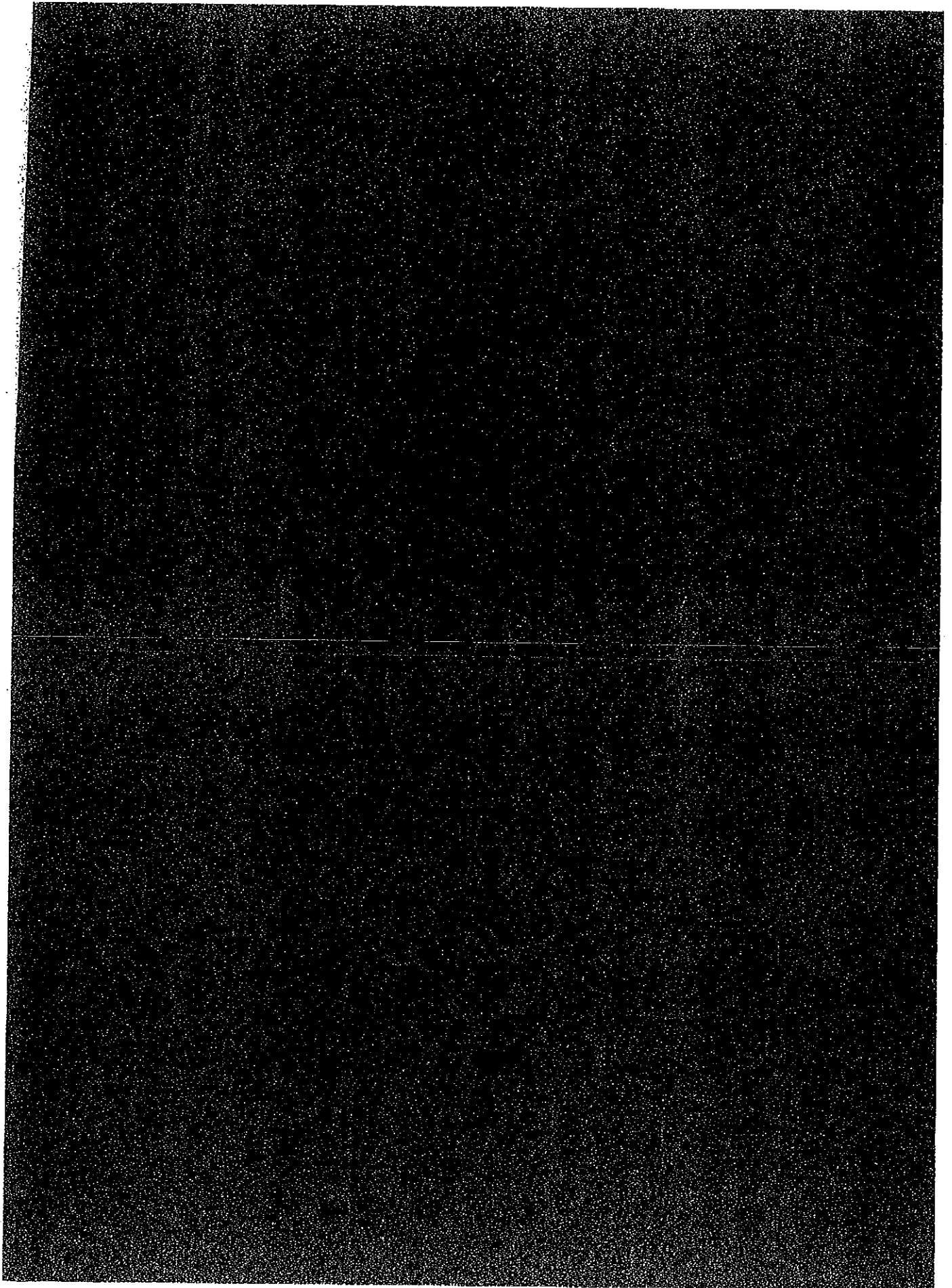
With the resignation of Part Time Officer Botts in February and Part Time Officer Bowman in June the department is asking to replace those two officers this month. Interviews were conducted the week of August 10<sup>th</sup>.

My recommendation to the Board of Supervisors is to hire Damian Brand and Connor Dobransky for the position of Part Time Police Officer.

Damian is a graduate of Springdale High School and the Allegheny County Police Academy, (August 2020). He currently lives on Bakerstown Culmerville Road in West Deer Township.

Connor is originally from the Freeport area and graduated from Freeport High School. He is currently living in the Kittanning area. He attended Butler County Community College and obtained an Associate's degree in Parks and Recreation Management. He graduated from IUP Police Academy in August of 2020.

A background check was performed on Mr. Brand and Mr. Dobransky and nothing was found that would prevent them from working with our department. I would like to recommend to the Board of Supervisors to hire Damian Brand and Connor Dobransky as part time officers with the West Deer Township Police Department on the condition that they both complete all necessary steps in obtaining certification from the PA. Municipal Officers Training Commission.





**AUTHORIZATION: SEIU LOCAL UNION NO. 668 MEMORANDUM OF UNDERSTANDING**

ATTACHED IS A COPY OF THE MEMORANDUM OF UNDERSTANDING BETWEEN WEST DEER TOWNSHIP AND THE SERVICE EMPLOYEES INTERNATIONAL UNION LOCAL 668 FOR THE PURPOSE OF EXTENDING THE EXISTING WEST DEER TOWNSHIP PUBLIC WORKS LABOR AGREEMENT THROUGH 2021.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE THE SIGNING OF THE MEMORANDUM OF UNDERSTANDING BETWEEN WEST DEER TOWNSHIP AND THE SERVICE EMPLOYEES INTERNATIONAL UNION LOCAL 668 EXTENDING THE EXISTING WEST DEER TOWNSHIP PUBLIC WORKS LABOR AGREEMENT.

	<u>MOTION</u>	<u>SECOND</u>	<u>AYES</u>	<u>NAYS</u>
MRS. JORDAN	—	—	—	—
MR. MAUDHUIT	—	—	—	—
MR. FORBES	—	—	—	—
MRS. HOLLIBAUGH	—	—	—	—
MR. KARPUZI	—	—	—	—

MEMORANDUM OF UNDERSTANDING

BETWEEN

WEST DEER TOWNSHIP  
ALLEGHENY COUNTY, PENNSYLVANIA

AND

THE SERVICE EMPLOYEES INTERNATIONAL UNION LOCAL 668

2020

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This Memorandum of Understanding is agreed to on this 19<sup>th</sup> day of August 2020 by and between West Deer Township of 109 East Union Road, Cheswick, PA 15024 and the Service Employees International Union Local 668 ("SEIU") of 510 Third Avenue, Pittsburgh, PA 15219 for the purpose of extending the existing West Deer Township Public Works Union Labor Agreement with these following terms:

- I. One year extension through 31 December 2021
- II. Wages: 3.0% increase in 2021
- III. Health Insurance: 8% flat contribution in 2021
- IV. All other provisions of the collective bargaining agreement remain in effect as previously agreed.

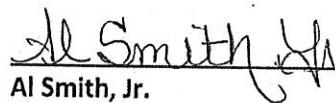
NOW, THEREFORE, in the true spirit of cooperation, we the undersigned – as representatives of our respective bodies – agree to this Memorandum of Understanding and the terms contained within.

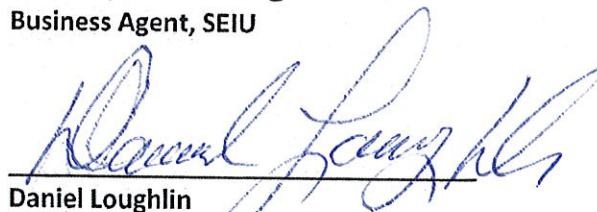
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Arlind Karpuzi  
Chairperson, West Deer Township

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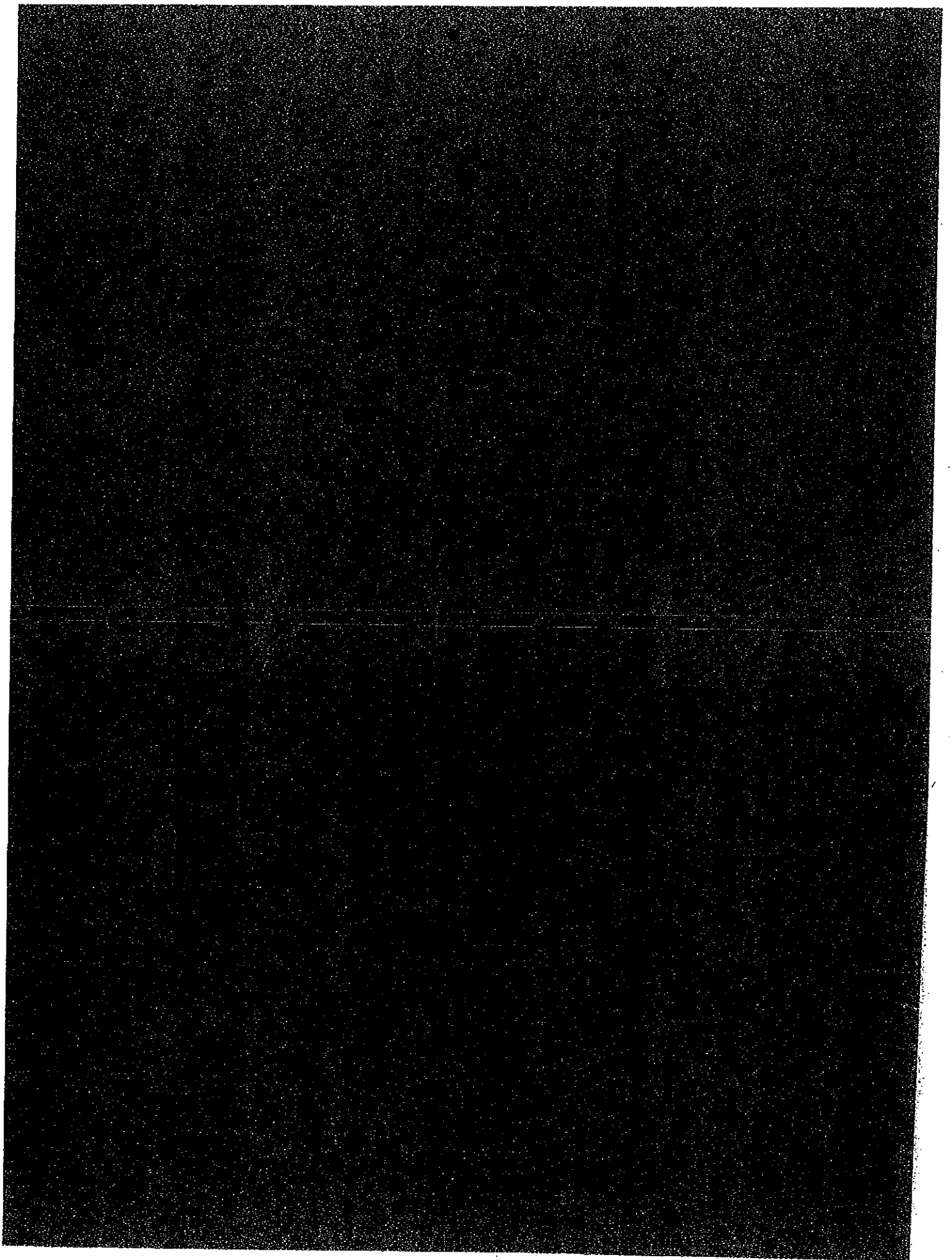
Daniel Mator  
Township Manager, West Deer Township

  
Al Smith, Jr.  
Business Agent, SEIU

  
Daniel Loughlin  
Steward, Public Works Union

---

Frederick Reekie  
Steward, Public Works Union



**AUTHORIZATION: TEAMSTERS LOCAL UNION NO. 205**  
**MEMORANDUM OF UNDERSTANDING**

ATTACHED IS A COPY OF THE MEMORANDUM OF UNDERSTANDING BETWEEN WEST DEER TOWNSHIP AND THE TEAMSTERS LOCAL UNION NO. 205 FOR THE PURPOSE OF EXTENDING THE EXISTING WEST DEER TOWNSHIP SECRETARIAL LABOR AGREEMENT THROUGH 2021.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE THE SIGNING OF THE MEMORANDUM OF UNDERSTANDING BETWEEN WEST DEER TOWNSHIP AND THE TEAMSTERS LOCAL UNION NO. 205 EXTENDING THE EXISTING WEST DEER TOWNSHIP SECRETARIAL LABOR AGREEMENT THROUGH 2021.

	<u>MOTION</u>	<u>SECOND</u>	<u>AYES</u>	<u>NAYS</u>
MR. MAUDHUIT	—	—	—	—
MR. FORBES	—	—	—	—
MRS. HOLLIBAUGH	—	—	—	—
MRS. JORDAN	—	—	—	—
MR. KARPUZI	—	—	—	—

MEMORANDUM OF UNDERSTANDING

BETWEEN

WEST DEER TOWNSHIP  
ALLEGHENY COUNTY, PENNSYLVANIA

AND

THE TEAMSTERS LOCAL UNION NO. 205

2020

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This Memorandum of Understanding is agreed to on this 19<sup>th</sup> day of August 2020 by and between West Deer Township of 109 East Union Road, Cheswick, PA 15024 and the Teamsters Local Union No. 205 ("Teamsters") of 1184 Long Run Road, White Oak, PA 15131 for the purpose of extending the existing West Deer Township Secretarial Labor Agreement with these following terms:

- I. One year extension through 31 December 2021
- II. Wages: 3.0% increase in 2021
- III. Health Insurance: 8% flat contribution in 2021
- IV. Changing the "long day" and hours of the Police Secretary from Thursdays (noon to 8:00pm) to Wednesdays (10:00am to 6:00pm)
- V. All other provisions of the collective bargaining agreement remain in effect as previously agreed

NOW, THEREFORE, in the true spirit of cooperation, we the undersigned – as representatives of our respective bodies – agree to this Memorandum of Understanding and the terms contained within.

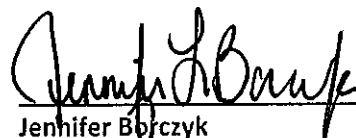
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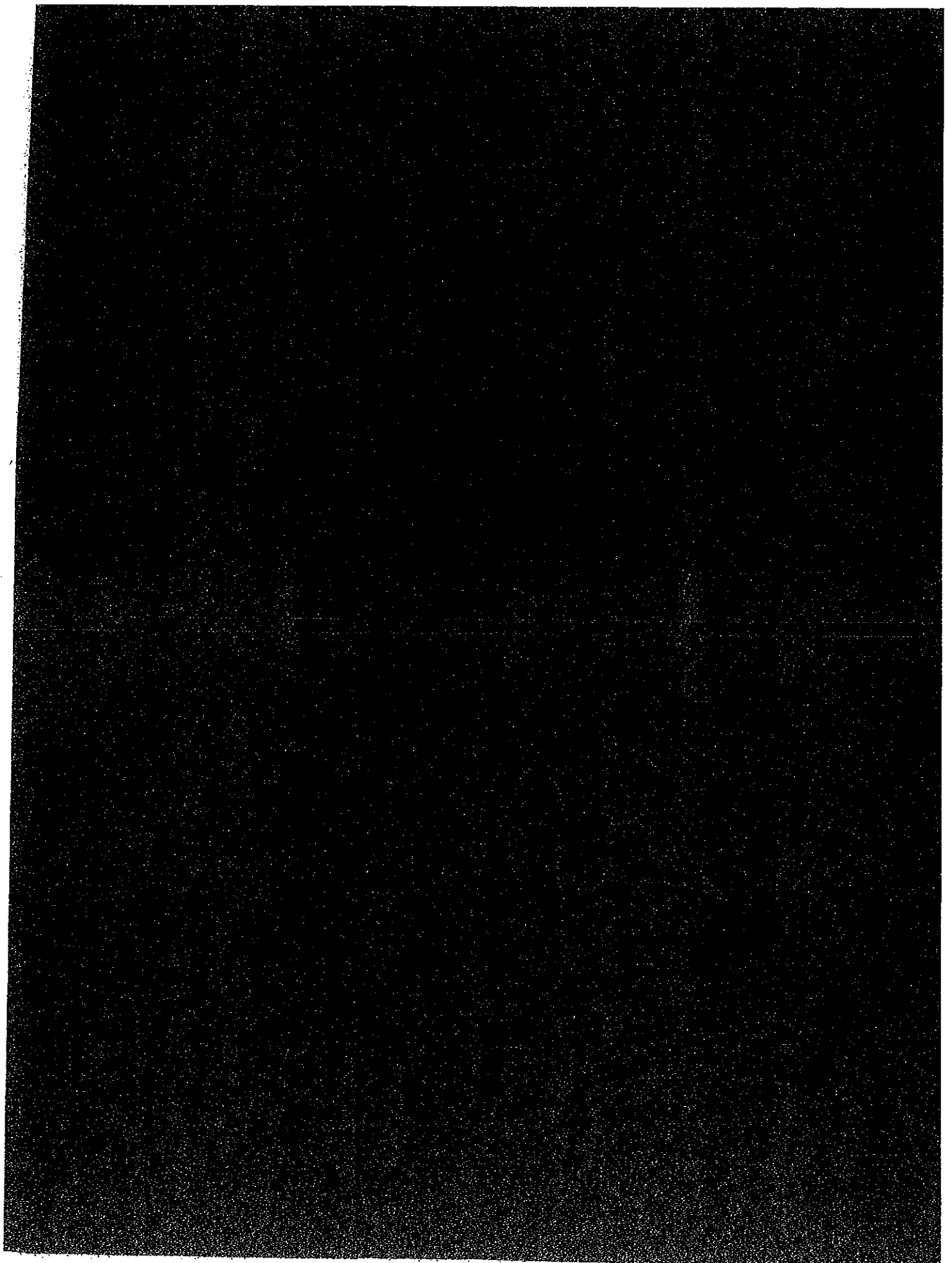
Arlind Karpuzi  
Chairperson, West Deer Township

  
John Winters  
President/Business Agent, Teamsters

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Daniel Mator  
Township Manager, West Deer Township

  
Jennifer Borczyk  
Steward, Secretarial Union



**AUTHORIZATION: TEAMSTERS LOCAL UNION 249 MEMORANDUM OF UNDERSTANDING**

ATTACHED IS A COPY OF THE MEMORANDUM OF UNDERSTANDING BETWEEN WEST DEER TOWNSHIP AND THE TEAMSTERS LOCAL UNION 249 FOR THE PURPOSE OF EXTENDING THE EXISTING WEST DEER TOWNSHIP POLICE UNION LABOR AGREEMENT THROUGH 2021.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE THE SIGNING OF THE MEMORANDUM OF UNDERSTANDING BETWEEN WEST DEER TOWNSHIP AND THE TEAMSTERS LOCAL UNION 249 EXTENDING THE EXISTING WEST DEER TOWNSHIP POLICE UNION LABOR AGREEMENT THROUGH 2021.

	<u>MOTION</u>	<u>SECOND</u>	<u>AYES</u>	<u>NAYS</u>
MR. FORBES	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
MRS. JORDAN	___	___	___	___
MR. MAUDHUIT	___	___	___	___
MR. KARPUZI	___	___	___	___

**MEMORANDUM OF UNDERSTANDING**

**BETWEEN**

**WEST DEER TOWNSHIP  
ALLEGHENY COUNTY, PENNSYLVANIA**

**AND**

**THE TEAMSTERS LOCAL UNION 249**

**2020**

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This Memorandum of Understanding is agreed to on this 19<sup>th</sup> day of August 2020 by and between West Deer Township of 109 East Union Road, Cheswick, PA 15024 and the Teamsters Local Union 249 ("Teamsters") of 4701 Butler Street, Pittsburgh, PA 15201 for the purpose of extending the existing West Deer Township Police Union Labor Agreement with these following terms:

- I. One year extension through 31 December 2021
- II. Wages: 3.0% increase in 2021
- III. Health Insurance: 8% flat contribution in 2021
- IV. All other provisions of the collective bargaining agreement remain in effect as previously agreed.

NOW, THEREFORE, in the true spirit of cooperation, we the undersigned – as representatives of our respective bodies – agree to this Memorandum of Understanding and the terms contained within.

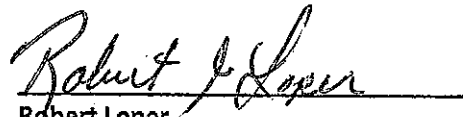
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**Arlind Karpuzi**  
Chairperson, West Deer Township

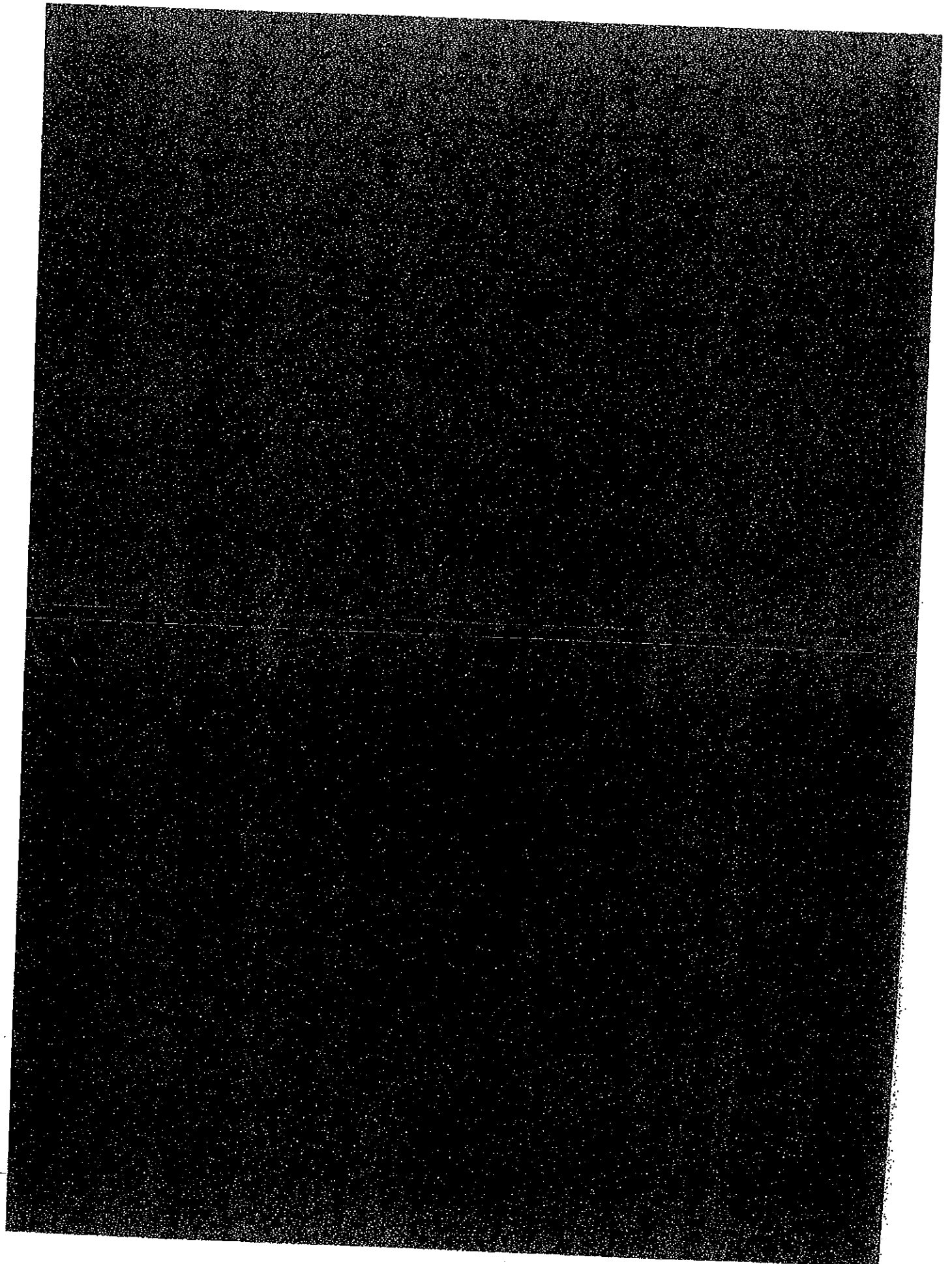
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**Daniel Mator**  
Township Manager, West Deer Township

  
**Kevin Schmitt**  
President, Teamsters

  
**Robert Loper**  
Steward, Police Union





**AUTHORIZATION: VOGEL/SHANK HOLIDAY SCHEDULE CHANGE**

MR. DOUGLAS VOGEL, OWNER OF SHANK WASTE SERVICE INC., SENT THE ATTACHED LETTER TO THE TOWNSHIP MANAGER REQUESTING AN AMENDMENT TO THE CURRENT AGREEMENT BETWEEN WEST DEER TOWNSHIP AND SHANK WASTE SERVICE INC. TO CHANGE THE HOLIDAY SCHEDULE FOR COLLECTION OF REFUSE MATERIALS.

THE CURRENT AGREEMENT LISTS ONLY CHRISTMAS DAY AS A HOLIDAY, WHEREAS SHANK WASTE SERVICE INC. DOES NOT SERVICE EXISTING CUSTOMERS ON THESE ADDED HOLIDAYS: NEW YEAR'S DAY, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY AND THANKSGIVING DAY.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE THE AMENDMENT TO THE REFUSE AGREEMENT BETWEEN WEST DEER TOWNSHIP AND SHANK WASTE SERVICE INC. TO CHANGE THE HOLIDAY SCHEDULE FOR COLLECTION OF REFUSE, AS PRESENTED.

	<u>MOTION</u>	<u>SECOND</u>	<u>AYES</u>	<u>NAYS</u>
MRS. HOLLIBAUGH	___	___	___	___
MRS. JORDAN	___	___	___	___
MR. MAUDHUIT	___	___	___	___
MR. FORBES	___	___	___	___
MR. KARPUZI	___	___	___	___

July 29, 2020

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

***RE: RESIDENTIAL SOLID WASTE COLLECTION AND DISPOSAL & RECYCLABLE  
MATERIAL COLLECTION AND DELIVERY-Holiday Schedule***

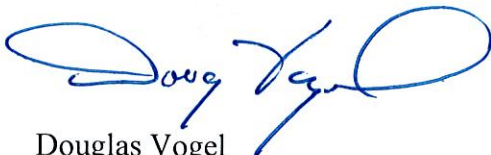
Dear Mr. Mator,

Shank Waste Service, Inc. would like to request a change in the borough contract regarding the holiday schedule. Shank Waste Service, Inc. does not service customers on the following six national holidays, when they fall on a weekday: New Year's Day; Memorial Day; Independence Day; Labor Day; Thanksgiving Day; and Christmas Day. If the scheduled collection day falls on or after a weekday holiday, collection will be one (1) day later. If the collection day falls before a weekday holiday, there will be no change in waste collection.

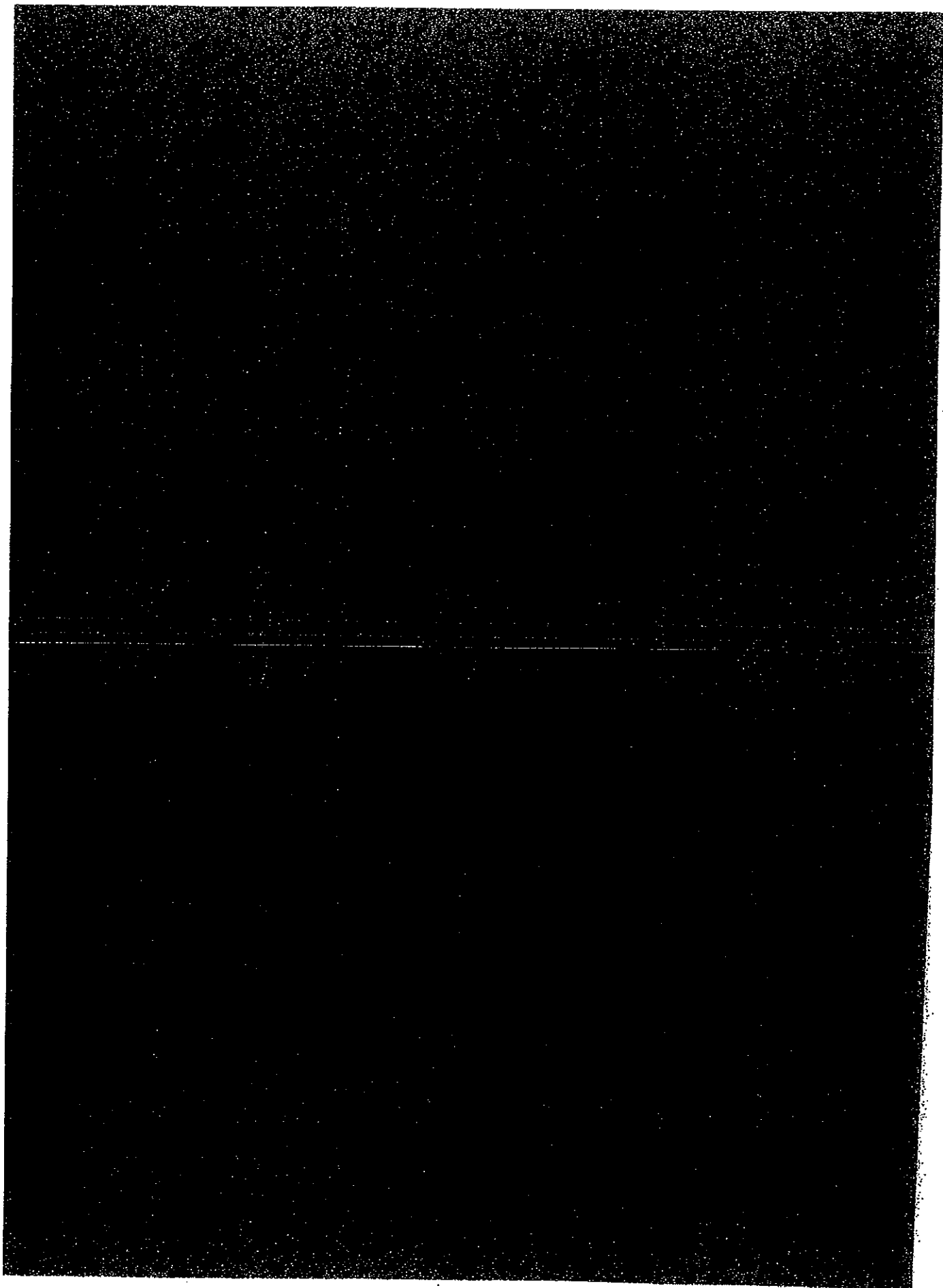
This holiday schedule allows our employees time to spend the holidays with their families.

Please add this request to the Board Meeting agenda for August 19, 2020.

Thank you,  
Shank Waste Service, Inc.



Douglas Vogel  
Vice-President  
dv/js



**AUTHORIZATION: VOGEL/SHANK 2021 OPTION YEAR**

THE TOWNSHIP IS CURRENTLY IN A CONTRACT WITH SHANK WASTE SERVICE, INC. TO COLLECT REFUSE AND RECYCLABLES THROUGH DECEMBER 31, 2020. THAT AGREEMENT HAS AN OPTION YEAR PROVISION FOR 2021.

**OPTION YEAR/PRICE**

2021 -- \$17.50/MONTH

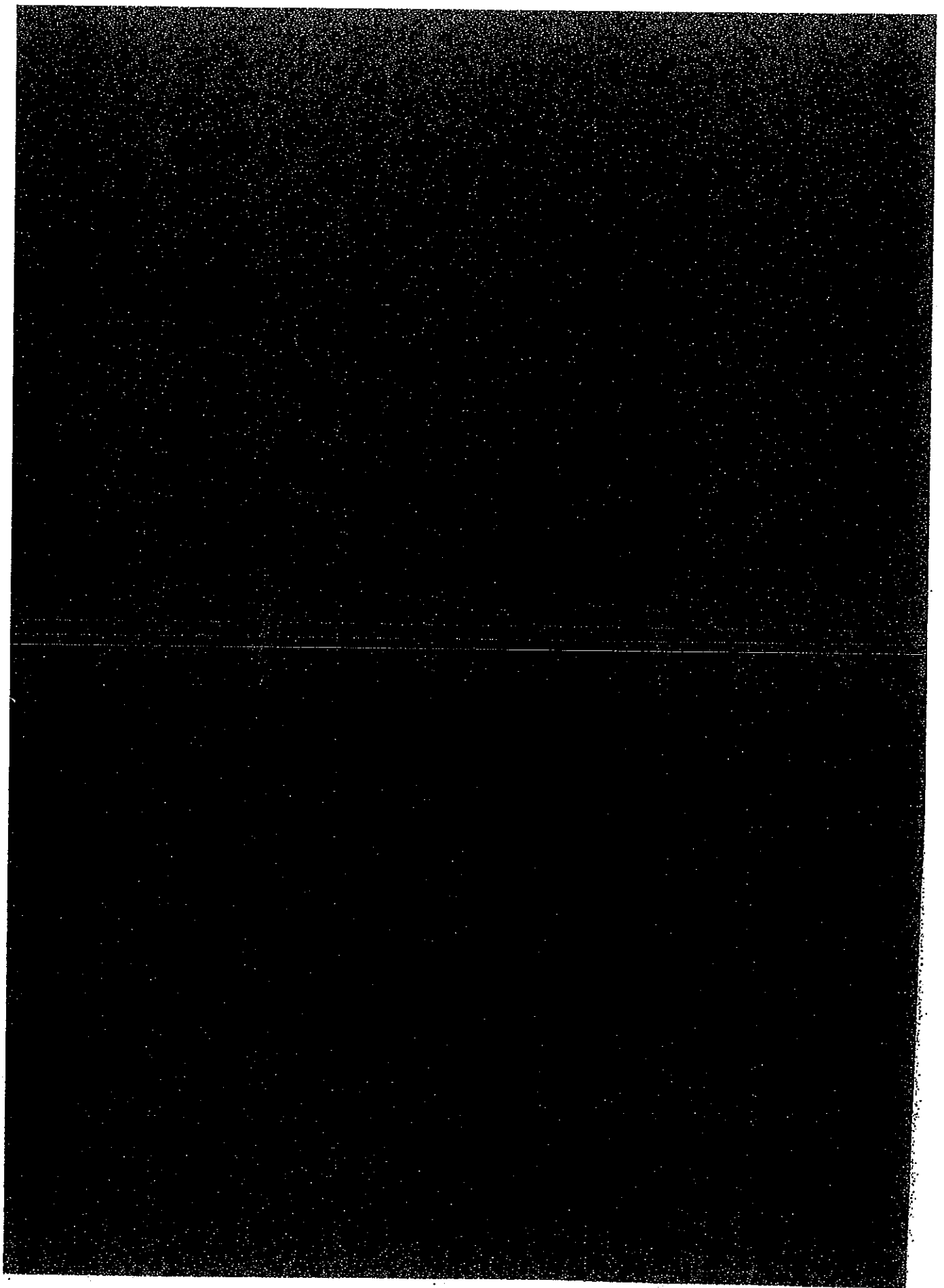
THE SENIOR CITIZENS STICKER PROGRAM WOULD REMAIN THE SAME AT \$2.00/STICKER.

ATTACHED IS A LETTER FROM SHANK WASTE SERVICE, INC. REQUESTING THE 2021 OPTION YEAR BE EXERCISED.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE THE EXERCISING OF OPTION YEAR 2021 WITH SHANK WASTE SERVICE, INC., FOR RESIDENTIAL SOLID WASTE COLLECTION AND DISPOSAL AND RECYCLABLE MATERIAL COLLECTION AS PER THE 2017 AGREEMENT.

	<u>MOTION</u>	<u>SECOND</u>	<u>AYES</u>	<u>NAYS</u>
MRS. JORDAN	___	___	___	___
MR. MAUDHUIT	___	___	___	___
MR. FORBES	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
MR. KARPUZI	___	___	___	___



**AWARD: DEMOLITION CONTRACT**

AFTER FOLLOWING PROPER PROCEDURES, THE BOARD AUTHORIZED THE ADVERTISEMENT OF THE DEMOLITION OF THE STRUCTURE LOCATED AT 494 BAIRDFORD ROAD BAIRDFORD, PA 15006.

LOT/BLOCK # 1669-F-33  
OWNER: NEIL FLORTINE (DECEASED)

THE PROJECT WAS ADVERTISED AND SEALED BIDS WERE RECEIVED UNTIL 10:00 A.M. ON WEDNESDAY, AUGUST 19, 2020, AT WHICH TIME THEY WERE OPENED AND READ ALOUD.

MR. PAYNE WILL DISTRIBUTE THE BID RESULTS AND PROVIDE HIS RECOMMENDATION AT THE MEETING.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AWARD THE DEMOLITION PROJECT TO \_\_\_\_\_ FOR THE STRUCTURE AT THE PROPERTY LOCATED AT 494 BAIRDFORD ROAD BAIRDFORD, PA 15006 IN THE AMOUNT OF \_\_\_\_\_.

	<u>MOTION</u>	<u>SECOND</u>	<u>AYES</u>	<u>NAYS</u>
MR. MAUDHUIT	___	___	___	___
MR. FORBES	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
MRS. JORDAN	___	___	___	___
MR. KARPUZI	___	___	___	___

**DISCUSSION: FALSE ALARM ORDINANCE**

MR. FORBES...



**DISCUSSION: MUNICIPAL PENSION PLAN MANAGEMENT**

MR. FORBES...

**DISCUSSION: REAL ESTATE TAX DEFERRAL ORDINANCE**

MR. FORBES...

**DISCUSSION: SHORT-TERM RENTAL ORDINANCE**

MR. FORBES...

**OLD BUSINESS**

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**NEW BUSINESS**

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**ADJOURNMENT**

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

	<u>MOTION</u>	<u>SECOND</u>	<u>AYES</u>	<u>NAYS</u>
MR. FORBES	—	—	—	—
MRS. HOLLIBAUGH	—	—	—	—
MRS. JORDAN	—	—	—	—
MR. MAUDHUIT	—	—	—	—
MR. KARPUI	—	—	—	—