

**WEST DEER  
TOWNSHIP  
SUPERVISORS  
VIRTUAL  
MEETING**

**February 17, 2021**

**7:00pm: Regular Business Meeting**

Members present:

Mr. Forbes	_____
Mrs. Hollibaugh	_____
Mrs. Jordan	_____
Dr. Mann	_____
Mr. Karpuzi	_____

WEST DEER TOWNSHIP  
Board of Supervisors  
February 20, 2021

7:00 pm: Regular Business Meeting

1. Call to Order
2. Roll Call
3. Comments from the Public
4. Chairman's Remarks
5. Accept Minutes
6. Monthly Financial Report
  - A. Finance Officer's Report
  - B. List of Bills
7. Police Chief's Report
8. Public Works Foreman's Report
9. Engineer's Report
10. Engineer's Annual MS4 Report
11. Building Inspector/Code Enforcement Officer's Report
12. CDC Steering Committee Report
13. Adoption: Ordinance No. 440 (Parking Ordinance)
14. Adoption: Ordinance No. 441 (Deer Lakes Youth Baseball Lease)
15. Adoption: Ordinance No. 442 (Deer Lakes Youth Football Lease)
16. Adoption: Ordinance No. 443 (Deer Lakes Youth Lacrosse Lease)
17. Adoption: Ordinance No. 444 (Deer Lakes Youth Soccer Lease)
18. Adoption: Ordinance No. 445 (Deer Lakes Youth Softball Lease)
19. Adoption: Resolution No. 2021-2 (DUI Grant Application)
20. Authorization: 2021 Road Program Advertisement
21. Authorization: Eastview Farms Preliminary Subdivision Plan
22. Authorization: Purchase and Financing of Police SUVs
23. Authorization: Purchase and Financing of Public Works F-550
24. Authorization: Sale of Mack Truck
25. Discussion: Deer Lakes Youth Baseball Fencing Proposals
26. Old Business
27. New Business
28. Adjournment

# 1 Call to Order

## 2 Roll Call

- Mr. Mator

### **COMMENTS FROM THE PUBLIC**

THE BOARD WILL HEAR COMMENT ON AGENDA AND PUBLIC-RELATED ITEMS AT THIS TIME. PLEASE APPROACH THE MICROPHONE, CLEARLY STATE YOUR NAME AND ADDRESS, AND LIMIT YOUR COMMENTS TO FIVE (5) MINUTES.

## **CHAIRMAN'S REMARKS**

MR. KARPUZI.....

## ACCEPT MINUTES

ATTACHED ARE THE MINUTES OF THE JANUARY 20, 2021 MEETING.

WHAT ACTION DOES THE BOARD WISH TO TAKE?

I MOVE TO ACCEPT THE MINUTES OF THE JANUARY 20, 2021 MEETING AS PRESENTED.

MOTION SECOND AYES NAYES

MRS. JORDAN	___	___	___	___
DR. MANN	___	___	___	___
MR. FORBES	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
MR. KARPUZI	___	___	___	___

West Deer Township  
Board of Supervisors  
20 January 2021  
7:00 p.m.

Members present at the Regular Business Meeting: Arlind Karpuzi, Chairperson; Beverly Jordan, Vice Chair; Brandon Forbes; Shirley Hollibaugh; and Jennifer Mann. Shirley Hollibaugh joined the virtual meeting during the 2021 Board Appointments agenda item. 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.

Roll Call taken by Mr. Mator – Quorum present.

#### COMMENTS FROM THE PUBLIC

- None

#### CHAIRMAN'S REMARKS

- Chairman Karpuzi emphasized his excitement for this year.
- Chairman Karpuzi reported that the Board had put together a good budget for the year.

#### ACCEPT MINUTES

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Forbes to accept the minutes of the 16 December 2020 and 4 January 2021 meetings as presented. Motion carried unanimously 4-0.

#### MONTHLY FINANCIAL REPORT

##### TOWNSHIP OF WEST DEER FINANCE OFFICER'S REPORT 31 December 2020

#### **I - GENERAL FUND:**

	<u>December</u>	<u>YTD</u>	<u>% of Budget</u>
Revenues	359,419.37	6,425,820.82	99.16%
Expenditures	1,461,603.56	6,498,217.23	100.28%
 Cash and Cash Equivalents:			
Sweep Account		<u>181,154.67</u>	<u>181,154.67</u>

#### **II - SPECIAL REVENUE FUNDS**

**Cash and Cash Equivalents:****Street Light Fund:**

Sweep Account - Restricted 40,595.47

**Fire Tax Fund:**

Sweep Account - Restricted 44,014.66

**State/Liquid Fuels Fund:**

Sweep Account - Restricted 148,438.17

233,048.30**Investments:****Operating Reserve Fund:**

Sweep Account - Reserved 1,806,564.96

**Capital Reserve Fund:**

Sweep Account - Reserved 1,476,832.50

3,283,397.46**III - CAPITAL PROJECT FUNDS:****Cash and Cash Equivalents:**0.000.00**TOTAL CASH BALANCE 12/31/20**3,697,600.43

Interest Earned December 2020

**112.62**

	12/1/2020 Debt Balance	November Principal Payment	12/31/2020 Debt Balance
Mars National - VFC #3	\$127,687.57	\$2,607.94	\$125,372.23
NexTier Bank VFC #2	\$409,255.45	\$2,680.96	\$407,852.56

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

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Forbes to approve the Finance Officer's Report as submitted. Motion carried unanimously 4-0.

**NOVEMBER LIST OF BILLS**

Bearcom .....	292.47
Best Wholesale Tire Co. Inc.....	165.90
Hei-Way, LLC.....	606.35
Jordan Tax Service, Inc.....	1136.05
Kress Tire .....	1052.24
Office Depot.....	383.14
Shoup Engineering Inc.....	1433.50
Stephenson Equipment, Inc.....	231.73
Toshiba Financial Services.....	494.11
Tristani Brothers, Inc.....	1160.82
Tucker/Arensberg Attorneys .....	3631.50

Wine Concrete Products, Inc.....2700.00

MOTION BY Supervisor Forbes and SECONDED BY Supervisor Jordan to pay the List of Bills as submitted, and all approved reimbursable items in compliance with generally accepted accounting practices. Motion carried unanimously 4-0.

#### **POLICE CHIEF'S REPORT**

Chief Jon Lape was present and provided a summary report on the Police Department for the month of December 2020. A copy of the report is on file at the Township Building.

#### **PUBLIC WORKS FOREMAN'S REPORT**

Mr. Kevin Olar provided a summary report on the Public Works Department for the month of December 2020. A copy of the report is on file at the Township Building.

Mrs. Jordan thanked the road crew for an excellent job removing snow and ice from the Township roads. She also commended them for the outstanding job of addressing issues at Bairdford Park, which was a request made at a meeting with the youth sports organizations.

#### **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 details of his formal report:

Projects

- None

December Development/Subdivision Review

- The following subdivision and land development plan projects had been reviewed, and review letters were issued to the Township as noted:
  - Eastview Farms
    - A review of this preliminary subdivision plan was performed and a review letter was issued on 16 December 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 December 2020. A copy of the report is on file at the Township Building.

#### **PARKS AND RECREATION BOARD REPORT**

Mrs. Amy Stark, Chairwoman, provided a summary report on the Parks and Recreation Board. A copy of the report is on file at the Township Building.

Mrs. Stark asked for new ideas for the upcoming year and stated any recommendations are also welcome.

#### **CDC STEERING COMMITTEE REPORT**

Mr. Karpuzi reported the executive committee and larger committee with the volunteers had met last month. He added there were some good recommendations that will be brought to the Board in the future.

### **2021 BOARD APPOINTMENTS**

As of 31 December 2020, there are vacancies on the Deer Creek Drainage Basin Authority, Planning Commission, Zoning Hearing Board & The Parks & Recreation Board. Some of the applicants attended the reorganization meeting on 4 January 2021 to meet the Board of Supervisors and to introduce themselves.

### **DEER CREEK DRAINAGE BASIN AUTHORITY – 2 APPOINTMENTS**

In 2020, West Deer Township had four members and Indiana Township had five members serve on the Deer Creek Drainage Basin Authority.

In 2021, West Deer Township will have five members and Indiana Township will have four members serve on the Deer Creek Drainage Basin Authority.

Due to the unfortunate passing of member, David Trocki, the Board of Supervisors must appoint a person to fill Mr. Trocki's unexpired term, which expires 31 December 2023.

The Board received four letters of interest from: Daniel Loughlin, Richard Parks, Susan Pastura & Geno Stello

MOTION BY Supervisor Forbes and SECONDED BY Supervisor Jordan to appoint Richard Parks as a member of the Deer Creek Drainage Basin Authority to fill the unexpired term of member David Trocki, which expires 31 December 2023. Motion carried unanimously 5-0.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Hollibaugh to appoint Susan Pastura as a member of the Deer Creek Drainage Basin Authority for a five-year term to expire 31 December 2025. Motion carried unanimously 5-0.

### **PLANNING COMMISSION – 2 APPOINTMENTS**

Two members' terms expired on 31 December 2020 – Katharine M. Rojik & Robert S. Bechtold. Ms. Rojik and Mr. Bechtold requested reappointment.

The Township did not receive any other letters of interest.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Mann to appoint Katharine M. Rojik and Robert S. Bechtold as members of the Planning Commission for a four-year term to expire 31 December 2024. Motion carried unanimously 5-0.

### **ZONING HEARING BOARD – 1 APPOINTMENT**

One members' term expired on 31 December 2019 – Scott Woloszyk. Mr. Woloszyk requested reappointment.

The Township did not receive any other letters of interest.

MOTION BY Supervisor Forbes and SECONDED BY Supervisor Jordan to appoint Scott Woloszyk as a member of Zoning Hearing Board for a five year to expire on 31 December 2025. Motion carried unanimously 5-0.

### **PARKS & RECREATION BOARD – 1 APPOINTMENT**

One members' term expired on 31 December 2019: Amy Stark. Mrs. Stark requested reappointment.

The Township did not receive any other letters of interest.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Hollibaugh to appoint Amy Stark as a member of The Parks & Recreation Board for a five-year term to expire 31 December 2025. Motion carried unanimously 5-0.

Mr. Karpuzi congratulated all who were appointed and thanked them for their service.

**ADOPTION: RESOLUTION NO. 2021 (COVID POLICY RESOLUTION)**

RESOLUTION NO. 2021-1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WEST DEER, EXTENDING  
A PERSONNEL POLICE AND APPLICATION FOR THE ADMINISTRATION OF PERSONAL LEAVE  
DURING THE COVID-19 PANDEMIC THROUGH MARCH 31, 2021.

Mr. Karpuzi explained the resolution details.

Mrs. Jordan thanked Mr. Forbes for taking the initiative on this resolution, and Mr. Forbes thanked the Board for their support.

MOTION BY Supervisor Forbes and SECONDED BY Supervisor Jordan to adopt Resolution No. 2021-1 extending a personnel policy and application for the administration of personal leave during the covid-19 pandemic through 31 March 2021. Motion carried unanimously 5-0.

**ADOPTION: ORDINANCE NO. 439 (VERIZON CABLE FRANCHISE AGREEMENT)**

ORDINANCE NO. 439

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER AUTHORIZING EXECUTION OF A CABLE  
FRANCHISE AGREEMENT BETWEEN THE TOWNSHIP AND VERIZON PENNSYLVANIA, LLC

Mr. Mator summarized the agreement between the Township and Verizon Cable Franchise.

MOTIONED BY Supervisor Jordan and SECONDED BY Supervisor Mann to authorize the advertisement of Ordinance No. 439 authorizing the execution of a Cable Franchise Agreement between the Township and Verizon Pennsylvania, LLC. Motion carried unanimously 5-0.

**ADOPTION: ORDINANCE NO. 440 (PARKING ORDINANCE)**

ORDINANCE NO. 440

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER PROHIBITING THE PARKING OF VEHICLES ON  
CERTAIN MUNICIPAL STREETS

Mr. Robb outlined the Ordinance.

A great deal of discussion was held on the matter.

Mrs. Jordan objected to section two of the Ordinance, which stated a resident must request permission from the police to park on the street. She stated she felt residents should not have to ask permission, and recommended that residents be required to send a notification instead.

Mr. Robb advised that a change to a notification rather than permission would eliminate the ability for the Township to say "no." He stated the language provided teeth for the ordinance, and that with an unsafe area there needs to be some level of acknowledgement or authorization from the Police Department.

Chief Lape informed the Board – in reference to asking for permission – that residents are already currently following these procedures for some Township residential plans with no issue, and said he is unsure why extending this requirement to additional plans through the Ordinance would now create a conflict.

Mrs. Jordan stated that the Ordinance will be increasing the number of residents affected from one small plan to much larger plans which could cause some friction.

Mr. Robb stated the Ordinance was written in a manner that the Township Manager or Chief of Police are able to establish the procedures, and that it does not have to be ironed out for the Ordinance to pass. He advised that the Ordinance could be passed as-is, and that there is enough flexibility in the Ordinance to make a later change if necessary.

More discussion was held, and Chairman Karpuzi recommended the Board table the motion to reevaluate the verbiage.

MOTION BY Supervisor Mann and SECONDED BY Supervisor Jordan to table the adoption of Ordinance No. 440 prohibiting the parking of vehicles on certain municipal streets. Motion carried unanimously 5-0.

**AUTHORIZATION: ADVERTISEMENT – ORDINANCE NO. 441 (DEER LAKES YOUTH BASEBALL LEASE)**

ORDINANCE NO. 441

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER AUTHORIZING THE EXECUTION OF A GROUND LEASE BETWEEN THE TOWNSHIP OF WEST DEER AND THE DEER LAKES YOUTH BASEBALL

Mrs. Jordan asked Mr. Robb if the Board could motion all the Sports Lease Ordinances as one motion to advertise.

Mr. Robb agreed.

**AUTHORIZATION: ADVERTISEMENT – ORDINANCE NO. 442 (DEER LAKES YOUTH FOOTBALL LEASE)**

ORDINANCE NO. 442

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER AUTHORIZING THE EXECUTION OF A GROUND LEASE BETWEEN THE TOWNSHIP OF WEST DEER AND THE DEER LAKES YOUTH FOOTBALL.

**AUTHORIZATION: ADVERTISEMENT – ORDINANCE NO. 443 (DEER LAKES YOUTH LACROSSE LEASE)**

ORDINANCE NO. 443

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER AUTHORIZING THE EXECUTION OF A GROUND LEASE BETWEEN THE TOWNSHIP OF WEST DEER AND THE DEER LAKES YOUTH LACROSSE.

**AUTHORIZATION: ADVERTISEMENT – ORDINANCE NO. 444 (DEER LAKES YOUTH SOCCER LEASE)**

ORDINANCE NO. 444

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER AUTHORIZING THE EXECUTION OF A GROUND LEASE BETWEEN THE TOWNSHIP OF WEST DEER AND THE DEER LAKES YOUTH SOCCER.

**AUTHORIZATION: ADVERTISEMENT – ORDINANCE NO. 445 (DEER LAKES YOUTH SOFTBALL LEASE)**

ORDINANCE NO. 445

AN ORDINANCE OF THE TOWNSHIP OF THE WEST DEER AUTHORIZING THE EXECUTION OF A GROUND LEASE BETWEEN THE TOWNSHIP OF WEST DEER AND THE DEER LAKES YOUTH SOFTBALL.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Hollibaugh to authorize the advertisement of Ordinance No. 441 through 445 authorizing the execution of a ground lease between the Township and the Deer Lakes Youth Sports Associations. Motion carried unanimously 5-0.

**AUTHORIZATION: ADVERTISEMENT – PENSION PLAN REQUEST FOR PROPOSAL (RFP)**

The Board of Supervisors directed the Township Manager to have a request for proposal (RFP) prepared for the Township's Pension Plan Management. Ms. Sue Trout from Mockenhaupt Benefits Group drafted an RFP, which was reviewed by the committee.

Mr. Forbes stated the RFP Committee met, and reviewed and discussed the proposal.

MOTION BY Supervisor Forbes and SECONDED BY Supervisor Mann to authorize the advertisement of the request for proposal for the Township's Pension Plan Management as presented, with the minimum requirements to reflect a minimum of five or more municipal entities managed, at least one of which must be a Pennsylvania Municipality. A roll call vote was taken. Members voting yes: Mr. Forbes, Mrs. Jordan, Dr. Mann, and Mr. Karpuzi. Member voting no: Mrs. Hollibaugh Motion carried, 4-yes and 1-no.

**AUTHORIZATION: DRAFTING AND ADVERTISEMENT – BUILDING FEASIBILITY STUDY RFP**

In 2021, the Board of Supervisors has budgeted funds to begin the process of building a new Municipal complex. The first step in that process is to receive proposals from professional architectural designers to complete a feasible study.

MOTION BY Supervisor Mann and SECONDED BY Supervisor Jordan to authorize the Township Manager to draft and advertise a request for proposal for a Municipal building complex feasibility study. Motion carried unanimously 5-0.

**AUTHORIZATION: DRAFTING AND ADVERTISEMENT – HUMAN RESOURCES CONSULTANT RFP**

In 2021, the Board of Supervisors has budgeted funds to hire an Independent Human Resources Consultant to update the Township policy and procedures manual – including job descriptions – and to evaluate staffing levels and comparatively analyze wages and benefits.

MOTION BY Supervisor Forbes and SECONDED BY Supervisor Jordan to authorize the Township manager to draft and advertise a request for proposal for the hiring of an Independent Human Resources Consultant. Motion carried unanimously 5-0.

#### **DISCUSSION: ZONING HEARING BOARD ALTERNATES**

Mr. Robb explained that there is currently one alternate for the Zoning Hearing Board, and that the State Municipal Planning Code permits the Board to have up to three alternates. He recommended expanding the pool if the Board had any conflicts or a lack of availability.

Mr. Payne reported that there have been times in the past that the Zoning Hearing meeting just made a quorum. He stated that the alternate would be involved in the Zoning Hearing Board discussions and are permitted to give input; they just cannot vote.

Mr. Robb added the term for an alternate would be three years.

Mr. Karpuzi asked to have an application for Zoning Hearing Board alternates placed on the Township website with a deadline for a date in February so the Board is able to vote at the Regular Business meeting in March.

Mr. Mator agreed to advertise the alternate position on the Township website.

#### **OLD BUSINESS**

- Mr. Karpuzi brought up the Cohen Law Groups Analysis of the Township and asked if Mr. Mator was able to make contact via phone.

Mr. Mator reported a phone meeting with Mr. Cohen had occurred. He stated Mr. Cohen requested certain documentation – which Mr. Cohen had received – and that Mr. Cohen is currently working with the telecommunication companies as directed.

- Mrs. Jordan thanked Mr. Robb for doing what was asked of him in regard to the Parking Ordinance. She added that the Ordinance was discussed during the last meeting, and that it was mentioned that residents would call 911 during non-business hours for on-street parking requests. She felt that there should be a better way to handle these requests so not to overload the 911 system. Mrs. Jordan acknowledged there is a problem, but stated she does not agree with the Ordinance verbiage.

#### **NEW BUSINESS**

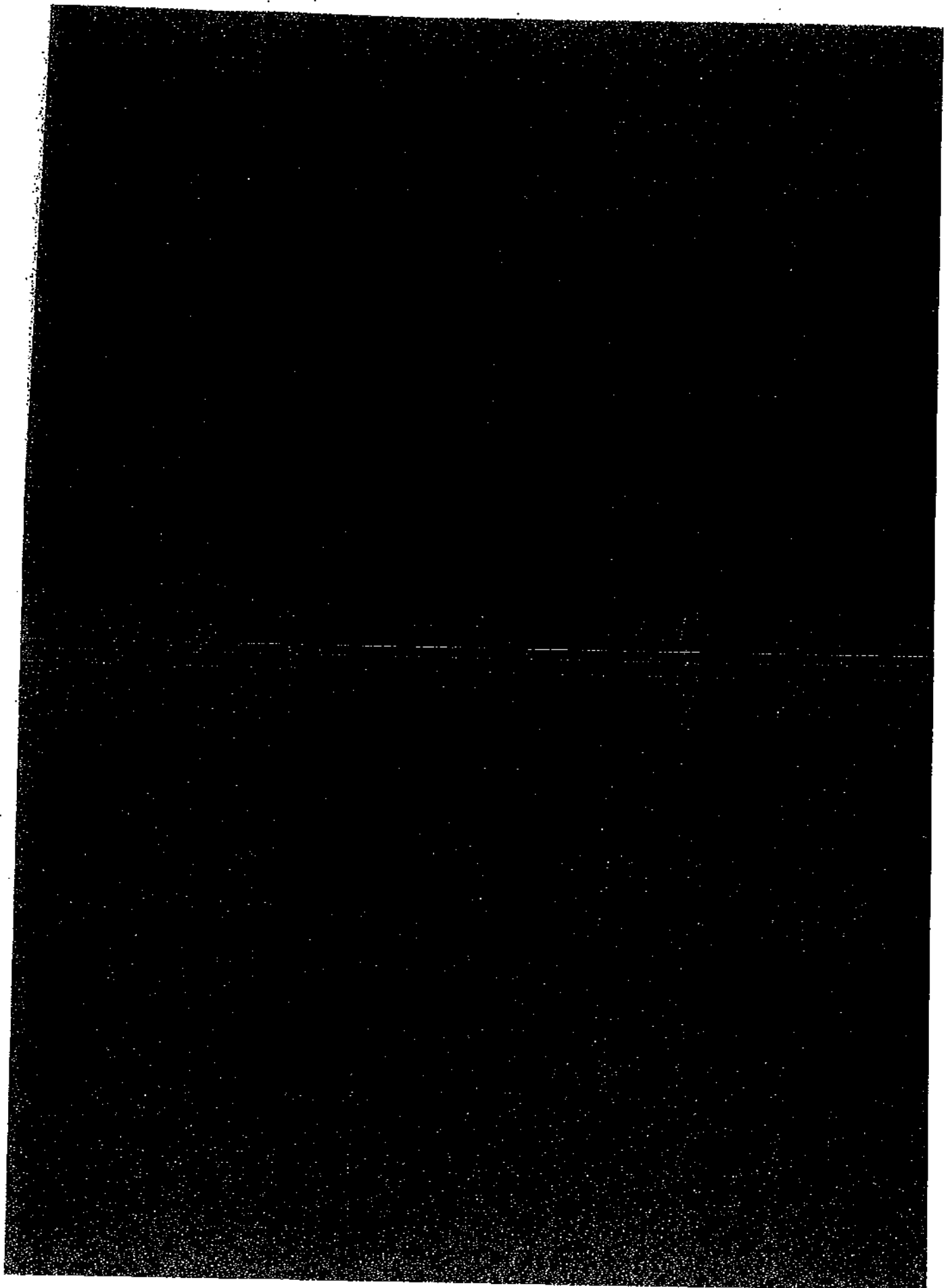
None

#### **ADJOURNMENT**

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Hollibaugh to adjourn the meeting at 8:03 p.m. Motion carried unanimously 5-0. Meeting adjourned.

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Daniel J. Mator Jr., Township Manager



## 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.

MOTION   SECOND   AYES   NAYES

DR. MANN	_____	_____	_____	_____
MR. FORBES	_____	_____	_____	_____
MRS. HOLLIBAUGH	_____	_____	_____	_____
MRS. JORDAN	_____	_____	_____	_____
MR. KARPUI	_____	_____	_____	_____

**FINANCE OFFICER'S REPORT****January 31, 2021****I - GENERAL FUND:**

	<u>January</u>	<u>YTD</u>	<u>% of Budget</u>
Revenues	887,875.13	887,875.13	12.35%
Expenditures	340,815.29	340,815.29	4.74%

**Cash and Cash Equivalents:**

Sweep Account

690,996.40**690,996.40****II - SPECIAL REVENUE FUNDS****Cash and Cash Equivalents:****Street Light Fund:**

Restricted

34,978.43

**Fire Tax Fund:**

Restricted

24,111.65

**State/Liquid Fuels Fund:**

Restricted

128,181.80

**187,271.88****Investments:****Operating Reserve Fund:**

Reserved

1,009,479.87

**Capital Reserve Fund:**

Reserved

1,485,719.94**2,495,199.81****III - CAPITAL PROJECT FUNDS:****Cash and Cash Equivalents:**0.00**0.00****TOTAL CASH BALANCE 1/31/21****3,373,468.09****Interest Earned January 2021****9,751.14**

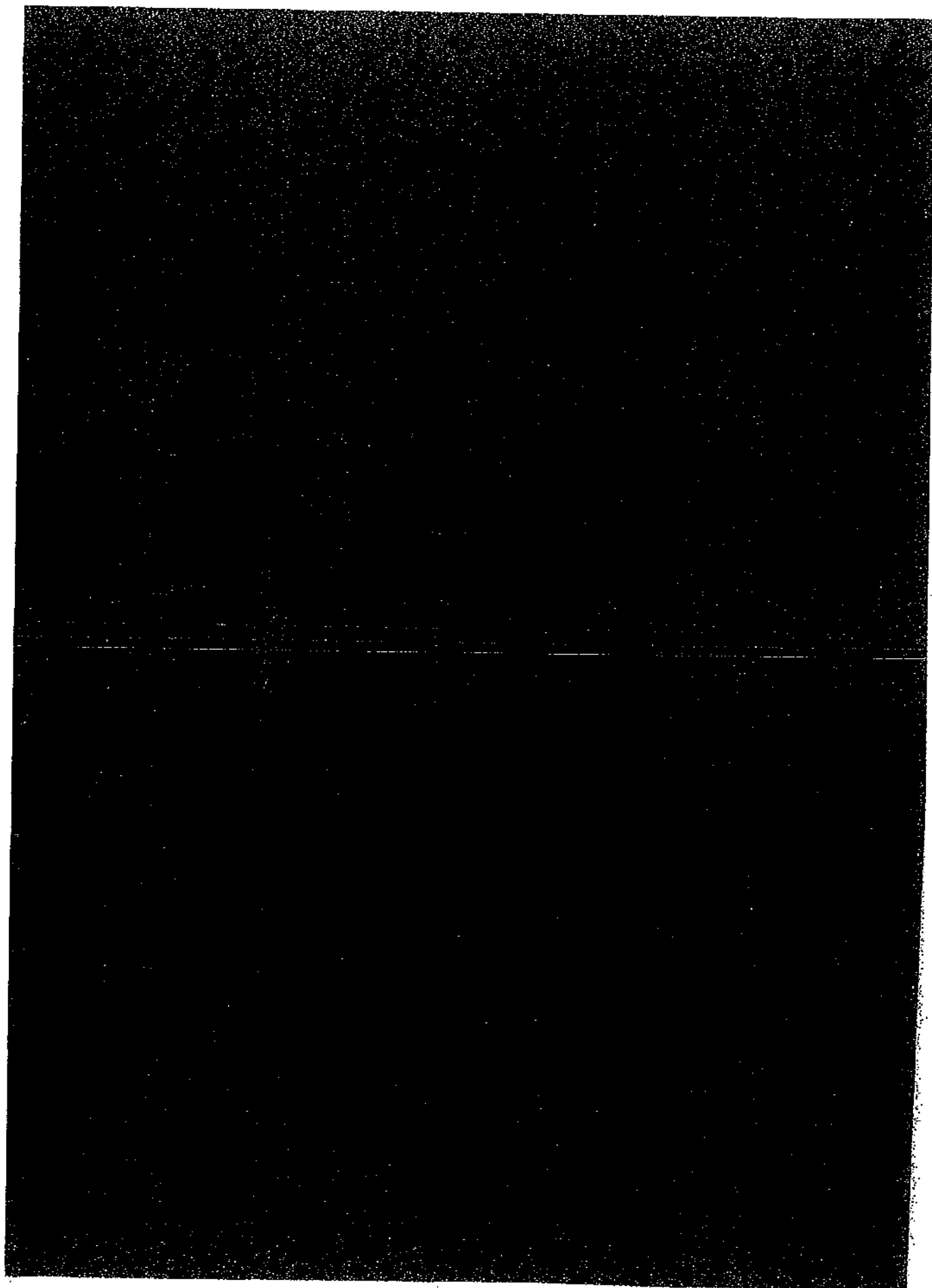
	<u>1/1/2021</u> <u>Debt Balance</u>		<u>January</u> <u>Principal</u> <u>Payment</u>	<u>1/31/2021</u> <u>Debt Balance</u>
Mars National - VFC #3	125,366.77	\$	2,607.94	123,062.23
NexTier Bank VFC #2	407,852.56	\$	2,680.96	406,487.89

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

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

## INTEREST EARNED - 2021

	<u>JANUARY</u>	<u>YTD</u>
GENERAL FUND	\$9.21	\$9.21
STREET LIGHT FUND	\$0.00	\$0.00
FIRE TAX FUND	\$0.80	\$0.80
OPERATING RESERVE	\$26.02	\$26.02
STATE FUND	\$1.60	\$1.60
CAPITAL RESERVE	<u>\$9,713.51</u>	<u>\$9,713.51</u>
<b>TOTAL INTEREST EARNED</b>	<b><u>\$9,751.14</u></b>	<b><u>\$9,751.14</u></b>



B) LIST OF BILLS

WHAT ACTION DOES THE BOARD WISH TO TAKE?

I MOVE TO PAY THE LIST OF BILLS AS SUBMITTED, AND ALL APPROVED REIMBURSABLE ITEMS IN COMPLIANCE WITH GENERALLY ACCEPTED ACCOUNTING PRACTICES.

MOTION SECOND AYES NAYES

MR. FORBES	_____	_____	_____	_____
MRS. HOLLIBAUGH	_____	_____	_____	_____
MRS. JORDAN	_____	_____	_____	_____
DR. MANN	_____	_____	_____	_____
MR. KARPUI	_____	_____	_____	_____

# ACCOUNTS PAYABLE - UNPAID VOUCHER REGISTER

WEST DEER TOWNSHIP

Time: 08:54 am  
Date: 02/11/2021  
Page: 1

By Vendor#  
Cutoff as of: 12/31/9999

Due Dates: 02/15/2021 thru 02/15/2021

Vendor	Name/Desc	ACCT#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
Vendor#:	00005	HEI-WAY, LLC		379.38				379.38		
Vendor#:	00014	ROADSAFE TRAFFIC SYSTEMS		2182.00				2182.00		
Vendor#:	00067	TRISTANI BROTHERS, INC.		2087.47				2087.47		
Vendor#:	00074	STEPHENSON EQUIPMENT, INC.		603.33				603.33		
Vendor#:	00106	JORDAN TAX SERVICE, INC.		1217.69				1217.69		
Vendor#:	00325	MRM WORKERS' COMP FUND		20145.00				20145.00		
Vendor#:	00337	AMERIKOHL AGGREGATES INC		2599.83				2599.83		
Vendor#:	00338	AMERIKOHL TRANSPORT INC		1140.13				1140.13		
Vendor#:	00362	KRESS TIRE		2212.00				2212.00		
Vendor#:	00553	BEST WHOLESale TIRE CO, INC		584.75				584.75		
Vendor#:	00577	TOSHIBA FINANCIAL SERVICES		494.11				494.11		
Vendor#:	00657	OFFICE DEPOT		556.74				556.74		
Vendor#:	00674	BEARCOM		1059.69				1059.69		
Vendor#:	00813	TUCKER/ARENSBERG ATTORNEYS		3538.00				3538.00		
Vendor#:	00830	SHOUP ENGINEERING INC.		659.50				659.50		
FINAL TOTALS:				39459.62				39459.62		

# ACCOUNTS PAYABLE - UNPAID VOUCHER REGISTER

WEST DEER TOWNSHIP

Time: 08:50 am  
Date: 02/11/2021  
Page: 1

By Name  
Cutoff as of: 12/31/9999

Due Dates: 02/15/2021 thru 02/15/2021

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
00337	AMERIKOHL AGGREGATES Road: Limestone	430.611 0121	49057 01/25/2021	2180.63 02/15/2021	01/26/2021			2180.63		N
00337	AMERIKOHL AGGREGATES Road: Anti-Skid	430.372 0221	49219 02/08/2021	419.20 02/15/2021	02/09/2021			419.20		N
Name: AMERIKOHL AGGREGATES INC										
00338	AMERIKOHL TRANSPORT Road: Delivery of Limestone	430.611 0121	33615 01/25/2021	964.07 02/15/2021	01/26/2021			964.07		N
00338	AMERIKOHL TRANSPORT Road: Delivery of Anti-Skid	430.372 0221	33712 02/08/2021	176.06 02/15/2021	02/09/2021			176.06		N
Name: AMERIKOHL TRANSPORT INC										
00674	BEARCOM Road: 2 Radios Installed/mic	430.327 0121	5145619 01/28/2021	767.22 02/15/2021	01/29/2021			767.22		N
00674	BEARCOM Road: Radio Equip Maint	430.327 0221	5147932 02/01/2021	57.47 02/15/2021	02/02/2021			57.47		N
00674	BEARCOM POL: Radio Equip Maint	410.328 0221	5148913 02/02/2021	235.00 02/15/2021	02/04/2021			235.00		N
Name: BEARCOM										
00553	BEST WHOLESALE TIRE Police:Car #36-Inspection/front	410.374 0121	19427 01/19/2021	584.75 02/15/2021	02/02/2021			584.75		N
Name: BEST WHOLESALE TIRE CO, INC										
00005	HEI-WAY, LLC Road: Cold Patch	430.372 0121	10114021 01/15/2021	190.92 02/15/2021	01/21/2021			190.92		N
00005	HEI-WAY, LLC Road: Cold Patch	430.372 0121	10127003 01/28/2021	188.46 02/15/2021	02/01/2021			188.46		N
Name: HEI-WAY, LLC										
00106	JORDAN TAX SERVICE, Delinquent R E Tax Commission	403.140 0121	1-C-#116 01/18/2021	1217.69 02/15/2021	01/22/2021			1217.69		N
Name: JORDAN TAX SERVICE, INC.										
00362	KRESS TIRE Road: TIRE/Disposal	430.374 0221	9878-36 02/01/2021	180.00 02/15/2021	02/02/2021			180.00		N

# ACCOUNTS PAYABLE - UNPAID VOUCHER REGISTER

WEST DEER TOWNSHIP

Time: 08:50 am  
Date: 02/11/2021  
Page: 2

By Name  
Cutoff as of: 12/31/9999

Due Dates: 02/15/2021 thru 02/15/2021

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
00362	KRESS TIRE	430.374	9881-12	1080.00				1080.00		N
Road	MG-95316: TIRES	0121	01/21/2021	02/15/2021	01/22/2021					
00362	KRESS TIRE	430.374	9885-11	952.00				952.00		N
Road:	Trk #6-TIRES	0221	02/08/2021	02/15/2021	02/09/2021					
Name:	KRESS TIRE			2212.00				2212.00		
00325	MRM WORKERS' COMP	FU 486.354	2021PRJ5614	20145.00				20145.00		N
Insall	3 of 4-workmens Comp	In0221	02/15/2021	02/15/2021	02/08/2021					
Name:	MRM WORKERS' COMP FUND			20145.00				20145.00		
00657	OFFICE DEPOT	406.210	147259418001	268.86				268.86		N
Office	Supplies	0121	01/13/2021	02/15/2021	01/26/2021					
00657	OFFICE DEPOT	410.210	147737107001	87.90				87.90		N
Police:	Supplies	0121	01/13/2021	02/15/2021	01/26/2021					
00657	OFFICE DEPOT	410.210	153186401001	199.98				199.98		N
Police:	Pro Stream Webcam	0121	01/28/2021	02/15/2021	02/05/2021					
Name:	OFFICE DEPOT			556.74				556.74		
00014	ROADSAFE TRAFFIC SYS	430.245	126570	1932.00				1932.00		N
Road:	U Channel Posts/No On St	0121	01/14/2021	02/15/2021	01/21/2021					
00014	ROADSAFE TRAFFIC SYS	430.245	127073	150.00				150.00		N
Road:	24x30 Speed Limit-15 MPH	0121	01/26/2021	02/15/2021	01/28/2021					
00014	ROADSAFE TRAFFIC SYS	430.245	127608	100.00				100.00		N
Road:	18x8 vinyl decals	0221	02/08/2021	02/15/2021	02/11/2021					
Name:	ROADSAFE TRAFFIC SYSTEMS			2182.00				2182.00		
00830	SHOUP ENGINEERING IN	408.313	21-34	453.50				453.50		N
Engineering:	Miscellaneous	0121	01/31/2021	02/15/2021	02/04/2021					
00830	SHOUP ENGINEERING IN	408.319	21-35	51.50				51.50		N
Engineering:	Leto well Pad	0121	01/31/2021	02/15/2021	02/04/2021					
00830	SHOUP ENGINEERING IN	408.319	21-36	128.75				128.75		N
Engineering:	Eastview Farms	0121	01/31/2021	02/15/2021	02/04/2021					
00830	SHOUP ENGINEERING IN	408.319	21-37	25.75				25.75		N
Engineering:	Oakwood Heights	0121	01/31/2021	02/15/2021	02/04/2021					

By Name  
Cutoff as of: 12/31/9999

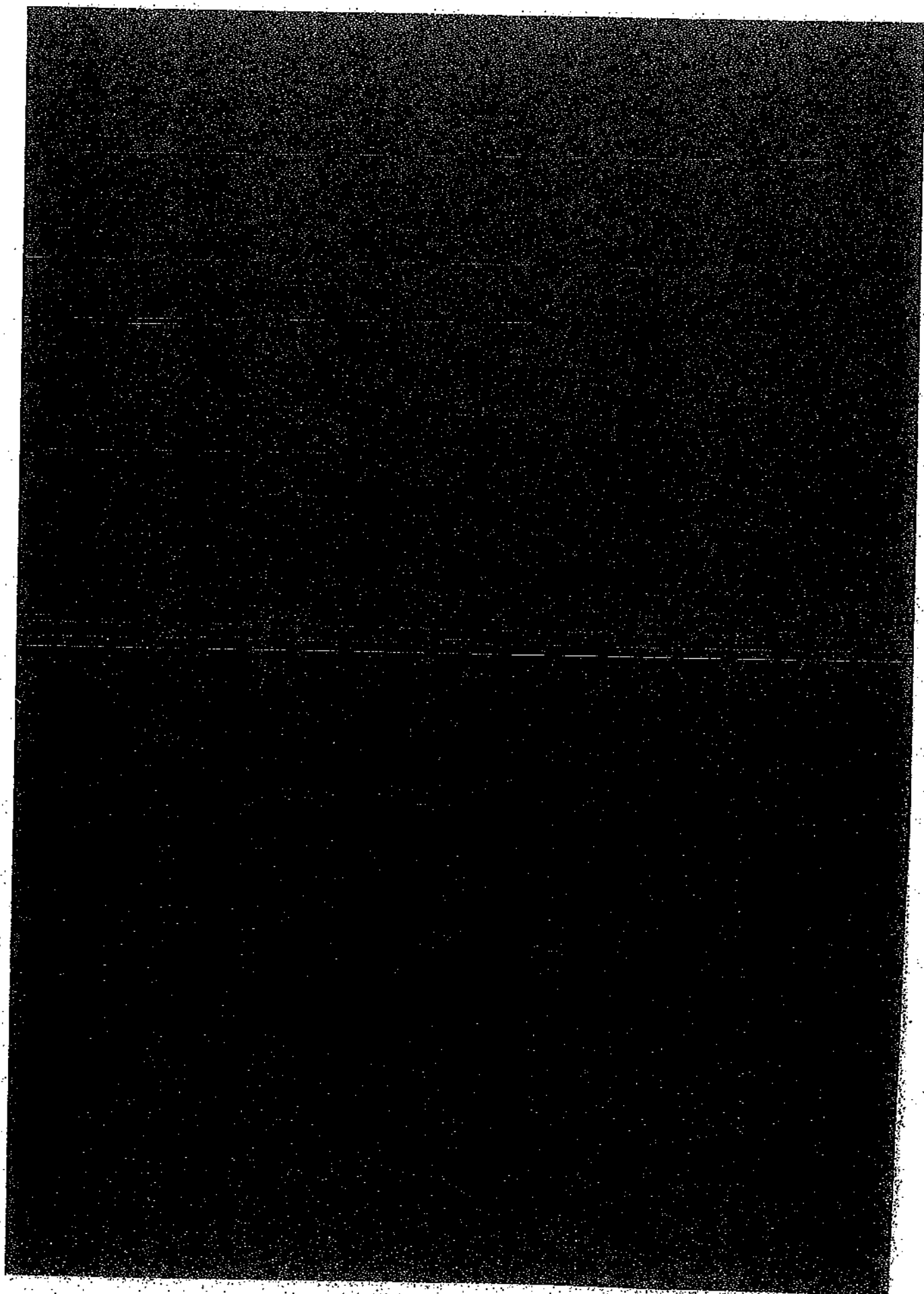
Due Dates: 02/15/2021 thru 02/15/2021

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
Name: SHOUP ENGINEERING INC.				659.50				659.50		
00074	STEPHENSON EQUIPMENT 430.374 Road:Hydraulic fl/edge/locnuts0121	18036814	01/08/2021	547.38	02/15/2021	01/13/2021		547.38	N	
00074	STEPHENSON EQUIPMENT 430.374 Road: stand plunger/eyebo1/tri0221	18037692	02/03/2021	55.95	02/15/2021	02/04/2021		55.95	N	
Name: STEPHENSON EQUIPMENT, INC.				603.33				603.33		
00577	TOSHIBA FINANCIAL SE 406.261 Lease & Maintenance of Copiers0121	5013524354	01/18/2021	249.17	02/15/2021	01/26/2021		249.17	N	
00577	TOSHIBA FINANCIAL SE 410.261 Lease & Maintenance of Copiers0121	5013524354	01/18/2021	244.94	02/15/2021	01/26/2021		244.94	N	
Name: TOSHIBA FINANCIAL SERVICES				494.11				494.11		
00067	TRISTANI BROTHERS, I 430.374 Road: 2014 F550-Inspection/bra0121	210110	02/08/2021	1791.58	02/15/2021	02/08/2021		1791.58	N	
00067	TRISTANI BROTHERS, I 430.374 Road: Trk #8-Hydraulic hoses 0121	210111	02/08/2021	295.89	02/15/2021	02/08/2021		295.89	N	
Name: TRISTANI BROTHERS, INC.				2087.47				2087.47		
00813	TUCKER/ARENSBERG ATT 404.111 Legal Services: Retainer 0121	612079	01/31/2021	500.00	02/15/2021	02/11/2021		500.00	N	
00813	TUCKER/ARENSBERG ATT 404.111 Legal Services:Olympus Gas we10121	612080	01/31/2021	759.50	02/15/2021	02/11/2021		759.50	N	
00813	TUCKER/ARENSBERG ATT 404.111 Legal Services:General 0121	612081	01/31/2021	2278.50	02/15/2021	02/11/2021		2278.50	N	
Name: TUCKER/ARENSBERG ATTORNEYS				3538.00				3538.00		

FINAL TOTALS:

39459.62

39459.62



**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: February 4, 2021

Attached is the Officer's Monthly Report for January 2021.

JB

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

## Points of Interest

January 2021

Budget Figure YTD – 8.71%

### Chief Jonathan Lape

- January 27 & 28- Attended mandatory Updates Training

### K9 Officer Edward Newman

- January 8- New K9 Vehicle picked up from Team Force by Officer Newman and Sergeant Loper
- January 18- New K9 vehicle taken for graphics application.
- January 22- New K9 vehicle put into service.

### Sergeant Mikus & Officer Petosky

- January 8- Training held at Ross Twp. Annex. Various tasks accomplished including organization, cleaning of weapons, building of tools using during callouts, audits, and other various beginning of the year tasks.
- January 29- Training held at Hampton Twp. Firearms Range. Use of Force training conducted prior to firearms training that focused on weapons drills.

### Deer Lakes School District

- District to continue full remote till January 19, 2021
- Students returned to hybrid (Mon-Thur) January 19
- See attached SRO Report

### Explorers

- Cancelled for both weeks due to COVID-19 restrictions.

### Misc. Details

- January 25 & 26- Officer Burk attended mandatory Updates training.

### Correspondence

- January 5- Received commendations for Officer Evan and Officer Rigous for their actions delivering a toy to a 5<sup>th</sup> grader from his speech therapy teacher. (See attached letters to both Chief Lape and to Officers Evan and Rigous, as well an included photo)
- January 7- Received a thank you and photo from a boy who was sent a patch from our department. (Letter and photo attached)
- January 31- Received thank you card from a family who was part of the Toy Program for 2020 (See attached)

**OFFICER'S MONTHLY REPORT**  
**January 2021**

	<u>CURRENT MONTH</u>	<u>PREVIOUS MONTH TO DATE</u>	<u>YEAR TO DATE</u>
REPORTABLE CALLS FOR SERVICE	43	0	43
CALLS FOR SERVICE/FIELD CONTACTS	385	0	385
ALL OTHER CALLS	467	0	467
<b>TOTALS CALLS FOR SERVICE</b>	895	0	895
 <u>ARRESTS</u>			
ADULT	5	0	5
JUVENILE	0	0	0
TRAFFIC CITATIONS	6	0	6
NON TRAFFIC CITATIONS	2	0	2
PARKING CITATIONS	0	0	0
WARNINGS	2	0	2
 <u>PERSONNEL</u>			
GRIEVANCES FILED BY POLICE OFFICERS	0	0	0
CITIZENS COMPLAINTS ON POLICE OFFICERS	0	0	0
LETTERS COMMENDING POLICE OFFICERS	1	0	1
 <u>VEHICLE REPORTS</u>			
TOTAL MILES TRAVELED	10,424	0	10,424
GALLONS OF GASOLINE USED	475.9	0.00	475.9
REPAIRS/MAINTENANCE	807.97	0.00	807.97
 <u>OVERTIME PAID</u>			
COURT (OFF DUTY)	0	0.00	0
PRELIMINARY HEARINGS	0	0.00	0
PRETRIAL	0	0.00	0
INVESTIGATIONS	0	0.00	0
ARRESTS	0	0.00	0
SPEED CHECKS	0	0.00	0
PRIVATE CONTRACTS	0	0.00	0
MISC. HOURS - FILLED SHIFTS	0	0.00	0
MISC. HOURS - ADMIN. HOURS	0	0.00	0
MISC. HOURS		0.00	0
<b>TOTAL HOURS</b>	0	0.00	0



**West Deer**  
TOWNSHIP  
ALLEGHENY COUNTY PA

# POLICE DEPARTMENT

---

Monthly Report  
Deer Lakes School District  
SRO / Security Detail & Logs

## JANUARY 2021

### WDPD INCIDENT REPORTS

**TOTAL: 0**

- SRO Detail – Assist Other Person

### SRO / SECURITY DETAILS & LOGS

**TOTAL: 41**

- 23 Security General
- 3 Security Cafeteria
- 1 Security Parking Lot
- Instruct SRO Student Program
- Instruct SRO Faculty Program
- Instruct DARE Program
- Attend Court
- Attend Meeting
- Attend Training
- 2 Assist Student
- 1 Assist Teacher
- 4 Assist Administrator
- Assist Juv. Prob. Officer
- Assist Nurse / EMS
- Assist Other
- Student Transport
- Student Missing / Search
- Student Monitoring
- 2 Suspicious Incident / person
- K-9 Drug Search
- 4 School Safety Drill
- 1 Other / Miscellaneous

**TOTAL ACTIVITY**

**TOTAL: 41**



**West Deer**  
TOWNSHIP  
ALLEGHENY COUNTY PA

# POLICE DEPARTMENT

## TOTAL ACTIVITY BY SCHOOL

HIGH SCHOOL	5
MIDDLE SCHOOL	14
E.U. INTERMEDIATE	12
CURT. PRIMARY	8
ADMIN. BUILDING	0
BUS GARAGE	0
OTHER	2

## FREQUENT STUDENT INVOLVEMENT

DL School / Student ID #: N/A

TOTAL INVOLVEMENTS THIS PERIOD: -

## DARE / SRO CLASSES AND PROGRAMS

### DARE

CLASSES INSTRUCTED DURING THIS PERIOD

Number of Classes

Grade Level

None – Due to COVID-19 and class restrictions

### SRO Programs

INSTRUCTED DURING THIS PERIOD

Program

School

Date

None – Due to COVID-19 and class restrictions

*See attached WDPD reports for more detail and/or any notes regarding specific incidents.*

## 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: 1/1/2021

Report End Date: 1/31/2021

### Calls For Service:

911 HANG UP - GENERAL	3
ALARM ACTIVATION - BUSINESS	1
ALARM ACTIVATION - BUSSINESS/FALSE	2
ALARM ACTIVATION - C02	1
ALARM ACTIVATION - FIRE / FALSE	1
ALARM ACTIVATION - MEDICAL	1
ALARM ACTIVATION - RESIDENTL/FALSE	3
ANIMAL - COMPLAINT	7
ASSIST - EMS	18
ASSIST - EMS (DOA)	1
ASSIST - OTHER	2
ASSIST - POLICE	2
ASSIST - RESIDENT	5
ASSIST - WELFARE CHECK	9
BURGLARY - ATTEMPT (RESIDENTIAL)	1
BURGLARY - NO FORCE (RESIDENTIAL)	1
CHILD - CHILD LINE REPORTS	2
CHILD - NEGLECT	1
CIVIL - CHILD CUSTODY	1
CIVIL - COMPLAINT	4
COURT - WARRANT SERVICE	4
CRIMINAL MISCHIEF - BUSINESS	1
CRIMINAL MISCHIEF - RESIDENTIAL	1
DISABLED VEHICLE - GENERAL	1
DISORDERLY CONDUCT - GENERAL	2
DOMESTIC - VERBAL	5
DRUG LAWS - GENERAL	1
DUI - OVER LEGAL AGE	1
FIRE - OTHER	1
FIRE - STRUCTURE (RESIDENCE)	1
FIRE - VEHICLE	2
FRAUD - GENERAL	5
HARASSMENT - GENERAL	2
HAZARDOUS CONDITION - ROAD HAZARD	8
HAZARDOUS CONDITION - TREE DOWN	1
HAZARDOUS CONDITION - UTILITY COMP	1
HUNTING COMPLAINT - GENERAL	2
MENTAL COMMITMENT - INVOLUNTARY	1
MENTAL COMMITMENT - VOLUNTARY	1
MVA - DUI	2
MVA - LEAVING THE SCENE	1
MVA - NON REPORTABLE	6
MVA - PRIVATE PROPERTY	1
MVA - REPORTABLE	1

## Calls For Service:

NOISE COMPLAINT - RESIDENTIAL	2
PARKING COMPLAINT - RESIDENTIAL	1
PATROL - GENERAL	148
PFA - SERVICE	2
PHONE CALLS - GENERAL	13
POLICE INFORMATION - FOLLOW UP INVEST	4
POLICE INFORMATION - GENERAL	14
PROPERTY - LOST	1
SEX CRIMES - INDECENT EXPOSURE	1
SPECIAL DETAIL - ADMINISTRATIVE	24
SPECIAL DETAIL - OTHER / MISC.	2
SRO DETAIL - ASSIST ADMINISTRATOR	4
SRO DETAIL - ASSIST STUDENT	2
SRO DETAIL - ASSIST TEACHER	1
SRO DETAIL - OTHER / MISC.	1
SRO DETAIL - SCHOOL SAFETY DRILL	4
SRO DETAIL - SECURITY (CAFETERIA)	3
SRO DETAIL - SECURITY (GENERAL)	23
SRO DETAIL - SECURITY (PARKING LOT)	1
SRO DETAIL - SUSPICIOUS INCIDENT / PERS	2
SUSPICIOUS - NOISE	1
SUSPICIOUS - OTHER	1
SUSPICIOUS - PERSON	2
SUSPICIOUS - VEHICLE	2
THEFT - OTHER	1
TRAFFIC - COMPLAINT	2
TRAFFIC - DETAIL	24
TRAFFIC - RADAR SPEED SIGN	3
TRAFFIC - STOP	21

**TOTAL CALLS FOR SERVICE: 428**

## UCR Reportable Crimes January 2021

### Part I Offenses

Crime	Amount	Classification on UCR Return A
Burglary - Attempt (Residential)	1	05.C Burglary Attempt
Burglary- No Force (Residential)	1	05.B Burglary No Force
Theft - Other	1	06 Larceny

### Part II Offenses

Child- Neglect	1	200. Offenses Against Family and Children
Criminal Mischief- Business	1	140. Vandalism
Criminal Mischief- Residential	1	140. Vandalism
Disorderly Conduct	2	240. Disorderly Conduct
Domestic- Verbal	5	260. All Other Offenses
Drug Laws- General	1	180.18H Drug Abuse- Other
DUI- Over Legal Age	1	210. Driving Under the Influence
Fraud- General	5	110. Fraud
Harassment- General	2	240. Disorderly Conduct
MVA- DUI	2	210. Driving Under the Influence
Sex Crimes- Indecent Exposure	1	170. Sex Offenses (Except 02 & 160)

Date Printed:  
2/1/2021

## 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: 1/1/2021

Report End Date: 1/31/2021

ARREST DATE	D I #	SIGNAL CODE	JUVENILE ARREST
1/11/2021	20210009	SEX CRIMES - INDECENT EXPOSURE	
1/19/2021	20200691	ASSAULT - WEAPON	
1/19/2021	20210014	MVA - DUI	
1/22/2021	20210025	MVA - DUI	
1/25/2021	20210033	DOMESTIC - VERBAL	

TOTAL ARRESTS: 5

TOTAL ADULT ARRESTS: \_\_\_\_\_

TOTAL JUV. ARRESTS: \_\_\_\_\_

## Jennifer Borczyk

---

**From:** Chief Jonathan Lape <jlape@westdeertownship.com>  
**Sent:** Thursday, January 7, 2021 2:12 PM  
**To:** WDPD - Borczyk, Jen  
**Subject:** FW: Thank you  
**Attachments:** Ben and police officers.JPG

Chief Jonathan Lape  
West Deer Township Police Department  
109 East Union Road  
Cheswick, PA 15024  
jlape@westdeertownship.com  
Office: 724-265-1100 (ext: 301)  
Fax: 724-265-1140

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**From:** Jennifer Adams [mailto:j\_paszek@hotmail.com]  
**Sent:** Tuesday, January 05, 2021 9:50 PM  
**To:** mevan@westdeertownship.com; drigous@westdeertownship.com  
**Cc:** jlape@westdeertownship.com  
**Subject:** Thank you

Dear Officer Matt and Officer Dom,

I'm writing to thank you both for your beautiful act of service tonight in delivering the police car toy to my son, Ben.

I know this is stuff that is not in your job description, but boy is it effective and personal and has the potential to bring pure JOY when done right. Ben was so incredibly surprised and happy to see you at his front door. It made his entire night. And although Ben is non-verbal, his excitement was clear all evening when he wouldn't put down his new toy and when he used his communication device to tell his Grandma "police officer" over the phone.

Thank you for going above and beyond and showing up BIG for a kid who looks up to you. Thank you for setting this example for not only him but for my other two children - son Morgan age 14, and daughter age 9 - who are aware of what is happening in the world around us. Your act of kindness has gone a long way to continue to instill the safety, protection, and connection that you've worked toward for so long.

Thank you for your service to our community and for protecting our community. I will say extra prayers for our police force tonight and every night.

Warmly,

Jennifer Adams

PS - Check out the picture attached.



## Jennifer Borczyk

---

**From:** Chief Jonathan Lape <jlape@westdeertownship.com>  
**Sent:** Thursday, January 7, 2021 2:12 PM  
**To:** WDPD - Borczyk, Jen  
**Subject:** FW: Great experience this evening  
**Attachments:** Ben and police officers.JPG

**Chief Jonathan Lape**  
**West Deer Township Police Department**  
109 East Union Road  
Cheswick, PA 15024  
jlape@westdeertownship.com  
Office: 724-265-1100 (ext: 301)  
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---

**From:** Jennifer Adams [mailto:j\_paszek@hotmail.com]  
**Sent:** Tuesday, January 05, 2021 9:29 PM  
**To:** jlape@westdeertownship.com  
**Subject:** Great experience this evening

Dear Chief Lape,

I'm writing to tell you about an exceptional experience I had with two of your officers this evening. Both Officer Matt and Officer Dom came to our house this evening to deliver a special gift for my son.

My son, Ben, is in grade 5 at East Union. Ben receives speech therapy from one of the best SLPs around- Mrs. Lori Crawford. Remote learning has not been easy for Ben, and Mrs. Crawford has found creative ways to keep Ben interested in working towards his speech goals. One way is to reward him with small toys.

Ben was a police officer for Halloween this year. He loves the police car, the uniform, and what officers do to protect citizens. Tonight, both Officer Matt and Officer Dom personally delivered a police car toy from Mrs. Crawford for a job well done in therapy. They spoke with Ben at our front door, applauded his hard work, and encouraged him to keep up the good work at school.

Ben was astounded and so incredibly jazzed to see them at his house delivering one of his favorite toys. Although Ben is non-verbal, his excitement was evident as he squealed and laughed. My other two children

(son Morgan age 14, and daughter Johanna age 9) were both there to witness this simple and awesome act and also to see Ben's reaction to this gift.

You have a great team of police offers. They give us yet another reason to be proud to live in West Deer. I am a graduate of Deer Lakes High School (1994). After moving back to this area from Philadelphia in 2008 , I can most certainly say that we have something very special here. Your officers this evening proved that.

So, thank you for being an integral part of this community. And thank you for all that you do to protect us.

Warmly,

Jennifer Adams

141 Pintail Rd, Gibsonia

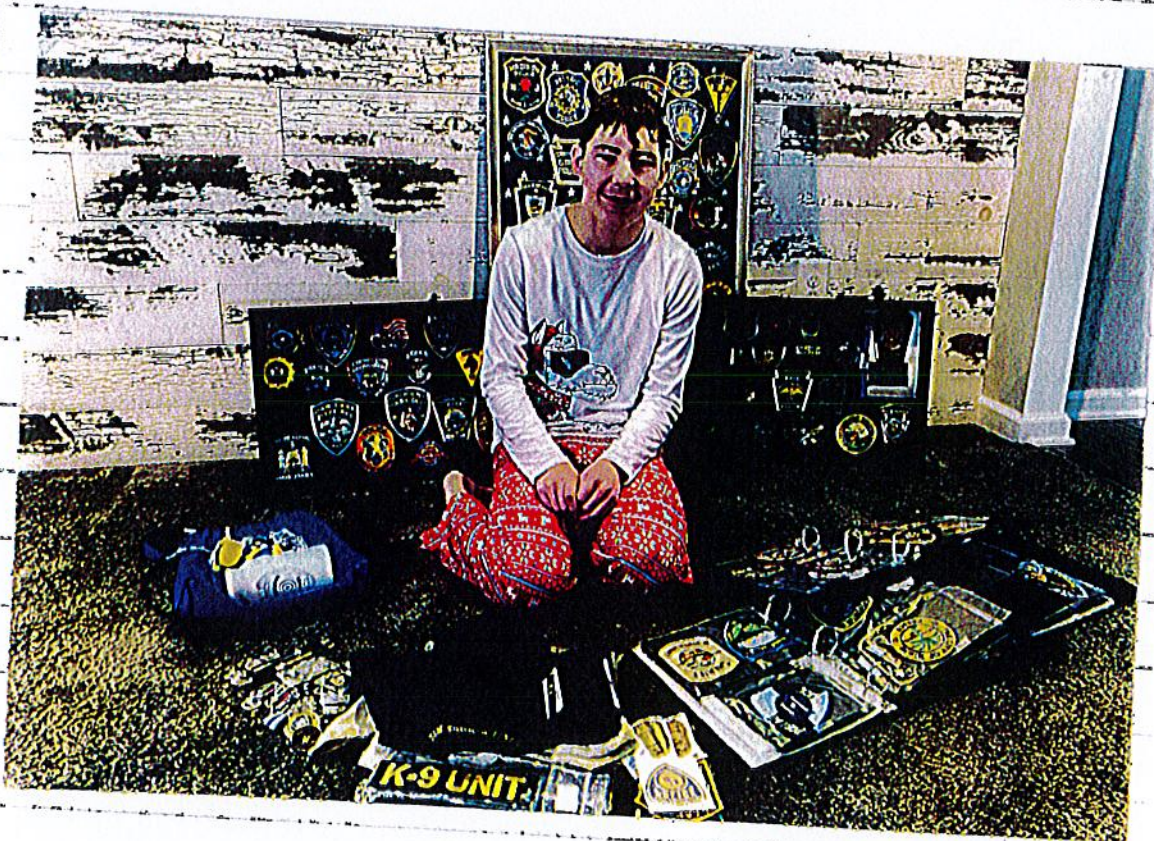
PS - Please see attached pic - Officer Matt, Officer Dom, and a very happy Ben.

RECEIVED

JAN 07 2021

WEST DEER  
TOWNSHIP POLICE

Dear Friend,  
Thank you for my Christmas gift.  
I love all of my new police and fire  
lighter patches, coins, shirts and  
swag. This has been the best  
Christmas ever.  
Thank you again!  
Warm regards,  
Gavin Uhrh



Chief's  
Helper's  
Sandra's

Knowing people nice as you  
gives life a brighter touch,

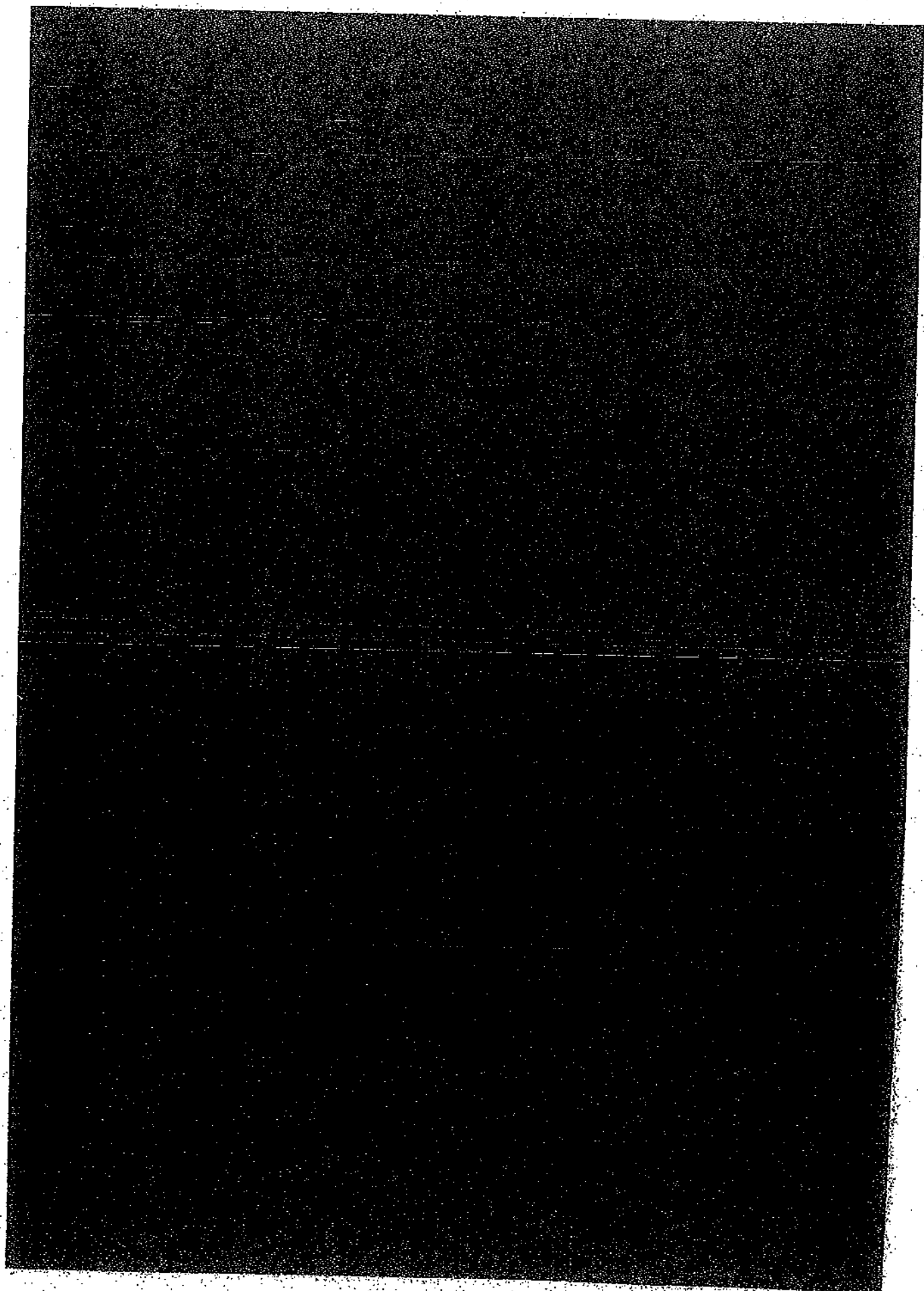
And so, to each and all of you —

thanks very, very much!

We cannot thank you enough for helping  
us out at Christmas with our son Brandon.

The huge smiles on his face Christmas  
morning while opening the gifts brought  
tears to my eyes and filled my heart with love  
and joy. You all are amazing with the  
time spent making sure children in the  
community have a Christmas. Stay safe and  
healthy.

Thank you so much again,  
The Eversole Family



## **PUBLIC WORKS FOREMAN'S REPORT**

ATTACHED IS THE PUBLIC WORKS FOREMAN'S REPORT.

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

2021  
MONTHLY REPORT FOR JANUARY  
PUBLIC WORKS DEPARTMENT

**ROADS**

- Berm Monier Road.
- Fix alleys in Russellton.
- Patch holes on various roads..
- Snow removal.
- Repair berm on Michael Road.

**TRUCKS & EQUIPMENT**

- Replace transmission pan on truck #4.
- Install blade on plow.
- Clean and grease trucks after snow removal.

**MISCELLANEOUS**

- Cut metal, weld and paint rings for grates.
- Remove bleachers, steps, shrubs and grade hillside at park.
- Install split rail, bleachers (refurbished) and gravel at park.
- Haul old concrete pipe to Independence Excavating.
- Clean tree out of retention pond.
- Trim branches on various roads.
- Install signs for school zone.
- Hang Veteran banners.
- Make brackets for police.
- Replace stop sign and straighten signs.
- Push up salt.

PA1 Calls  
29

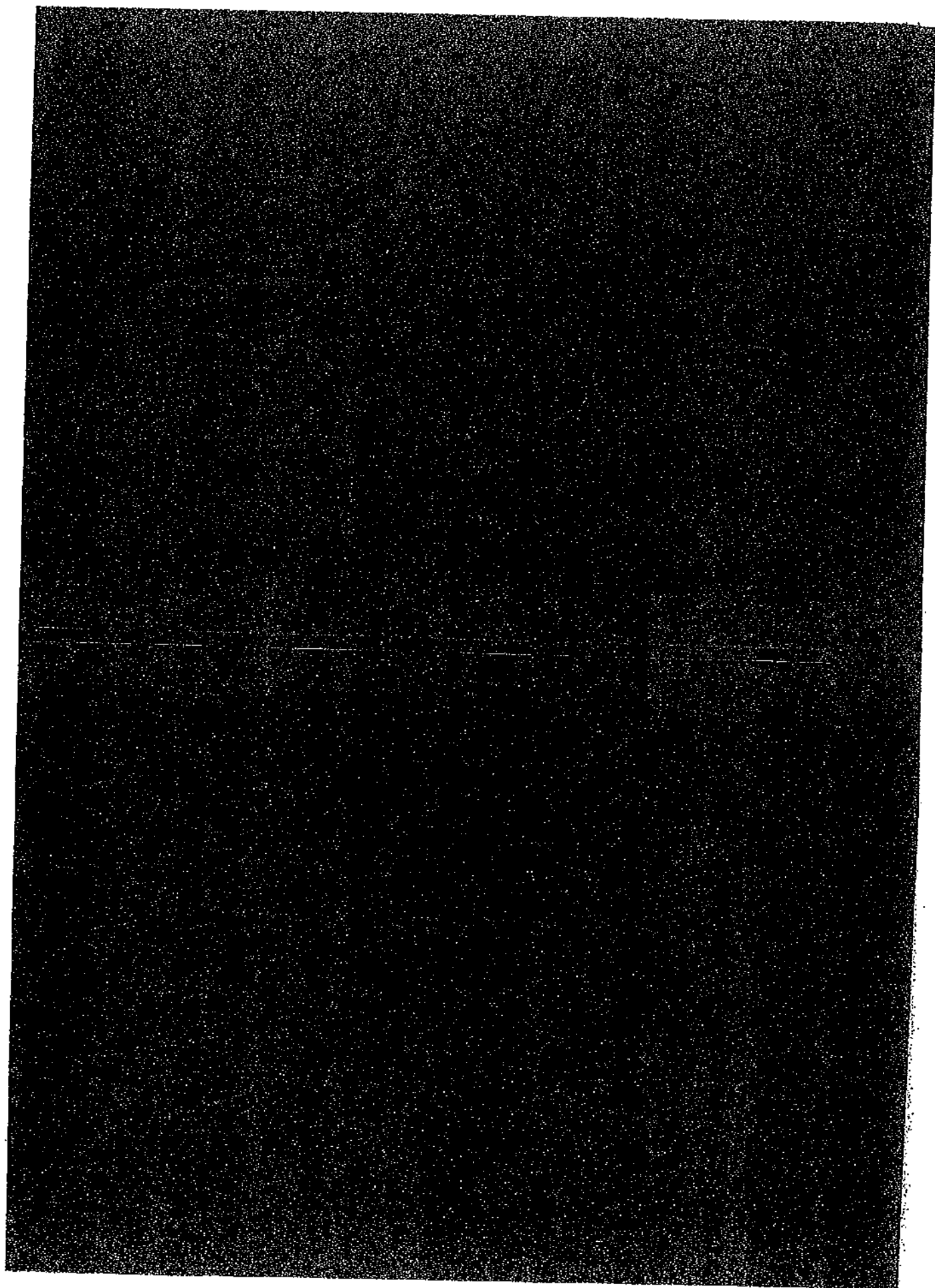
OT  
271 hrs ~ snow removal



Kevin Olar

2-11-21

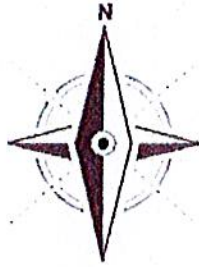
Date



## **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: 724-869-9360

info@shoupengineering.com

**JANUARY 2021 ENGINEER'S REPORT  
WEST DEER TOWNSHIP**  
Prepared February 10, 2021

**VIA EMAIL**

## 1. MEETING ATTENDANCE

Shoup Engineering attended and participated in the following meetings:

Board of Supervisors Meeting – January 20, 2021

Planning Commission Meeting – January 28, 2021

## 2. DEVELOPMENTS/PROJECTS

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

### Projects:

None

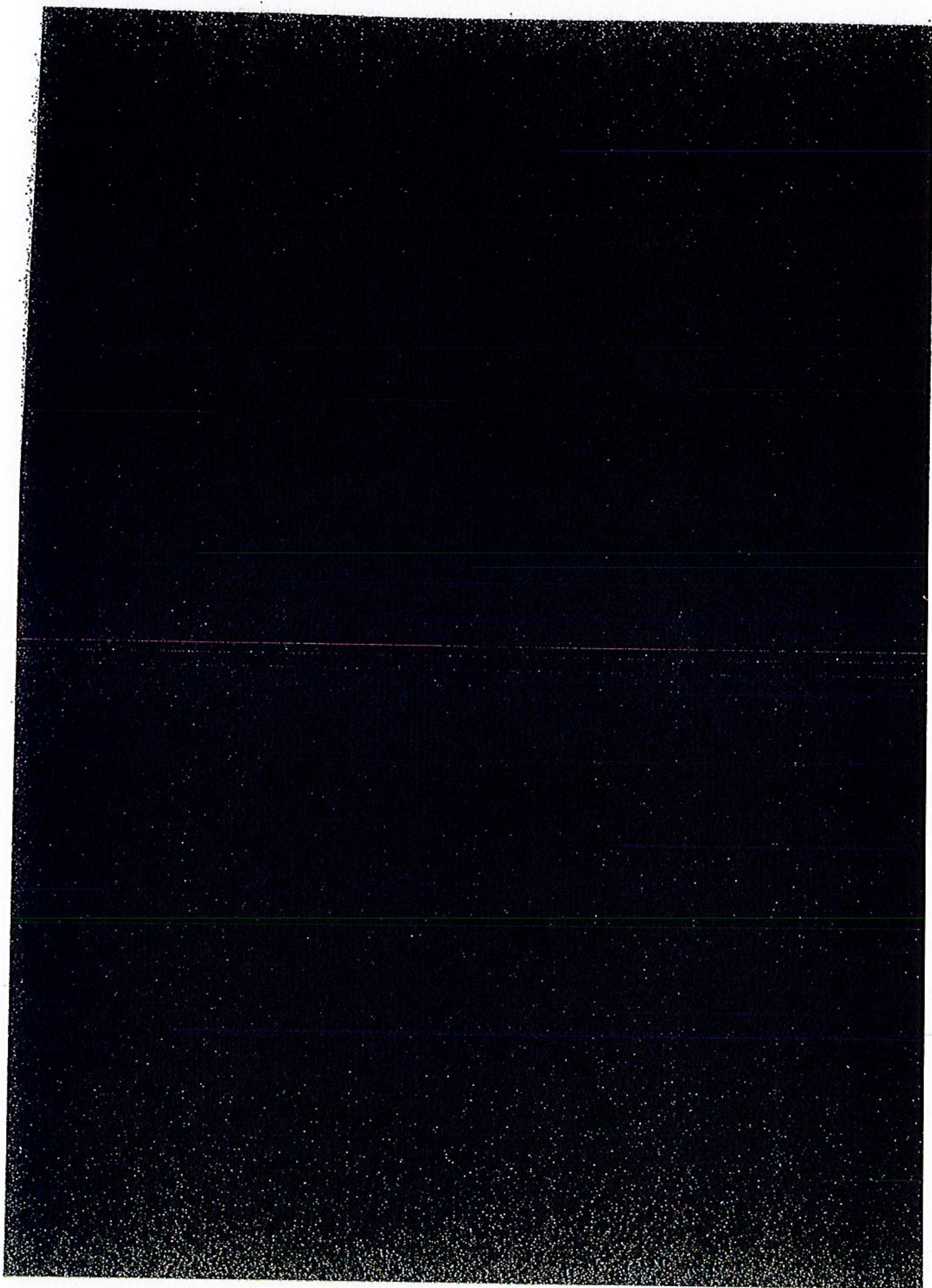
Development/Subdivision Reviews: The following subdivision and land development plan projects had been reviewed, and review letters were issued to the Township as noted:

- Eastview Farms – A review of this preliminary subdivision plan was performed and a review letter was issued on January 14, 2021.

Respectfully Submitted,

SHOUP ENGINEERING, INC.

Scott A. Shoup, P.E.  
Township Engineer



**MUNICIPAL SEPARATE STORM SEWER (MS4) ANNUAL REPORT**

MR. SHOUP.....

**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

January 31, 2021

1. Issued 18 Occupancy Permits
2. Issued 6 Building Permits
3. Performed 66 site inspections
4. Planning commission meeting was held. The meeting opened with reorganization. Mr. Schimdt was elected chairman, Mr. Butala vice chairman, Ms. Rojik treasure/secretary. Meeting items included the zoning ordinance review as well as the zoning map. A redlined copy was provided to Mr. Robb for his review. Formatting and proof reading has begun. Appendixes such as zoning map discussion should be concluded in February Planning commission meeting and possibly screening table.
5. Gas well applications have been granted an extension until the end of June.
6. No Zoning Hearing Board meeting was held.
7. Initiated 8 complaint investigations.
8. All summary court hearings were postponed in January.



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William Payne

**West Deer Township  
Occupancy Permit Report  
January 2021**

Permit Date	Permit Number	Lot/Block	Applicant Name	Street Address	Use	New Construction
01/05/2021	O21-001	1508-A-84-A	Ruth and Robert Gaus	967 COPPER CREEK TRAIL	Single Family Home	Yes
01/06/2021	O21-002	2192-E-380	Susan A. and John R. Nofz	147 DONALDSON RD	Single Family Home	No
01/08/2021	O21-003	1507-H-227	Ashley Scott	4516 DAWN RD	Single Family Home	No
01/08/2021	O21-004	1361-H-156	Brandon Hudecek	1 GARDEN ST	Single Family Home	No
01/08/2021	O21-005	2013-K-156	Deer Lakes MHP LLC	19 MORETTI DR	New Multiple Residences Roccupancies	No
01/13/2021	O21-006	1837-M-99	JAMES SMULLEN	1778 SAXONBURG BLVD	Business	No
01/13/2021	O21-007	1511-F-381	James G. Smullin	2033 SAXONBURG BLVD	Single Family Home	No
01/14/2021	O21-008	1214-E-319	Thomas H. & Mary Grace Schwalenstocker	100 LEX LANE	Single Family Home	Yes
01/14/2021	O21-009	1508-S-220	Spedd, Inc.	50 OAK RD	Business	No
01/15/2021	O21-010	2008-M-376	Fifth Avenue Property Group, LLC	4095 BAKERSTOWN CULMERVILLE	Single Family Home	No
01/19/2021	O21-011	1511-K-115	James Paul Loughlin	12 IDEAL AVE	Single Family Home	No

**West Deer Township  
Occupancy Permit Report  
January 2021**

01/20/2021	O21-012	1214-E-321	Mark S. & Giselle L. Dudek	102 LEX LANE	Single Family Home	Yes
01/26/2021	O21-015	1215-F-021	KAS Enterprises LLC	48 QSI LN	Single Family Home	No
01/26/2021	O21-016	1215-B-268	KAS Enterprises, LLC	58 QSI LN	Business	No
01/26/2021	O21-017	1215-P-379	KAS Enterprises LLC	51, 61, 67, 71, 75 QSI LN	Business	No
01/27/2021	O21-018	1666-R-100-36B	Kathleen F. Sommers	331 Saddlebrook Rd.	Single Family Home	No
01/28/2021	O21-019	1361-H-264	Michael and Helene Berman	11 WEST ST	Single Family Home	No
01/28/2021	O21-020	1669-G-156	Jacob and Sarah Martin	2 MONIER RD	Single Family Home	No

Total Fees Collected by Month						
January-	\$450					

Total Fees Collected						
Grand Total -	\$450					

**West Deer Township  
Building Permit Report  
January 2021**

Permit Date	Permit Number	Type	Owner	Address	Parcel ID	Construction Cost	Fees Collected
01/05/2021	P21-001	Structural Alteration	DANIELA LEIGHT	2285 SAXONBURG BLVD	1359-M-109	\$4,500.00	\$40.00
01/06/2021	P21-002	Solar Panel	LUCAS & DANIELLE GODINEZ	36 FARM LANE	1671-S-388	\$38,709.00	\$425.00
01/07/2021	P21-003	Solar Panel	COUNTY OF ALLEGHENY	1090 BAILIES RUN RD	1514-E-2520003	\$	\$225.00
01/19/2021	P21-004	Accessory Structure	Joshua M. Jarvis Mollie M. Ziegler	4841 BAYFIELD RD	1214-K-012	\$4,050.00	\$55.00
01/28/2021	P21-006	Accessory Structure	JOSEPH & DENISE MARSICO MAZZOCCHETTI	3533 WOODLAKE DR	1214-N-252	\$15,400.00	\$110.00
01/29/2021	P21-007	Above Ground Pool	EUGENE H. & JENNIFER J. KURZ	4714 SHERBROOKE CT	1214-N-392	\$8,003.59	\$50.00
<b>Totals: 6</b>						<b>\$70,662.59</b>	<b>\$905.00</b>

Permit Type	Count	Construction Cost	Fee Total
Above Ground Pool	1	\$8,003.59	\$50.00
Accessory Structure	2	\$19,450.00	\$165.00
Solar Panel	2	\$38,709.00	\$650.00
Structural Alteration	1	\$4,500.00	\$40.00

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

**WD Inspection Report**  
**From 01/01/2021 To 01/31/2021**

Date	Inspection Type	Parcel Owner	Mailing Address	Legal Address	Parcel ID	Status	Inspector
1/4/2021	Occupancy Inspection		147 Donaldson Rd., Gibsonia, PA, 15044	147 DONALDSON RD	2192-E-380	Passed	William Payne
1/4/2021	Occupancy Inspection		967 Copper Creek Trail, Gibsonia, PA, 15044	967 COPPER CREEK TRAIL	1508-A-84-A	Passed	William Payne
1/4/2021	Occupancy Inspection		4516 Dawn Rd., Gibsonia, PA, 15044	4516 DAWN RD	1507-H-227	Completed	William Payne
1/4/2021	Occupancy Inspection		119 SQUIRREL HOLLOW RD, GIBSONIA, PA, 15044	119 SQUIRREL HOLLOW RD	1357-E-253	Passed	William Payne
1/4/2021	Occupancy Inspection		4516 Dawn Rd., Gibsonia, PA, 15044	4516 DAWN RD	1507-H-227	Completed	William Payne
1/4/2021	Occupancy Inspection		967 Copper Creek Trail, Gibsonia, PA, 15044	967 COPPER CREEK TRAIL	1508-A-84-A	Passed	William Payne
1/4/2021	Occupancy Inspection		147 Donaldson Rd., Gibsonia, PA, 15044	147 DONALDSON RD	2192-E-380	Passed	William Payne
1/4/2021	Complaint Follow Up		1848 SAXONBURG BLVD, TARENTUM, PA, 15084	1848 SAXONBURG BLVD	1670-D-335	Completed	William Payne
1/4/2021	Fireblocking		4201 COHASSET LN, ALLISON PARK, PA, 15101	959 COPPER CREEK TRAIL	1508-A-86-B	Passed	William Payne
1/4/2021	Insulation		4201 COHASSET LN, ALLISON PARK, PA, 15101	959 COPPER CREEK TRAIL	1508-A-86-B	Passed	William Payne
1/4/2021	Framing		4201 COHASSET LN, ALLISON PARK, PA, 15101	959 COPPER CREEK TRAIL	1508-A-86-B	Passed	William Payne
1/4/2021	Fireblocking		4201 COHASSET LN, ALLISON PARK, PA, 15101	957 COPPER CREEK TRAIL	1508-A-86-A	Passed	William Payne
1/4/2021	Insulation		4201 COHASSET LN, ALLISON PARK, PA, 15101	957 COPPER CREEK TRAIL	1508-A-86-A	Passed	William Payne
1/5/2021	Occupancy Inspection		1 Garden St., Russellton, PA, 15076	1 GARDEN ST	1361-H-156	Passed	William Payne
1/5/2021	Occupancy Inspection		2 Monier Rd., Gibsonia, PA, 15044	2 MONIER RD	1669-G-156	Failed	William Payne
1/5/2021	Occupancy Inspection		4023 Dean Martin Dr., Las Vegas, NV, 89103	19 MORETTI DR	2013-K-156	Passed	William Payne
1/5/2021	Occupancy Inspection		4023 Dean Martin Dr., Las Vegas, NV, 89103	19 MORETTI DR	2013-K-156	Passed	William Payne

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

**WD Inspection Report**  
**From 01/01/2021 To 01/31/2021**

Inspection Date	Inspection Type	Parcel Owner	Parcel Owner Mailing	Legal Address	Parcel ID	Status	Inspector
1/5/2021	Occupancy Inspection		2 Monier Rd. Gibsonia, PA, 15044	2 MONIER RD	1669-G-156	Failed	William Payne
1/5/2021	Occupancy Inspection		1 Garden St., Russellton, PA, 15076	1 GARDEN ST	1361-H-156	Passed	William Payne
1/6/2021	Complaint Follow Up		204 PINTAIL RD, GIBSONIA, PA, 15044	204 PINTAIL RD	1357-A-228	Passed	William Payne
1/6/2021	Complaint Follow Up		272 Oak Rd., Gibsonia, PA, 15044	272 OAK RD	1668-R-180	Failed	William Payne
1/6/2021	Complaint Follow Up		145 PARTRIDGE RUN RD, GIBSONIA, PA, 15044	145 PARTRIDGE RUN RD	1357-E-334	Passed	William Payne
1/6/2021	Complaint Follow Up		113 SQUIRREL HOLLOW RD, GIBSONIA, PA, 15044	113 SQUIRREL HOLLOW RD	1357-E-258	Passed	William Payne
1/6/2021	Complaint Follow Up		195 PARTRIDGE RUN RD, GIBSONIA, PA, 15044	195 PARTRIDGE RUN RD	1357-E-276	Passed	William Payne
1/6/2021	Complaint Follow Up		159 PINTAIL RD, GIBSONIA, PA, 15044	159 PINTAIL RD	1357-A-306	Failed	William Payne
1/6/2021	Complaint Follow Up		205 PINTAIL RD, GIBSONIA, PA, 15044	205 PINTAIL RD	1357-A-302	Passed	William Payne
1/6/2021	Complaint Follow Up		101 SQUIRREL HOLLOW RD, GIBSONIA, PA, 15101	101 SQUIRREL HOLLOW RD	1357-E-265	Passed	William Payne
1/6/2021	Complaint Follow Up		119 SQUIRREL HOLLOW RD, GIBSONIA, PA, 15044	119 SQUIRREL HOLLOW RD	1357-E-253	Passed	William Payne
1/7/2021	Complaint Follow Up		244 EAST UNION ROAD, CHESWICK, PA, 15024	244 EAST UNION ROAD	1360-M-389	Completed	William Payne
1/7/2021	Complaint Follow Up		107 PINE ST. RUSSELLTON, PA, 15076	107 PINE ST	1361-S-393	Failed	William Payne
1/7/2021	Complaint Follow Up		244 EAST UNION ROAD, CHESWICK, PA, 15024	244 EAST UNION ROAD	1360-M-389	Completed	William Payne
1/8/2021	Complaint Follow Up		8 Deer Street, TARENTUM, PA, 15084	8 DEER ST	1672-N-212	Failed	William Payne
1/11/2021	Complaint Follow Up		244 EAST UNION ROAD, CHESWICK, PA, 15024	244 EAST UNION ROAD	1360-M-389	Completed	William Payne
1/11/2021	Complaint Follow Up		1155 MIDDLE RD, GIBSONIA, PA, 15044	1155 MIDDLE RD	1835-A-091	Completed	William Payne
1/11/2021	Complaint Follow Up		31 SPRING LANE, TARENTUM, PA, 15084	29 SPRING LANE	2014-F-369	Completed	William Payne

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

WD Inspection Report  
From 01/01/2021 To 01/31/2021

Inspection Date	Inspection Type	Parcel Owner	Parcel Owner Address	Legal Address	Permit ID	Status	Inspector
1/12/2021	Complaint Follow Up		39 DEER ST, TARENTUM, PA, 15084	39 DEER ST	1672-J-110	Failed	William Payne
1/12/2021	Complaint Follow Up		787 HOWES RUN RD, SARVER, PA, 16055	16 / 18 DEER ST	1672-J-51	Failed	William Payne
1/12/2021	Complaint Follow Up		27 Deer Street, Tarentum, PA, 15084	27 DEER ST	1672-J-090	Failed	William Payne
1/12/2021	Complaint Follow Up		178 DEER ST, TARENTUM, PA, 15084	32 DEER ST	1672-J-026	Failed	William Payne
1/12/2021	Occupancy Inspection		1788 SAXONBURG BLVD, TARENTUM, PA, 15084	1778 SAXONBURG BLVD	1837-M-99	Completed	William Payne
1/12/2021	Occupancy Inspection		2033 Saxonburg Blvd., Tarentum, PA, 15084	2033 SAXONBURG BLVD	1511-F-381	Completed	William Payne
1/12/2021	Occupancy Inspection		2033 Saxonburg Blvd., Tarentum, PA, 15084	2033 SAXONBURG BLVD	1511-F-381	Completed	William Payne
1/12/2021	Occupancy Inspection		1788 SAXONBURG BLVD, TARENTUM, PA, 15084	1778 SAXONBURG BLVD	1837-M-99	Completed	William Payne
1/12/2021	Complaint Follow Up		244 EAST UNION ROAD, CHESWICK, PA, 15024	244 EAST UNION ROAD	1360-M-389	Completed	William Payne
1/12/2021	Drywall		4201 COHASSET LN, ALLISON PARK, PA, 15101	957 COPPER CREEK TRAIL	1508-A-86-A	Passed	William Payne
1/12/2021	Fireblocking		4201 COHASSET LN, ALLISON PARK, PA, 15101	949 COPPER CREEK TRAIL	1508-A-88-A	Passed	William Payne
1/12/2021	Insulation		4201 COHASSET LN, ALLISON PARK, PA, 15101	949 COPPER CREEK TRAIL	1508-A-88-A	Passed	William Payne
1/12/2021	Fireblocking		4201 COHASSET LN, ALLISON PARK, PA, 15101	951 COPPER CREEK TRAIL	1508-A-88-B	Failed	William Payne
1/12/2021	Insulation		4201 COHASSET LN, ALLISON PARK, PA, 15101	951 COPPER CREEK TRAIL	1508-A-88-B	Passed	William Payne
1/12/2021	Drywall		4201 COHASSET LN, ALLISON PARK, PA, 15101	959 COPPER CREEK TRAIL	1508-A-86-B	Passed	William Payne
1/13/2021	Final		509 SHADOW CT, GIBSONIA, PA, 15044	509 SHADOW CT	1667-J-015	Passed	William Payne
1/14/2021	Site Inspection		PO BOX 221, Curtisville, PA, 15032	57 Superior Road	1671-M-118	Completed	William Payne

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

WD Inspection Report  
From 01/01/2021 To 01/31/2021

Inspection Date	Inspection Type	Parcel Owner	Parcel Owner Mailing	Legal Address	Parcel ID	Status	Inspector
1/14/2021	Occupancy Inspection		50 OAK RD, GIBSONIA, PA, 15044	50 OAK RD	1508-S-220	Completed	William Payne
1/15/2021	Occupancy Inspection		12 Ideal Ave, Cheswick, PA, 15024	12 IDEAL AVE	1511-K-115	Open	William Payne
1/15/2021	Final		102 Lex Lane, Allison Park, PA, 15101	102 LEX LANE	1214-E-321	Passed	William Payne
1/15/2021	Electrical/Plumbing		102 Lex Lane, Allison Park, PA, 15101	102 LEX LANE	1214-E-321	Passed	William Payne
1/15/2021	Final		100 Lex Lane, Allison Park, PA, 15101	100 LEX LANE	1214-E-319	Passed	William Payne
1/15/2021	Electrical/Plumbing		100 Lex Lane, Allison Park, PA, 15101	100 LEX LANE	1214-E-319	Passed	William Payne
1/15/2021	Occupancy Inspection		12 Ideal Ave., Cheswick, PA, 15024	12 IDEAL AVE	1511-K-115	Open	William Payne
1/15/2021	Occupancy Inspection		51 OSI LN, ALLISON PARK, PA, 15101	51 OSI LN	1215-A-175	Completed	William Payne
1/19/2021	Floodplain		100 Lex Lane, Allison Park, PA, 15101	100 LEX LANE	1214-E-319	Passed	William Payne
1/19/2021	Floodplain		102 Lex Lane, Allison Park, PA, 15101	102 LEX LANE	1214-E-321	Passed	William Payne
1/21/2021	Final		129 TRUMP RD, CHESWICK, PA, 15024	129 TRUMP RD	1360-J-288	Passed	William Payne
1/21/2021	Fireblocking	JOSEPH M & MINALEA A JURAN	181 MC INTYRE RD, GIBSONIA, PA, 15044	181 MCINTYRE RD	1667-K-329	Passed	William Payne
1/21/2021	Insulation	JOSEPH M & MINALEA A JURAN	181 MC INTYRE RD, GIBSONIA, PA, 15044	181 MCINTYRE RD	1667-K-329	Passed	William Payne
1/22/2021	Occupancy Inspection		3415 East Stag Drive, Gibsonia, PA, 15044	3415 E STAG DR	1356-D-368	Passed	William Payne
1/22/2021	Occupancy Inspection		71 GRUBBS RD, CHESWICK, PA, 15024	71 GRUBBS RD	1510-S-356	Failed	William Payne
1/22/2021	Occupancy Inspection		3415 East Stag Drive, Gibsonia, PA, 15044	3415 E STAG DR	1356-D-368	Passed	William Payne
1/26/2021	Occupancy Inspection		331 Saddlebrook Rd., Gibsonia, PA, 15044	331 Saddlebrook Rd.	1666-R- 100-36B	Passed	William Payne
1/26/2021	Occupancy Inspection		331 Saddlebrook Rd., Gibsonia, PA, 15044	331 Saddlebrook Rd.	1666-R- 100-36B	Passed	William Payne
1/26/2021	Occupancy Inspection		, RUSSELLTON, PA, 15076	29 LITTLE DEER CREEK RD	1513-A-337	Failed	William Payne
1/28/2021	Complaint Follow Up		525 BAILIES RUN RD., TARENTUM, PA, 15084	525 BAILIES RUN RD	1363-J-341	Failed	William Payne

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

**WD Inspection Report**  
**From 01/01/2021 To 01/31/2021**

Inspection Date	Inspection Type	Parcel Owner	Parcel Owner Mailing	Legal Address	Parcel ID	Status	Inspector
1/29/2021	Occupancy Inspection		1222 Sandstone Court East, Tarentum, PA, 15084	1222 E SANDSTONE CT	1511-C-090	Passed	William Payne
1/29/2021	Occupancy Inspection		2070 SAXONBURG BLVD, GIBSONIA, PA, 15084	2070 SAXONBURG BLVD	1511-F-398	Passed	William Payne
1/29/2021	Occupancy Inspection		2070 SAXONBURG BLVD, GIBSONIA, PA, 15084	2070 SAXONBURG BLVD	1511-F-398	Passed	William Payne
1/29/2021	Occupancy Inspection		1222 Sandstone Court East, Tarentum, PA, 15084	1222 E SANDSTONE CT	1511-C-090	Passed	William Payne

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

**WD Inspection Report**  
**From 01/01/2021 To 01/31/2021**

**Count by Type**

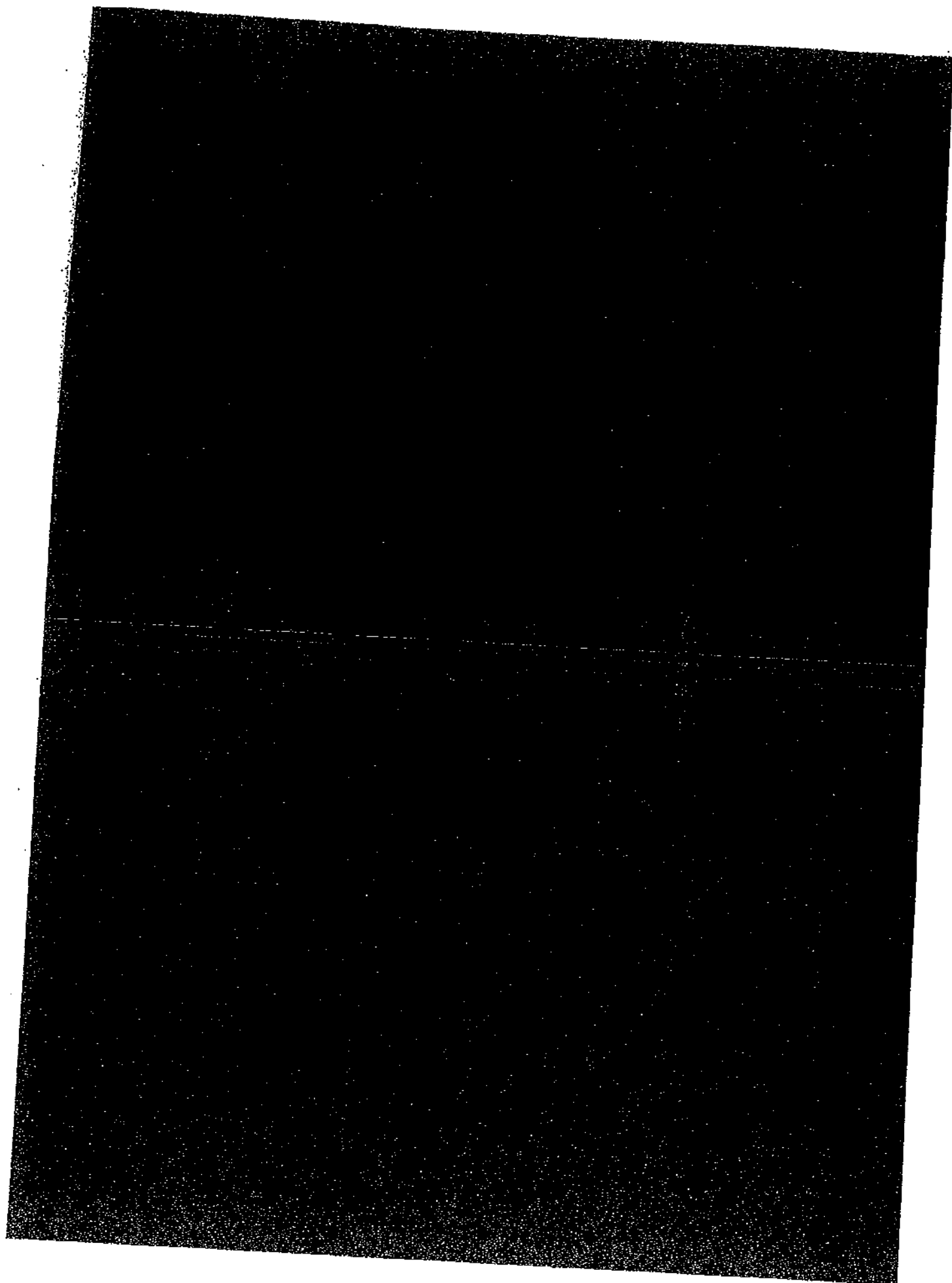
Type	Count
Complaint Follow Up	23
Drywall	2
Electrical/Plumbing	2
Final	4
Fireblocking	5
Floodplain	2
Foundation	1
Framing	1
Insulation	5
Occupancy Inspection	20
Site Inspection	1
Total	66

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

**WD Inspection Report**  
**From 01/01/2021 To 01/31/2021**

**Count by Status**

Status	Count
Completed	14
Failed	13
Open	3
Passed	36
Total	66



## **CDC STEERING COMMITTEE REPORT**

MR. MAJERNIK...

**ADOPTION – ORDINANCE NO. 440 (PARKING ORDINANCE)**

**ORDINANCE NO. 440**

**AN ORDINANCE OF THE TOWNSHIP OF WEST DEER PROHIBITING  
THE PARKING OF VEHICLES ON CERTAIN MUNICIPAL STREETS**

**MR. ROBB, CHIEF LAPE, AND MR. MATOR...**

**WHAT ACTION DOES THE BOARD WISH TO TAKE.**

**I MOVE TO ADOPT ORDINANCE NO. 440 PROHIBITING THE PARKING  
OF VEHICLES ON CERTAIN MUNICIPAL STREETS.**

	MOTION	SECOND	AYES	NAYES
MRS. HOLLIBAUGH	___	___	___	___
MRS. JORDAN	___	___	___	___
DR. MANN	___	___	___	___
MR. FORBES	___	___	___	___
MR. KARPUZI	___	___	___	___

## ORDINANCE NO. 440

### AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, PROHIBITING THE PARKING OF VEHICLES ON CERTAIN MUNICIPAL STREETS; AND FURTHER, TO INCREASE THE FINES FOR ALL PARKING VIOLATIONS IN THE TOWNSHIP

**WHEREAS**, the Board of Supervisors of the Township of West Deer is empowered to establish traffic and parking regulations and devices; and

**WHEREAS**, in order to maintain an orderly flow of traffic, remove impediments to prompt responses by emergency vehicles and protect both motorists and pedestrians from injury, the Board of Supervisors has deemed it necessary to establish regulations to restrict on-street parking on certain municipal streets or sections of the same; and

**WHEREAS**, Township Ordinance No. 177, enacted on June 10, 1987, which was subsequently amended by Ordinance No. 319 enacted on March 17, 2004, established, *inter alia*, parking restrictions as well as a penalty and notice provisions for violations; and

**WHEREAS**, the Board of Supervisors seeks to increase the amount of the fine for violation of the Township's parking regulations in order to deter future violations

**NOW THEREFORE, THE TOWNSHIP OF WEST DEER HEREBY ORDAINS**, by and through its Board of Supervisors, as follows:

#### **Section 1. Parking Prohibitions.**

Parking shall be prohibited at all times in the following locations, except as set forth in Section 2 of this Ordinance:

##### **Cedar Ridge Plan**

1. Bayfield Road, for its entire length on both sides
2. Cedar Glen Road, for its entire length on both sides
3. Cottonwood Court, for its entire length on both sides
4. Countrywood Drive, for its entire length on both sides
5. Huntertown Road, for its entire length on both sides

6. Northridge Drive, for its entire length on both sides
7. Royal Court, for its entire length on both sides
8. Sherbrook Court, for its entire length on both sides
9. Spring Valley Drive, for its entire length on both sides
10. Sunnyvale Drive, for its entire length on both sides
11. Tremont Drive, for its entire length on both sides
12. Valleyfield Drive, for its entire length on both sides
13. Woodlake Court, for its entire length on both sides
14. Woodlake Drive, for its entire length on both sides

#### **Grouse Run Plan**

15. Lager Drive, for its entire length on both sides
16. Night Hawk Drive, for its entire length on both sides
17. Partridge Run Road, for its entire length on both sides
18. Pintail Road, for its entire length on both sides
19. Raccoon Way, for its entire length on both sides
20. Ringneck Court, for its entire length on both sides
21. Squirrel Hollow Drive, for its entire length on both sides

#### **Fawn Haven Plans, Nos. II and III**

22. East Stag Drive (Fawn Haven II), for its entire length on both sides
23. West Stag Drive (Fawn Haven II), for its entire length on both sides
24. Haven Hill Drive (Fawn Haven II), for its entire length on both sides
25. Crestwood Drive (Fawn Haven III), for its entire length on both sides
26. Dawn Road (Fawn Haven III), for its entire length on both sides
27. Havencrest Drive (Fawn Haven III), for its entire length on both sides
28. Paradise Drive (Fawn Haven III), for its entire length on both sides
29. Rickenbaugh Road (Fawn Haven III), for its entire length on both sides
30. Skyview Terrace (Fawn Haven III), for its entire length on both sides

### **Oakwood Circle**

- 31. Ashley Road, for its entire length on both sides
- 32. Oakwood Circle, for its entire length on both sides
- 33. Pin Oak Road, for its entire length on both sides

### **Deer Park Plan**

- 34. Deer Park Drive, for its entire length on both sides
- 35. Greenleaf Drive, for its entire length on both sides
- 36. Linden Drive, for its entire length on both sides
- 37. Meadowwood Drive, for its entire length on both sides
- 38. Shagbark Drive, for its entire length on both sides
- 39. Wineberry Drive, for its entire length on both sides
- 40. Woodhill Drive, for its entire length on both sides

### **Stonecrest Plan**

- 41. Brownstone Court, for its entire length on both sides
- 42. Fieldstone Court, for its entire length on both sides
- 43. Fieldstone Drive, for its entire length on both sides
- 44. Pebblestone Court, for its entire length on both sides
- 45. Sandstone Court East, for its entire length on both sides
- 46. Sandstone Court West, for its entire length on both sides
- 47. Sandstone Drive, for its entire length on both sides
- 48. Stonecrest Drive, for its entire length on both sides

**Section 2. Limited Parking Permits.** The Chief of Police or his designee shall have the authority to permit on-street parking on the above-referenced streets in limited areas and for limited time periods upon the advance request of a Township resident who resides in one of above-referenced developments for the purposes of providing on-street parking for parties, gatherings or similar events. In no event shall such on-street parking create a hazard to pedestrian or vehicular safety as determined in the sole discretion of the Chief of Police or his

designee. The Township Manager and/or Chief of Police shall establish the necessary forms and procedure to process a request for on-street parking pursuant to this Section.

**Section 3.** The Township Manager, Chief of Police, Code Enforcement Officer, Public Works Foreman, Township Solicitor, and all others employed or appointed by the Township of West Deer, are authorized to take any and all action necessary to ensure implementation of this Ordinance and to effectuate the purpose hereof, including the placement of appropriate signage.

**Section 4. Violations/Penalty.** Any person found guilty of a violation of the parking regulations of the Township of West Deer, including but not limited to those set forth in this Ordinance and Ordinance No. 177, as amended by Ordinance No. 319, shall be \$15.00 per violation. Each day of a violation shall be considered a separate offense.

**Section 5. Repealer.** Any and all ordinances and/or resolutions, or parts thereof, conflicting herewith are repealed to the extent of such inconsistency.

**Section 6. Severability.** The provisions of this Ordinance are severable, and if any clause, sentence, section or subsection hereof shall be adjudged by any court of competent jurisdiction to be illegal, invalid or unconstitutional, such judgment or decision shall not affect, impair, or invalidate the remainder of the Ordinance. It is hereby declared that it is the intent of the Township of West Deer Board of Supervisors that this Ordinance would have been adopted as if such illegal, invalid, or unconstitutional clause, sentence, section, or subsection had not been included therein.

**Section 7. Effective Date.** This Ordinance is effective immediately upon enactment according to law, and shall remain in effect hereafter until revised, amended, or revoked by action of the Board of Supervisors of the Township of West Deer.

ORDAINED AND ENACTED INTO LAW THIS 20<sup>TH</sup> DAY OF JANUARY, 2021.

ATTEST:

TOWNSHIP OF WEST DEER

---

Daniel J. Mator, Jr.  
Township Manager

---

Arlind Karpuzi, Chairman  
Board of Supervisors

DRAFT

**CERTIFICATE**

I, the undersigned, hereby certify that the foregoing and attached is a true copy of an Ordinance which was duly enacted at a meeting of the Board of Supervisors of West Deer Township on 20 January 2021, and that at such meeting a quorum was present and acting throughout, after due notice to the members of the Board of Supervisors of West Deer Township and to the public and such meeting was at all times open to the public; that the Ordinance was duly recorded in the West Deer Township Minutes Book and that a summary thereof was published as required by law in a newspaper of general circulation in the Township. I further certify that the Township met the advance requirements of Act No. 1998-93 by advertising the date of the meeting and posting a notice of the meeting at the public meeting place of the Board of Supervisors; that the total number of members of the Board of Supervisors is seven; and the vote upon the Ordinance was called and duly recorded upon the minutes and that the members voted in the following manner:

Yes      No      Abstain      Absent

Arlind Karpuzi, Chairperson

Shirley Hollibaugh, Vice Chairperson

Brandon Forbes

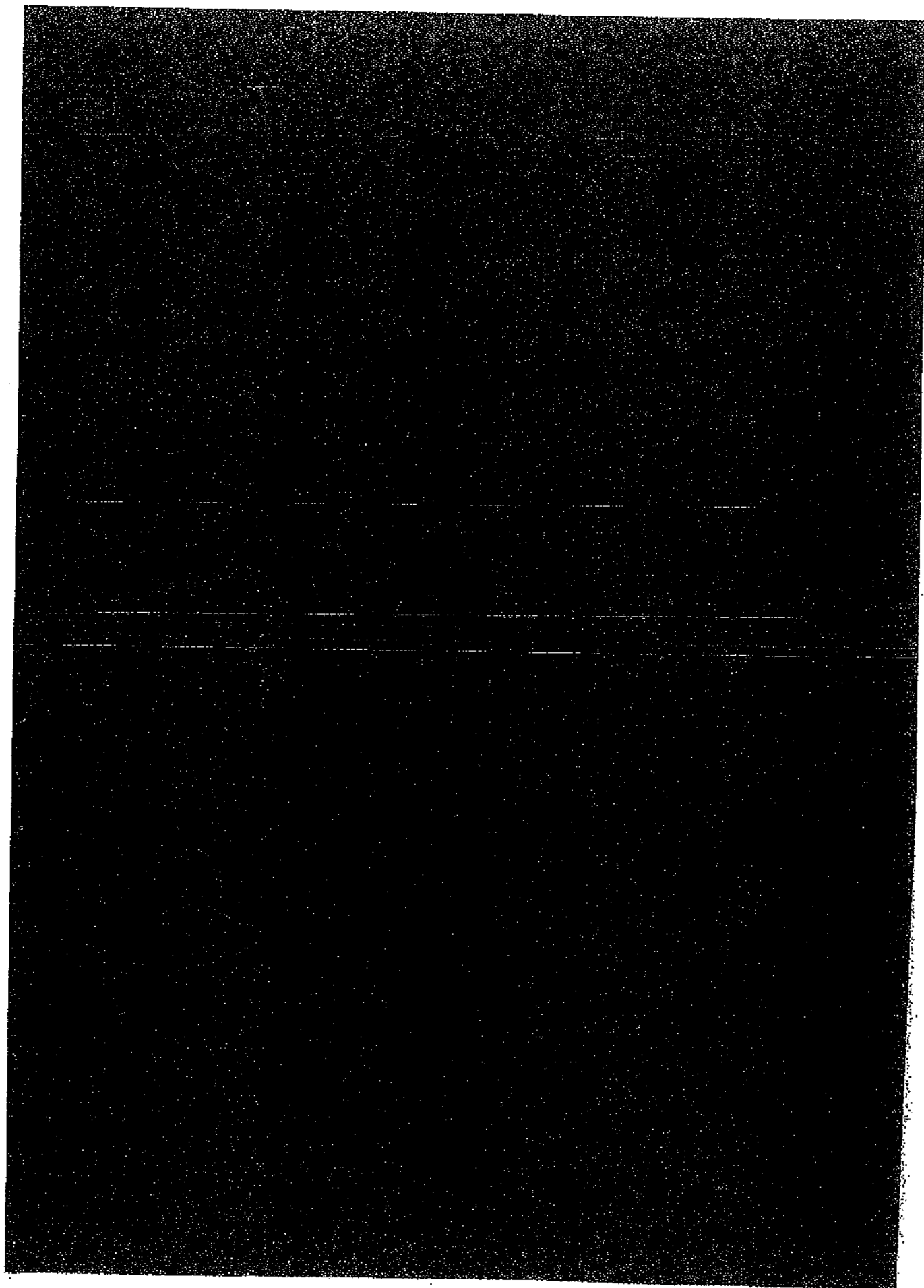
Beverly Jordan

Jennifer Mann

WITNESS my hand and the seal of the Township on this 20<sup>th</sup> day of January 2021.

[SEAL]

By: \_\_\_\_\_  
Daniel Mator  
Township Manager



ADOPTION: ORDINANCE NO. 441 (DEER LAKES YOUTH BASEBALL LEASE)

ORDINANCE NO. 441

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER AUTHORIZING THE EXECUTION OF A GROUND LEASE BETWEEN THE TOWNSHIP OF WEST DEER AND THE DEER LAKES YOUTH BASEBALL.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE THE ADOPTION OF ORDINANCE NO. 441 AUTHORIZING THE EXECUTION OF A GROUND LEASE BETWEEN THE TOWNSHIP AND THE DEER LAKES YOUTH BASEBALL.

	MOTION	SECOND	AYES	NAYES
MRS. JORDAN	—	—	—	—
DR. MANN	—	—	—	—
MR. FORBES	—	—	—	—
MRS. HOLLIBAUGH	—	—	—	—
MR. KARPUZI	—	—	—	—

**ORDINANCE NO. 441**

**AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY,  
COMMONWEALTH OF PENNSYLVANIA, AUTHORIZING THE LEASE OF TOWNSHIP REAL  
PROPERTY TO DEER LAKES YOUTH BASEBALL, INC.**

**WHEREAS**, Township of West Deer is the fee simple owner of real property known as Bairdford Park located on 50 and 72 Maple Street in West Deer Township, Allegheny County, Commonwealth of Pennsylvania, identified as Block and Lot Nos. 1669-P-238 and 1669-P-325;

**WHEREAS**, the Board of Supervisors of the Township of West Deer desires to lease a portion of Bairdford Park described and depicted in the Lease attached hereto as Exhibit A (the "Property") to Deer Lakes Youth Baseball, Inc., a Pennsylvania nonprofit corporation with a business address of P.O. Box 15, Curtisville, PA 15032 ("Deer Lakes Baseball"), for Deer Lakes Baseball's use of playing and practicing youth baseball and certain associated activities;

**WHEREAS**, the Board of Supervisors of the Township of West Deer is empowered to authorize the lease of Township real property by ordinance; and

**WHEREAS**, the Board of Supervisors of the Township of West Deer has determined that the lease of the property is in the best interest of the Township.

**NOW THEREFORE, THE TOWNSHIP OF WEST DEER HEREBY ORDAINS**, by and through its Board of Supervisors, as follows:

**Section 1. Lease of Property to Deer Lakes Baseball**

The proper Township officials are authorized to execute the Lease attached hereto as Exhibit A and to take any and all other actions necessary to effectuate the purpose thereof.

**Section 2. Repealer**

Any and all ordinances and/or resolutions – or parts thereof – conflicting herewith are repealed to the extent of such inconsistency.

ORDAINED AND ENACTED INTO LAW THIS 17<sup>TH</sup> DAY OF FEBRUARY, 2021.

ATTEST:

TOWNSHIP OF WEST DEER

---

Daniel J. Mator, Jr.  
Township Manager

---

Arlind Karpuzi, Chairman  
Board of Supervisors

DRAFT

**CERTIFICATE**

I, the undersigned, hereby certify that the foregoing and attached is a true copy of an Ordinance which was duly enacted at a meeting of the Board of Supervisors of West Deer Township on 17 February 2021, and that at such meeting a quorum was present and acting throughout, after due notice to the members of the Board of Supervisors of West Deer Township and to the public and such meeting was at all times open to the public; that the Ordinance was duly recorded in the West Deer Township Minutes Book and that a summary thereof was published as required by law in a newspaper of general circulation in the Township. I further certify that the Township met the advance requirements of Act No. 1998-93 by advertising the date of the meeting and posting a notice of the meeting at the public meeting place of the Board of Supervisors; that the total number of members of the Board of Supervisors is seven; and the vote upon the Ordinance was called and duly recorded upon the minutes and that the members voted in the following manner:

Yes      No      Abstain      Absent

Arlind Karpuzi, Chairperson

Beverly Jordan, Vice Chairperson

Brandon Forbes

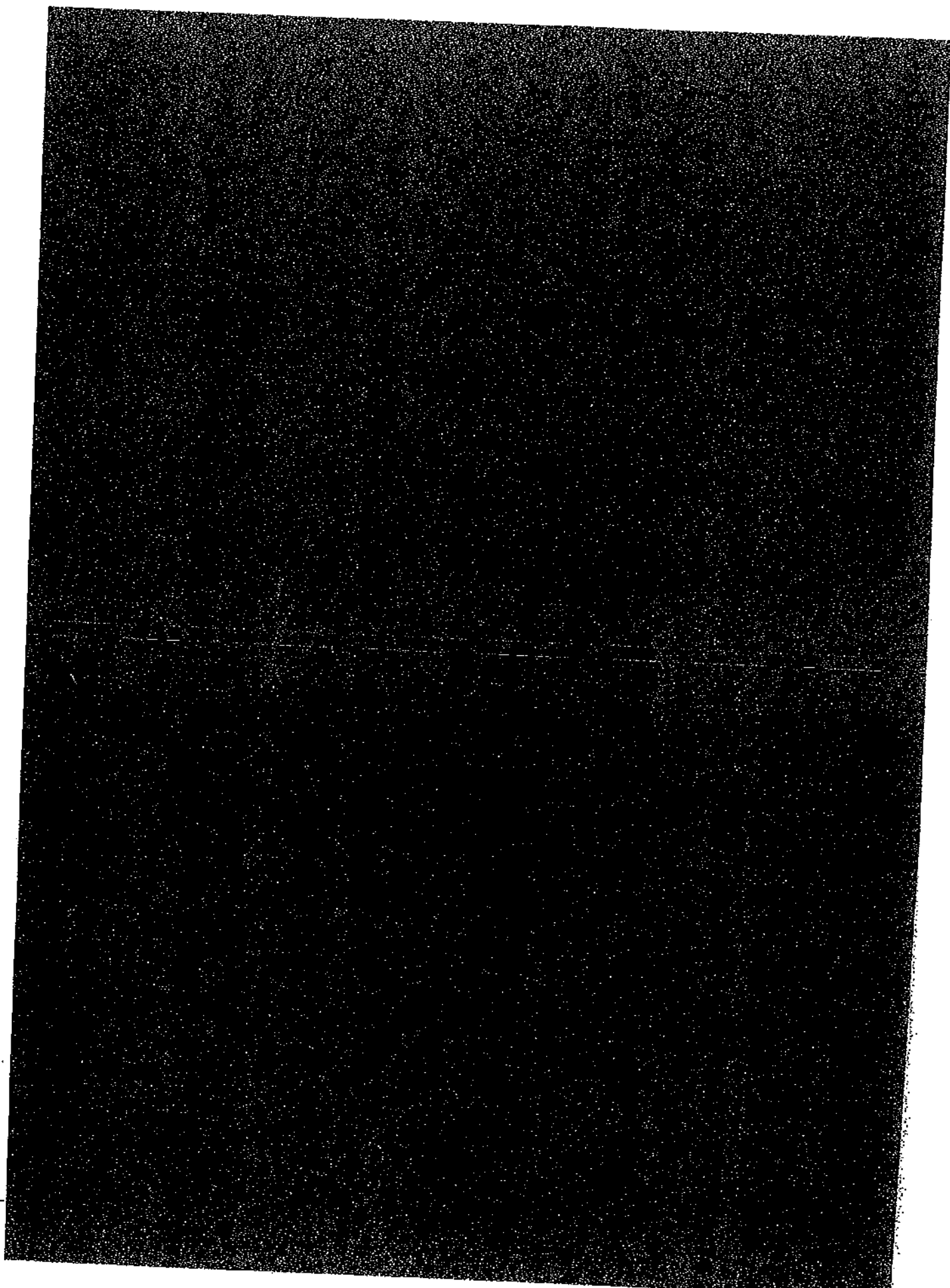
Shirley Hollibaugh

Jennifer Mann

WITNESS my hand and the seal of the Township on this 17<sup>th</sup> day of February 2021.

[SEAL]

By: \_\_\_\_\_  
Daniel Mator  
Township Manager



ADOPTION: ORDINANCE NO. 442 (DEER LAKES YOUTH FOOTBALL LEASE)

ORDINANCE NO. 442

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER AUTHORIZING THE EXECUTION OF A GROUND LEASE BETWEEN THE TOWNSHIP OF WEST DEER AND THE DEER LAKES YOUTH FOOTBALL.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE THE ADOPTION OF ORDINANCE NO. 442 AUTHORIZING THE EXECUTION OF A GROUND LEASE BETWEEN THE TOWNSHIP AND THE DEER LAKES YOUTH FOOTBALL.

	MOTION	SECOND	AYES	NAYES
DR. MANN	—	—	—	—
MR. FORBES	—	—	—	—
MRS. HOLLIBAUGH	—	—	—	—
MRS. JORDAN	—	—	—	—
MR. KARPUZI	—	—	—	—

**ORDINANCE NO. 442**

**AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY,  
COMMONWEALTH OF PENNSYLVANIA, AUTHORIZING THE LEASE OF TOWNSHIP REAL  
PROPERTY TO DEER LAKES YOUTH FOOTBALL, INC.**

**WHEREAS**, Township of West Deer is the fee simple owner of real property known as the Nike Site Park located on 4832 Gibsonia Road in West Deer Township, Allegheny County, Commonwealth of Pennsylvania, identified as Block and Lot No. 1080-C-191;

**WHEREAS**, the Board of Supervisors of the Township of West Deer desires to lease a portion of the Nike Site Park described and depicted in the Lease attached hereto as Exhibit A (the "Property") to Deer Lakes Youth Football, Inc., a Pennsylvania nonprofit corporation with a business address of P.O. Box 209, Russellton, PA 15076 ("Deer Lakes Football"), for Deer Lakes Football's use of playing and practicing youth football and certain associated activities;

**WHEREAS**, the Board of Supervisors of the Township of West Deer is empowered to authorize the lease of Township real property by ordinance; and

**WHEREAS**, the Board of Supervisors of the Township of West Deer has determined that the lease of the property is in the best interest of the Township.

**NOW THEREFORE, THE TOWNSHIP OF WEST DEER HEREBY ORDAINS**, by and through its Board of Supervisors, as follows:

**Section 1. Lease of Property to Deer Lakes Football**

The proper Township officials are authorized to execute the Lease attached hereto as Exhibit A and to take any and all other actions necessary to effectuate the purpose thereof.

**Section 2. Repealer**

Any and all ordinances and/or resolutions – or parts thereof – conflicting herewith are repealed to the extent of such inconsistency.

ORDAINED AND ENACTED INTO LAW THIS 17<sup>TH</sup> DAY OF FEBRUARY, 2021.

ATTEST:

TOWNSHIP OF WEST DEER

\_\_\_\_\_

Daniel J. Mator, Jr.  
Township Manager

\_\_\_\_\_

Arlind Karpuzi, Chairman  
Board of Supervisors

DRAFT

CERTIFICATE

I, the undersigned, hereby certify that the foregoing and attached is a true copy of an Ordinance which was duly enacted at a meeting of the Board of Supervisors of West Deer Township on 17 February 2021, and that at such meeting a quorum was present and acting throughout, after due notice to the members of the Board of Supervisors of West Deer Township and to the public and such meeting was at all times open to the public; that the Ordinance was duly recorded in the West Deer Township Minutes Book and that a summary thereof was published as required by law in a newspaper of general circulation in the Township. I further certify that the Township met the advance requirements of Act No. 1998-93 by advertising the date of the meeting and posting a notice of the meeting at the public meeting place of the Board of Supervisors; that the total number of members of the Board of Supervisors is seven; and the vote upon the Ordinance was called and duly recorded upon the minutes and that the members voted in the following manner:

Yes

No

Abstain

Absent

Arlind Karpuzi, Chairperson

Beverly Jordan, Vice Chairperson

Brandon Forbes

Shirley Hollibaugh

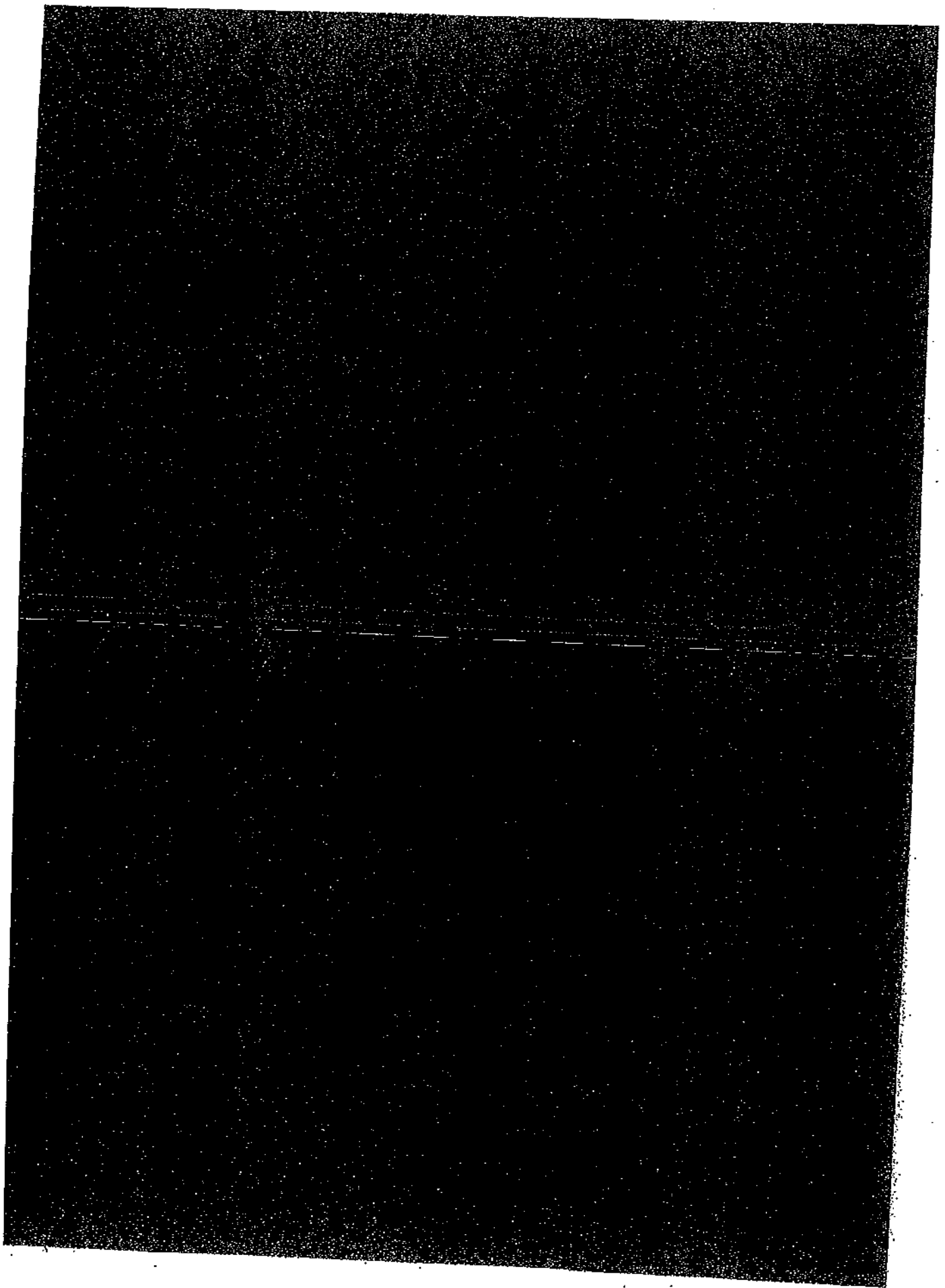
Jennifer Mann

WITNESS my hand and the seal of the Township on this 17<sup>th</sup> day of February 2021.

[SEAL]

By: \_\_\_\_\_

Daniel Mator  
Township Manager



**ADOPTION: ORDINANCE NO. 443 (DEER LAKES YOUTH LACROSSE LEASE)**

**ORDINANCE NO. 443**

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER AUTHORIZING THE EXECUTION OF A GROUND LEASE BETWEEN THE TOWNSHIP OF WEST DEER AND THE DEER LAKES YOUTH LACROSSE.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE THE ADOPTION OF ORDINANCE NO. 443 AUTHORIZING THE EXECUTION OF A GROUND LEASE BETWEEN THE TOWNSHIP AND THE DEER LAKES YOUTH LACROSSE.

	MOTION	SECOND	AYES	NAYES
MR. FORBES	_____	_____	_____	_____
MRS. HOLLIBAUGH	_____	_____	_____	_____
MRS. JORDAN	_____	_____	_____	_____
DR. MANN	_____	_____	_____	_____
MR. KARPUZI	_____	_____	_____	_____

**ORDINANCE NO. 443**

**AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY,  
COMMONWEALTH OF PENNSYLVANIA, AUTHORIZING THE LEASE OF TOWNSHIP REAL  
PROPERTY TO DEER LAKES YOUTH LACROSSE**

**WHEREAS**, Township of West Deer is the fee simple owner of real property known as the Nike Site Park located on 4832 Gibsonia Road in West Deer Township, Allegheny County, Commonwealth of Pennsylvania, identified as Block and Lot No. 1080-C-191;

**WHEREAS**, the Board of Supervisors of the Township of West Deer desires to lease a portion of the Nike Site Park described and depicted in the Lease attached hereto as Exhibit A (the "Property") to Deer Lakes Youth Lacrosse, a Pennsylvania nonprofit corporation with a business address of P.O. Box 171, Bairdford, PA 15006 ("Deer Lakes Lacrosse") for Deer Lakes Lacrosse's use of playing and practicing youth lacrosse and certain associated activities;

**WHEREAS**, the Board of Supervisors of the Township of West Deer is empowered to authorize the lease of Township real property by ordinance; and

**WHEREAS**, the Board of Supervisors of the Township of West Deer has determined that the lease of the property is in the best interest of the Township.

**NOW THEREFORE, THE TOWNSHIP OF WEST DEER HEREBY ORDAINS**, by and through its Board of Supervisors, as follows:

**Section 1. Lease of Property to Deer Lakes Lacrosse**

The proper Township officials are authorized to execute the Lease attached hereto as Exhibit A and to take any and all other actions necessary to effectuate the purpose thereof.

**Section 2. Repealer**

Any and all ordinances and/or resolutions – or parts thereof – conflicting herewith are repealed to the extent of such inconsistency.

ORDAINED AND ENACTED INTO LAW THIS 17<sup>TH</sup> DAY OF FEBRUARY, 2021.

ATTEST:

TOWNSHIP OF WEST DEER

---

Daniel J. Mator, Jr.  
Township Manager

---

Arlind Karpuzi, Chairman  
Board of Supervisors

DRAFT

CERTIFICATE

I, the undersigned, hereby certify that the foregoing and attached is a true copy of an Ordinance which was duly enacted at a meeting of the Board of Supervisors of West Deer Township on 17 February 2021, and that at such meeting a quorum was present and acting throughout, after due notice to the members of the Board of Supervisors of West Deer Township and to the public and such meeting was at all times open to the public; that the Ordinance was duly recorded in the West Deer Township Minutes Book and that a summary thereof was published as required by law in a newspaper of general circulation in the Township. I further certify that the Township met the advance requirements of Act No. 1998-93 by advertising the date of the meeting and posting a notice of the meeting at the public meeting place of the Board of Supervisors; that the total number of members of the Board of Supervisors is seven; and the vote upon the Ordinance was called and duly recorded upon the minutes and that the members voted in the following manner:

Yes

No

Abstain

Absent

Arlind Karpuzi, Chairperson

Beverly Jordan, Vice Chairperson

Brandon Forbes

Shirley Hollibaugh

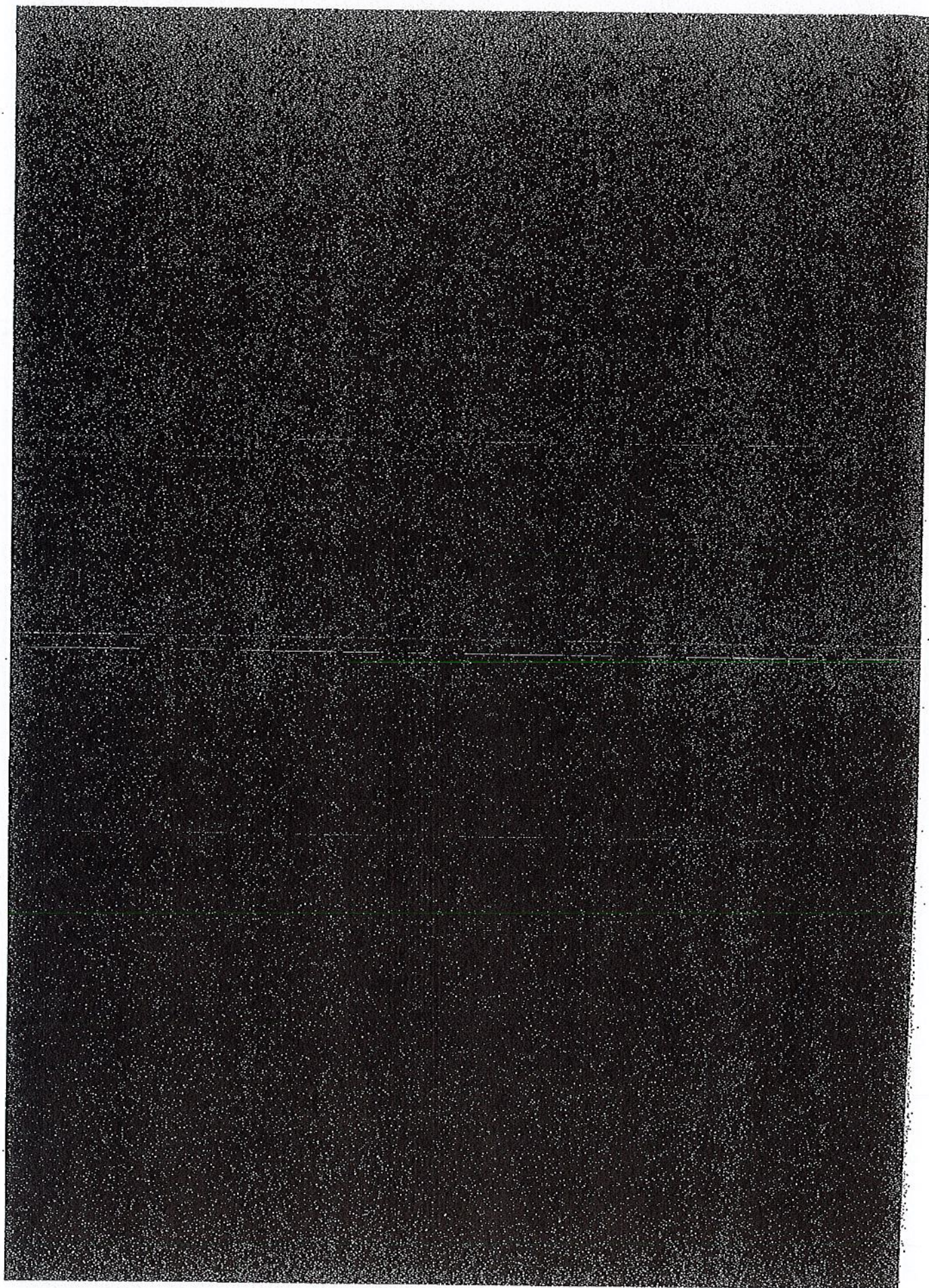
Jennifer Mann

WITNESS my hand and the seal of the Township on this 17<sup>th</sup> day of February 2021.

[SEAL]

By: \_\_\_\_\_

Daniel Mator  
Township Manager



**ADOPTION: ORDINANCE NO. 444 (DEER LAKES YOUTH SOCCER LEASE)**

**ORDINANCE NO. 444**

**AN ORDINANCE OF THE TOWNSHIP OF WEST DEER AUTHORIZING THE EXECUTION OF A GROUND LEASE BETWEEN THE TOWNSHIP OF WEST DEER AND THE DEER LAKES YOUTH SOCCER.**

**WHAT ACTION DOES THE BOARD WISH TO TAKE.**

**I MOVE TO AUTHORIZE THE ADOPTION OF ORDINANCE NO. 444 AUTHORIZING THE EXECUTION OF A GROUND LEASE BETWEEN THE TOWNSHIP AND THE DEER LAKES YOUTH SOCCER.**

	MOTION	SECOND	AYES	NAYES
MRS. HOLLIBAUGH	___	___	___	___
MRS. JORDAN	___	___	___	___
DR. MANN	___	___	___	___
MR. FORBES	___	___	___	___
MR. KARPUZI	___	___	___	___

**ORDINANCE NO. 444**

**AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY,  
COMMONWEALTH OF PENNSYLVANIA, AUTHORIZING THE LEASE OF TOWNSHIP REAL  
PROPERTY TO DEER LAKES SOCCER, INC.**

**WHEREAS**, Township of West Deer is the fee simple owner of real property known as Bairdford Park located on 50 and 72 Maple Street in West Deer Township, Allegheny County, Commonwealth of Pennsylvania, identified as Block and Lot Nos. 1669-P-238 and 1669-P-325, and the Nike Site Park located on 4832 Gibsonia Road in West Deer Township, Allegheny County, Commonwealth of Pennsylvania, identified as Block and Lot No. 1080-C-191;

**WHEREAS**, the Board of Supervisors of the Township of West Deer desires to lease a portion of Bairdford Park and the Nike Site Park described and depicted in the Lease attached hereto as Exhibit A (the "Property") to Deer Lakes Soccer, Inc., a Pennsylvania nonprofit corporation with a business address of P.O. Box 231, Bairdford, PA 15006 ("Deer Lakes Soccer"), for Deer Lakes Soccer's use of playing and practicing youth soccer and certain associated activities;

**WHEREAS**, the Board of Supervisors of the Township of West Deer is empowered to authorize the lease of Township real property by ordinance; and

**WHEREAS**, the Board of Supervisors of the Township of West Deer has determined that the lease of the property is in the best interest of the Township.

**NOW THEREFORE, THE TOWNSHIP OF WEST DEER HEREBY ORDAINS**, by and through its Board of Supervisors, as follows:

**Section 1. Lease of Property to Deer Lakes Soccer**

The proper Township officials are authorized to execute the Lease attached hereto as Exhibit A and to take any and all other actions necessary to effectuate the purpose thereof.

**Section 2. Repealer**

Any and all ordinances and/or resolutions – or parts thereof – conflicting herewith are repealed to the extent of such inconsistency.

ORDAINED AND ENACTED INTO LAW THIS 17<sup>TH</sup> DAY OF FEBRUARY, 2021.

ATTEST:

TOWNSHIP OF WEST DEER

---

Daniel J. Mator, Jr.  
Township Manager

---

Arlind Karpuzi, Chairman  
Board of Supervisors

DRAFT

CERTIFICATE

I, the undersigned, hereby certify that the foregoing and attached is a true copy of an Ordinance which was duly enacted at a meeting of the Board of Supervisors of West Deer Township on 17 February 2021, and that at such meeting a quorum was present and acting throughout, after due notice to the members of the Board of Supervisors of West Deer Township and to the public and such meeting was at all times open to the public; that the Ordinance was duly recorded in the West Deer Township Minutes Book and that a summary thereof was published as required by law in a newspaper of general circulation in the Township. I further certify that the Township met the advance requirements of Act No. 1998-93 by advertising the date of the meeting and posting a notice of the meeting at the public meeting place of the Board of Supervisors; that the total number of members of the Board of Supervisors is seven; and the vote upon the Ordinance was called and duly recorded upon the minutes and that the members voted in the following manner:

Yes      No      Abstain      Absent

Arlind Karpuzi, Chairperson

Beverly Jordan, Vice Chairperson

Brandon Forbes

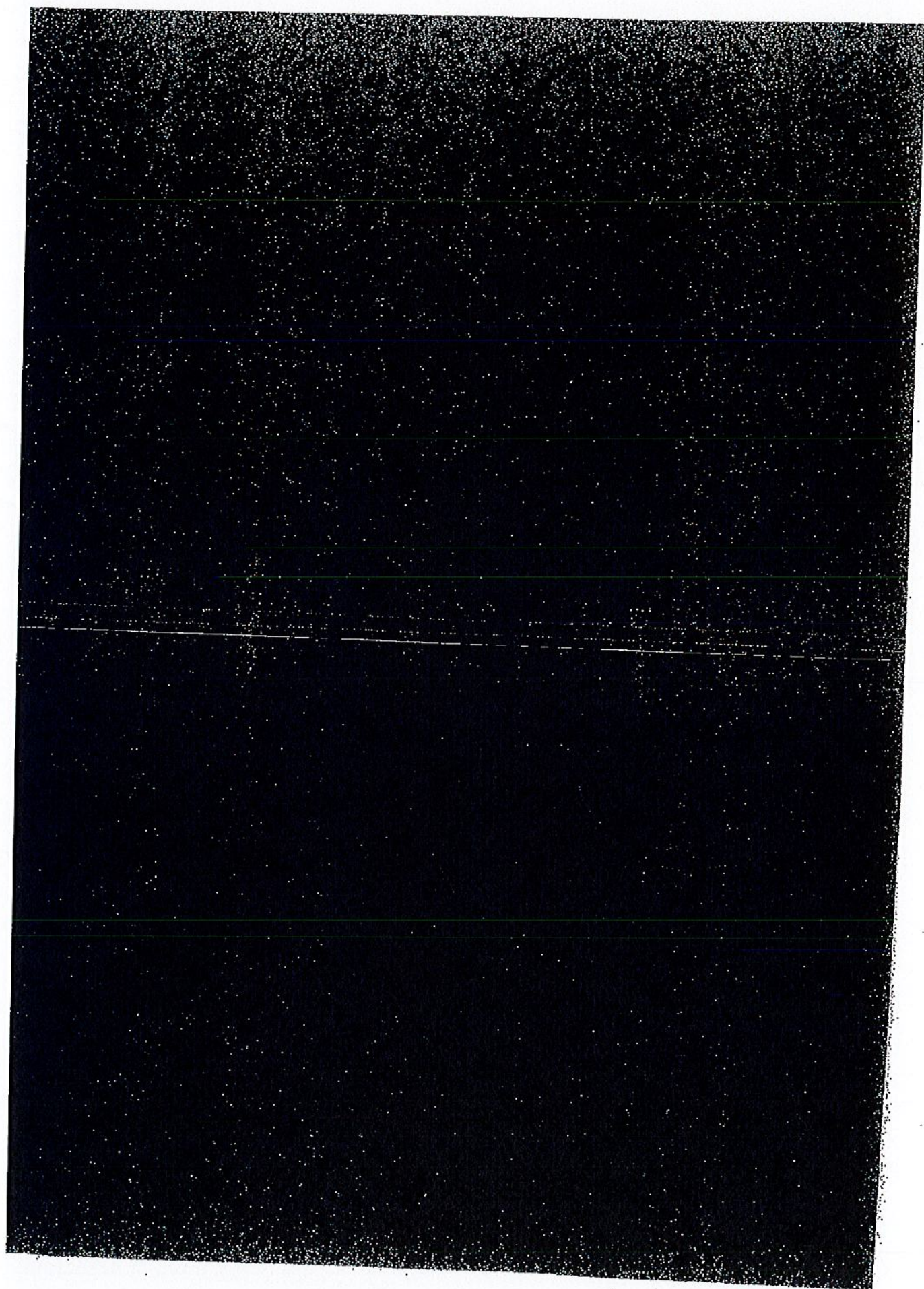
Shirley Hollibaugh

Jennifer Mann

WITNESS my hand and the seal of the Township on this 17<sup>th</sup> day of February 2021.

[SEAL]

By: \_\_\_\_\_  
Daniel Mator  
Township Manager



ADOPTION: ORDINANCE NO. 445 (DEER LAKES YOUTH SOFTBALL LEASE)

ORDINANCE NO. 445

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER AUTHORIZING THE EXECUTION OF A GROUND LEASE BETWEEN THE TOWNSHIP OF WEST DEER AND THE DEER LAKES YOUTH SOFTBALL.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE THE ADOPTION OF ORDINANCE NO. 445 AUTHORIZING THE EXECUTION OF A GROUND LEASE BETWEEN THE TOWNSHIP AND THE DEER LAKES YOUTH SOFTBALL.

	MOTION	SECOND	AYES	NAYES
MRS. JORDAN	—	—	—	—
DR. MANN	—	—	—	—
MR. FORBES	—	—	—	—
MRS. HOLLIBAUGH	—	—	—	—
MR. KARPUI	—	—	—	—

**ORDINANCE NO. 445**

**AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY,  
COMMONWEALTH OF PENNSYLVANIA, AUTHORIZING THE LEASE OF TOWNSHIP REAL  
PROPERTY TO DEER LAKES YOUTH SOFTBALL, INC.**

**WHEREAS**, Township of West Deer is the fee simple owner of real property known as Bairdford Park located on 50 and 72 Maple Street in West Deer Township, Allegheny County, Commonwealth of Pennsylvania, identified as Block and Lot Nos. 1669-P-238 and 1669-P-325;

**WHEREAS**, the Board of Supervisors of the Township of West Deer desires to lease a portion of Bairdford Park described and depicted in the Lease attached hereto as Exhibit A (the "Property") to Deer Lakes Youth Softball, Inc., a Pennsylvania nonprofit corporation with a business address of P.O. Box 171, Bairdford, PA 15006 ("Deer Lakes Softball"), for Deer Lakes Softball's use of playing and practicing youth softball and certain associated activities;

**WHEREAS**, the Board of Supervisors of the Township of West Deer is empowered to authorize the lease of Township real property by ordinance; and

**WHEREAS**, the Board of Supervisors of the Township of West Deer has determined that the lease of the property is in the best interest of the Township.

**NOW THEREFORE, THE TOWNSHIP OF WEST DEER HEREBY ORDAINS**, by and through its Board of Supervisors, as follows:

**Section 1. Lease of Property to Deer Lakes Softball**

The proper Township officials are authorized to execute the Lease attached hereto as Exhibit A and to take any and all other actions necessary to effectuate the purpose thereof.

**Section 2. Repealer**

Any and all ordinances and/or resolutions – or parts thereof – conflicting herewith are repealed to the extent of such inconsistency.

ORDAINED AND ENACTED INTO LAW THIS 17<sup>TH</sup> DAY OF FEBRUARY, 2021.

ATTEST:

TOWNSHIP OF WEST DEER

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

\_\_\_\_\_  
Arlind Karpuzi, Chairman  
Board of Supervisors

DRAFT

**CERTIFICATE**

I, the undersigned, hereby certify that the foregoing and attached is a true copy of an Ordinance which was duly enacted at a meeting of the Board of Supervisors of West Deer Township on 17 February 2021, and that at such meeting a quorum was present and acting throughout, after due notice to the members of the Board of Supervisors of West Deer Township and to the public and such meeting was at all times open to the public; that the Ordinance was duly recorded in the West Deer Township Minutes Book and that a summary thereof was published as required by law in a newspaper of general circulation in the Township. I further certify that the Township met the advance requirements of Act No. 1998-93 by advertising the date of the meeting and posting a notice of the meeting at the public meeting place of the Board of Supervisors; that the total number of members of the Board of Supervisors is seven; and the vote upon the Ordinance was called and duly recorded upon the minutes and that the members voted in the following manner:

Yes      No      Abstain      Absent

Arlind Karpuzi, Chairperson

Beverly Jordan, Vice Chairperson

Brandon Forbes

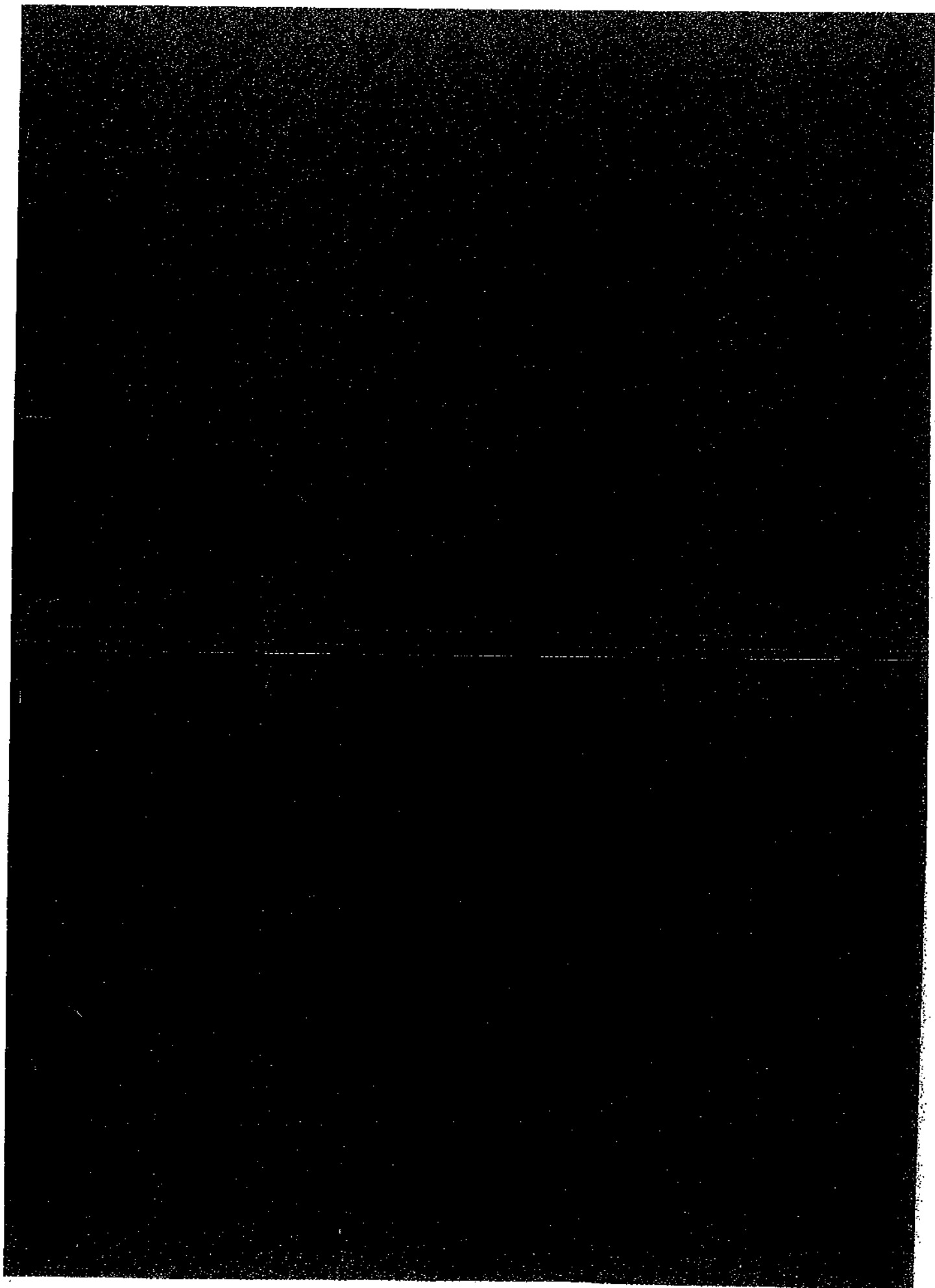
Shirley Hollibaugh

Jennifer Mann

[SEAL]

WITNESS my hand and the seal of the Township on this 17<sup>th</sup> day of February 2021.

By: \_\_\_\_\_  
Daniel Mator  
Township Manager



**ADOPTION: RESOLUTION 2021-2 (DUI GRANT APPLICATION)**

ATTACHED IS RESOLUTION NO. 2021-2 AUTHORIZING THE TOWNSHIP MANAGER TO SIGN THE DUI GRANT ON BEHALF OF WEST DEER TOWNSHIP. THE GRANT IS FOR TWO YEARS (2020 – 2021 AND 2021 – 2022). THIS RESOLUTION IS FOR THE SECOND YEAR.

THE WEST DEER TOWNSHIP POLICE DEPARTMENT IS THE COORDINATING DEPARTMENT FOR THE NORTH HILLS DUI TASK FORCE.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO ADOPT RESOLUTION NO. 2021-2 AUTHORIZING THE TOWNSHIP MANAGER TO SIGN THE DUI GRANT ON BEHALF OF WEST DEER TOWNSHIP.

	MOTION	SECOND	AYES	NAYES
DR. MANN	___	___	___	___
MR. FORBES	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
MRS. JORDAN	___	___	___	___
MR. KARPUI	___	___	___	___

**TOWNSHIP OF WEST DEER**

**RESOLUTION NO. 2021-2**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
TOWNSHIP OF WEST DEER, ALLEGHENY COUNTY,  
PENNSYLVANIA, AUTHORIZING AND DIRECTING THE  
TOWNSHIP MANAGER TO SIGN THE PENNSYLVANIA DUI  
GRANT DOCUMENTATION**

**WHEREAS**, the Board of Supervisors of the Township of West Deer desires to extend the Township's participation in the Pennsylvania DUI Grant program; and

**WHEREAS**, the Commonwealth requires a designated official be authorized and directed to sign all grant documents; and

**WHEREAS**, the Township Manager is the chief administrative official in the Township.

**NOW THEREFORE**, the Board of Supervisors of the Township of West Deer does hereby **RESOLVE** that the Township Manager of West Deer be authorized and directed to sign the attached grant on its behalf.

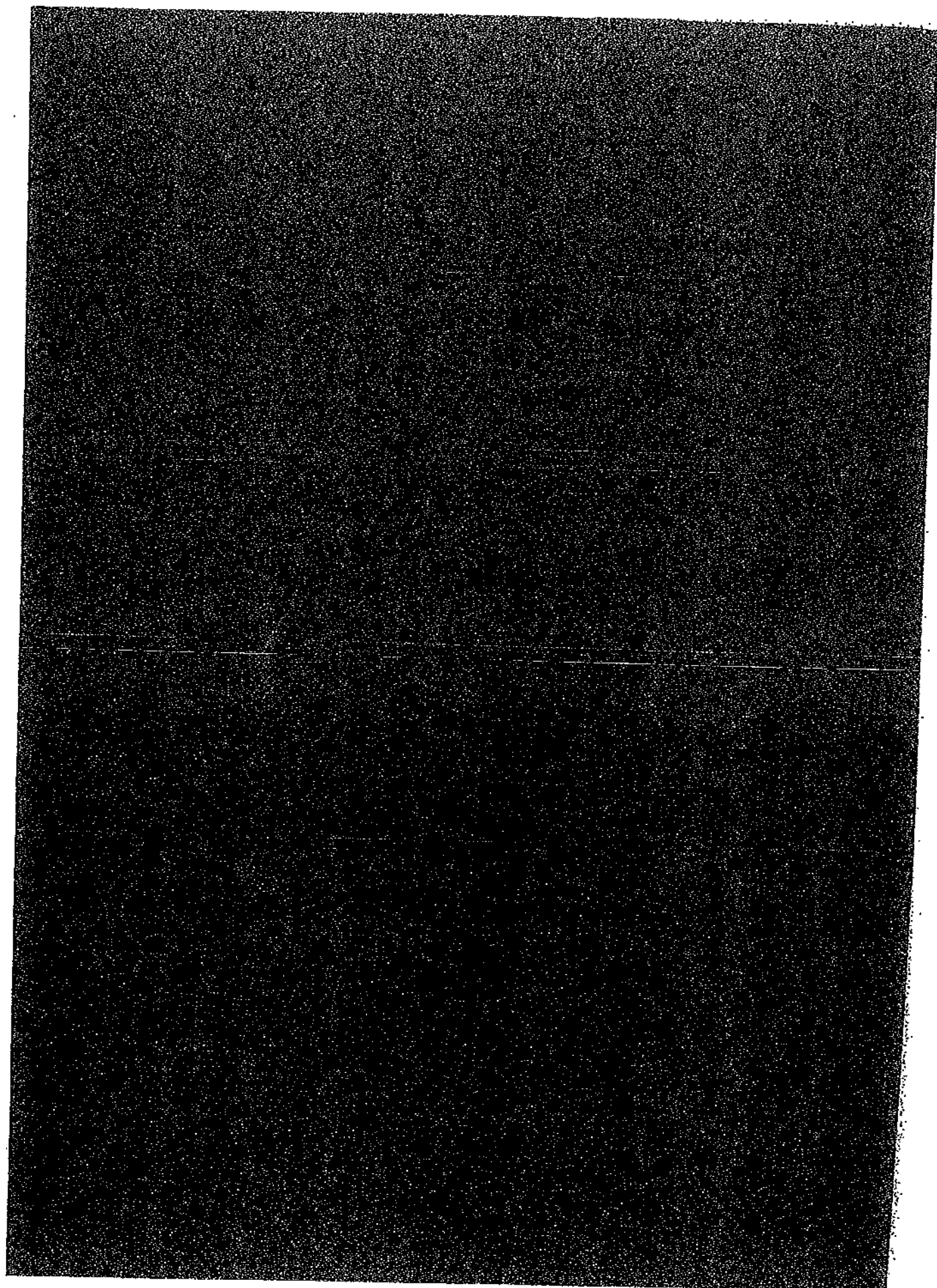
**RESOLVED**, by the Board of Supervisors of the Township of West Deer, this 17<sup>th</sup> day of February, 2021.

**ATTEST:**

**TOWNSHIP OF WEST DEER**

\_\_\_\_\_  
Daniel Mator  
Township Manager

\_\_\_\_\_  
Arlind Karpuzi  
Chairman, Board of Supervisors



**AUTHORIZATION: 2021 ROAD PROGRAM ADVERTISEMENT**

ATTACHED IS THE TOWNSHIP ENGINEER'S RECOMMENDED ROAD LIST FOR THE 2021 ROAD IMPROVEMENT PROJECT.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE THE TOWNSHIP ENGINEER TO ADVERTISE AND SOLICIT BIDS FOR THE 2021 ROAD IMPROVEMENT PROJECT.

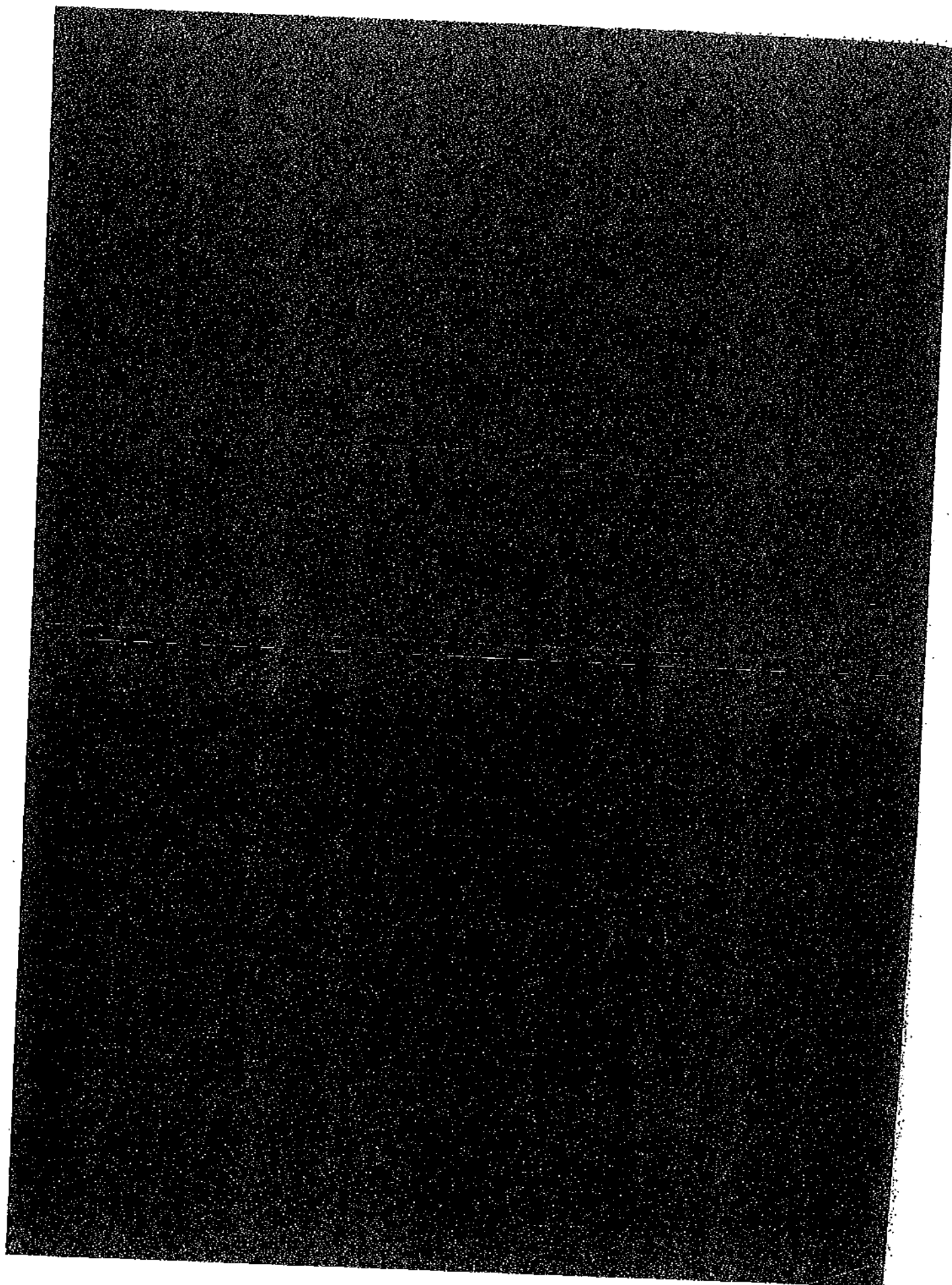
	MOTION	SECOND	AYES	NAYES
MR. FORBES	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
MRS. JORDAN	___	___	___	___
DR. MANN	___	___	___	___
MR. KARPUI	___	___	___	___

## **5 Year Road Improvement**

**2021**

<b>Street Name</b>	<b>Road Improvements Estimate</b>
Rittman Road (cold)	\$254,000
Shuster Road (cold)	\$350,000
Glasgow Road (cold)	\$319,000
Donaldson Road (cold)	\$287,000
Lawrence Court (hot)	\$45,000
Quail Ridge Court (hot)	\$44,000
Double Seal	\$75,-000
<b>Total Project Cost</b>	<b>\$1,374,000</b>

Prepared: 10/2/20



**APPROVAL: EASTVIEW FARMS – PRELIMINARY SUBDIVISION PLAN**

THE PLANNING COMMISSION RECOMMENDED APPROVAL OF THE EASTVIEW FARMS PRELIMINARY SUBDIVISION PLAN AT THEIR DECEMBER 17, 2020 MEETING.

PROPERTY LOCATION: BAKERSTOWN CULMERVILLE ROAD  
ZONING DISTRICT: R-1 RURAL RESIDENTIAL

17-LOT SUBDIVISION:

LOTS TO MEASURE 21,780 SF

TOTAL PARCEL TO MEASURE 17.54 ACRES

THE PLANNING COMMISSION RECOMMENDED APPROVAL OF THE EASTVIEW FARMS - BAKERSTOWN CULMERVILLE ROAD PLAN OF LOTS SUBJECT TO FOLLOWING CONDITIONS:

1. ALL REQUIREMENTS FROM SHOUP ENGINEERING LETTERS DATED DECEMBER 16,2020 AND JANUARY 14, 2021 SHALL BE MET.
2. ONE FIRE HYDRANT IS NEEDED.
3. CLUSTER BOXES FOR THE POST OFFICE WILL BE NEEDED.
4. LIGHTING, LANDSCAPING AND SPECIFIC LAND DEVELOPMENT STANDARDS WILL BE DISCUSSED AND RECOMMENDED AT FINAL APPROVAL OF THE LAND DEVELOPMENT APPLICATION.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO APPROVE THE PRELIMINARY SUBDIVISION OF THE EASTVIEW FARMS PLAN OF LOTS AS PER THE RECOMMENDATION BY THE PLANNING COMMISSION WITH THE CONDITIONS PREVIOUSLY MENTIONED.

MOTION SECOND AYES NAYES

MRS. HOLLIBAUGH	___	___	___	___
MRS. JORDAN	___	___	___	___
DR. MANN	___	___	___	___
MR. FORBES	___	___	___	___
MR. KARPUZI	___	___	___	___



West Deer Township Planning Commission  
Meeting Report for December 17, 2020

Project Name: EASTVIEW FARMS – PRELIMINARY SUBDIVISION PLAN

Property Location: West Deer Township – Allegheny County  
Zoned: Zoned R (Rural Estate)

Seeking approval for Eastview Farms – Preliminary Subdivision Plan

First motion by Mr. Stark and second motion by Mr. Bechtold to **RECOMMEND APPROVAL**, voting was unanimous, of the Eastview Farms – Preliminary Subdivision Plan with the following conditions:

1. All requirements from Shoup Engineering letter dated December 16, 2020 must be met.
2. 1 fire hydrant is needed.
3. Cluster boxes for the Post Office will be needed .
4. Lighting, landscaping and specific land development standards will be discussed and recommended at final approval of the land development application.



**SHOUP ENGINEERING**  
CELEBRATING 50 YEARS

329 Summerfield Drive, Baden PA 15005

Telephone: 724-869-9560

Email: [info@shoupengineering.com](mailto:info@shoupengineering.com)

January 14, 2021

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

Via Email

Re: Eastview Farms  
Preliminary Subdivision (plans revised December 22, 2020)

Dear Mr. Payne,

I have reviewed the above-referenced preliminary subdivision plan located in the R-1 Zoning District and the following comments should be considered.

1. A consolidation plan will have to be filed with the final subdivision plan to combine the four tax parcels which comprise the total property.
2. The applicant is advised that the following items and perhaps other items will need to be provided with final subdivision application submittals.
  - A. Final stormwater management plan
  - B. Final erosion and sedimentation control plan
  - C. Final engineering plans for utilities (including fire hydrant locations approved by the Fire Department), and storm sewers including profiles
  - D. Final engineering plans containing construction details of all features
  - E. Subdivision recording plan and consolidation plan with full metes and bounds descriptions
  - F. Covenants and Homeowner's Association documents
3. The applicant is further advised that any final subdivision approval, if granted by the Township, will be conditioned upon the applicant obtaining the following:
  - A. Pennsylvania Department of Transportation Highway Occupancy Permit(s)

Mr. Bill Payne  
January 14, 2021  
Page 2

- B. Pennsylvania Department of Environmental Protection Sewage Facilities Planning Module approval
- C. Pennsylvania Department of Environmental Protection permitting for impacts to streams and/or wetlands, if any
- D. NPDES General Permit from the Allegheny County Conservation District
- E. Developer's Agreement with West Deer Township
- F. Post Construction Stormwater Agreement with West Deer Township

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.

cc: Daniel Mator, via email  
Gavin Robb, via email  
Dorothy Moyta, via email  
Jodi French, via email  
Steven Victor, via email



December 22, 2020

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

Re: Eastview Farms  
Revised Preliminary Subdivision

Dear Mr. Payne:

In response to Shoup Engineering's review letter dated December 16, 2020, we have the following responses:

1. A consolidation plan will have to be filed with the final subdivision plan to combine the four tax parcels, which comprise the total property.

*Response: Acknowledged*

2. The Planning Commission should be aware that Code Section 210-111.B(4)(b) requires "woodlands" as defined by the zoning code name to be included in natural resource analysis density calculations. The developer's consultant has noted that woodlands are being included in the calculations, as the woodlands are "an emerging forest and does not meet the criteria for Class II Woodland".

*Response: The definition of WOODLAND reads: An area of wooded land ¼ acre or more where the smallest trees measure at least 6" diameter at breast height or 4.5 feet from ground.*

*Because of this emerging, young forest, the majority of the tree growth is less than 6" caliper as can be seen in the photos from the wetland report.*

3. How will Lot 201 have driveway access? Will it utilize the existing driveway off of Bakerstown Culmerville Road or a new driveway off of the new road?

*Response: Uncertain at this time.*

4. A preliminary road profile should be provided for the proposed road.

*Response: A road profile has been added to the plans. See Sheet 800.*

5. Utility Note 1 on Drawing Sheet 400 refers to Alcosan, which appears to be in error.

*Response: See Sheet 400 – Preliminary Utility Plan dated December 22, 2020.*

6. Stormwater Note 4 on Drawing Sheet 400 should be revised to reflect that roof drains from Lots 115 and 201 will not be directed to the detention pond.

*Response: See Sheet 400 – Preliminary Utility Plan dated December 22, 2020.*

7. Has the off-site sanitary sewer easement located south of Bakerstown Culmerville Road been acquired?

*Response: The off-site sanitary sewer easement has been acquired.*

8. On Drawing Sheet 700 the legend refers to slopes between 15% and 25%. The reference should be slopes between 15% and 40%.

*Response: See revised Sheet 700 showing slopes of 0-15%, 15-40% and 40% and greater.*

9. To construct homes and yards on Lots 101, 102, 113 and 114 it is likely that some of the slopes between 15% and 40% not shown as disturbed on Drawing Sheet 700 will be disturbed.

*Response: Acknowledged. The attached plan shows the 15-25% slopes to be disturbed during land development as a cross hatch and the 15-25% slopes that won't be disturbed during land development. It is likely that the 15-25% slopes on Lots 101 and 114 will not be disturbed in the post, land development stage of home construction as the anticipated home site will be graded without impacting these 15-25% slopes. On Lot 102, the future home site is on an area with 18% existing slopes, which can easily be graded during home construction. On Lot 113, the existing grade is only 17% and also does not require grading during land development.*

10. The word "stormwater" is misspelled on the stormwater drawing cover sheet.

*Response: See revised PCSM Report and Plans dated December 21, 2020.*

11. On Page 1 of the stormwater management plan there is reference to all 17.53 acres of the site being disturbed, which will not be the case.

*Response: See revised PCSM Report and Plans dated December 21, 2020.*

12. The applicant is advised that the following items and perhaps other items will need to be provided with final subdivision application submittals:

- A. Final stormwater management plan
- B. Final erosion and sedimentation control plan
- C. Final engineering plans for utilities (including fire hydrant locations approved by the Fire Department), and storm sewers including profiles
- D. Final engineering plans containing construction details of all features
- E. Subdivision recording plan and consolidation plan with full metes and bounds descriptions
- F. Covenants and Homeowner's documents

*Response: Item acknowledged.*

13. The applicant is further advised that any final subdivision approval, if granted by the Township, will be conditioned upon the applicant obtaining the following:

- A. Pennsylvania Department of Transportation Highway Occupancy Permit(s)
- B. Pennsylvania Department of Environmental Protection Sewage Facilities Planning Module approval
- C. Pennsylvania Department of Environmental Protection permitting for impacts to streams and/or wetlands, if any
- D. NPDES General Permit from the Allegheny County Conservation District
- E. Developer's Agreement with West Deer Township
- F. Post-Construction Stormwater Agreement with West Deer Township

*Response: Item acknowledged.*

Sincerely,

*David A. Lucci*

David A. Lucci, RLA  
Associate

Enclosures

cc: Richard Miller, Jr.  
Hampton Tech



## SHOUP ENGINEERING

CELEBRATING 50 YEARS

329 Summerfield Drive, Baden PA 15005

Telephone: 724-869-9560

Email: [info@shoupengineering.com](mailto:info@shoupengineering.com)

December 16, 2020

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

Re: Eastview Farms  
Preliminary Subdivision (plans dated November 30, 2020)

Dear Mr. Payne,

I have reviewed the above-referenced preliminary subdivision plan located in the R-1 Zoning District and the following comments should be considered.

1. A consolidation plan will have to be filed with the final subdivision plan to combine the four tax parcels which comprise the total property.
2. The Planning Commission should be aware that Code Section 210-111.B(4)(b) requires "woodlands" as defined by the zoning code to be included in natural resource analysis density calculations. The developer's consultant has noted that woodlands are not being included in the calculations as the woodlands are "an emerging forest and does not meet the criteria for Class II Woodland".
3. How will Lot 201 have driveway access? Will it utilize the existing driveway off of Bakerstown Culmerville Road or a new driveway off of the new road?
4. A preliminary road profile should be provided for the proposed road.
5. Utility Note 1 on Drawing Sheet 400 refers to Alcosan which appears to be in error.
6. Stormwater Note 4 on Drawing Sheet 400 should be revised to reflect that roof drains from Lots 115 and 201 will not be directed to the detention pond.
7. Has the off-site sanitary sewer easement located south of Bakerstown Culmerville Road been acquired?
8. On Drawing Sheet 700 the legend refers to slopes between 15% and 25%. The reference should be to slopes between 15% and 40%.

9. To construct homes and yards on Lots 101, 102, 113 and 114 it is likely that some of the slopes between 15% and 40% not shown as disturbed on Drawing Sheet 700 will be disturbed.
10. The word "stormwater" is misspelled on the stormwater drawing cover sheet.
11. On Page 1 of the stormwater management plan there is reference to all 17.53 acres of the site being disturbed which will not be the case.
12. The applicant is advised that the following items and perhaps other items will need to be provided with final subdivision application submittals.
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  - B. Final erosion and sedimentation control plan
  - C. Final engineering plans for utilities (including fire hydrant locations approved by the Fire Department), and storm sewers including profiles
  - D. Final engineering plans containing construction details of all features
  - E. Subdivision recording plan and consolidation plan with full metes and bounds descriptions
  - F. Covenants and Homeowner's Association documents
13. The applicant is further advised that any final subdivision approval, if granted by the Township, will be conditioned upon the applicant obtaining the following:
  - A. Pennsylvania Department of Transportation Highway Occupancy Permit(s)
  - B. Pennsylvania Department of Environmental Protection Sewage Facilities Planning Module approval
  - C. Pennsylvania Department of Environmental Protection permitting for impacts to streams and/or wetlands, if any
  - D. NPDES General Permit from the Allegheny County Conservation District
  - E. Developer's Agreement with West Deer Township

Mr. Bill Payne  
December 16, 2020  
Page 3

F. Post Construction Stormwater Agreement with West Deer Township

A written response must be provided by the applicant indicating how each of the above-referenced comments has been addressed.

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

Sincerely,

SHOUP ENGINEERING INC.



Scott A. Shoup, P.E.

cc: Daniel Mator, via email  
Gavin Robb, via email  
Dorothy Moyta, via email  
Jodi French, via email  
Steven Victor, via email

# PRELIMINARY SUBDIVISION PLANS FOR EASTVIEW FARMS

WEST DEER TOWNSHIP,  
ALLEGHENY COUNTY, PENNSYLVANIA

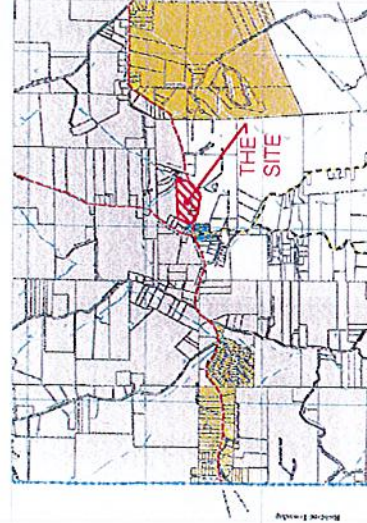
**OWNER:**  
EASTVIEW FARMS, LLC  
4577 WALTON BLVD., HUNTSVILLE, AL 35894  
PHONE: 256.830.4778  
FAX: 256.830.4779

**DESIGNER:**  
J. J. JACOBI & ASSOCIATES  
2000 W. 10TH AVE., SUITE 100  
CHANDLER, AZ 85224  
PHONE: 480.790.8900  
FAX: 480.790.8901

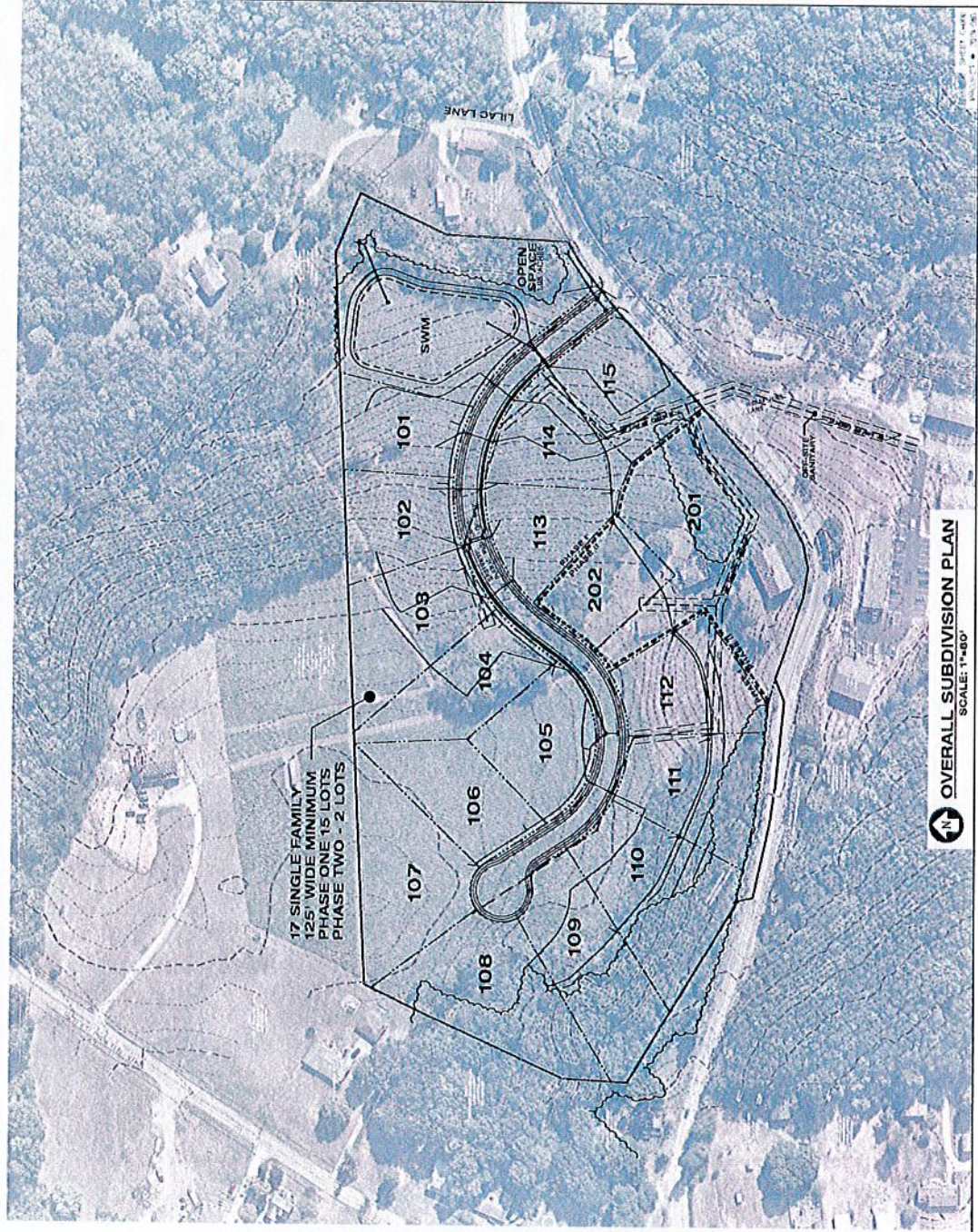
**DATE:** NOVEMBER 30, 2020  
**REVISED DATE:** DECEMBER 22, 2020

## DRAWING SCHEDULE

SHEET	PAGE
C-000	OVERALL PRELIMINARY PLAN, COVER & LOCATION SHEET
C-100	NATURAL RESOURCE AND EXISTING CONDITIONS PLAN
C-200	PRELIMINARY SUBDIVISION PLAN
C-300	PRELIMINARY GRADING PLAN
C-400	PRELIMINARY UTILITY PLAN
C-500	PRELIMINARY LANDSCAPE PLAN
C-600	PRELIMINARY SITE PLAN
C-700	PRELIMINARY COMPOSITE PLAN
C-800	ROAD PROFILE



LOCATION MAP  
SCALE: 1" = 400'

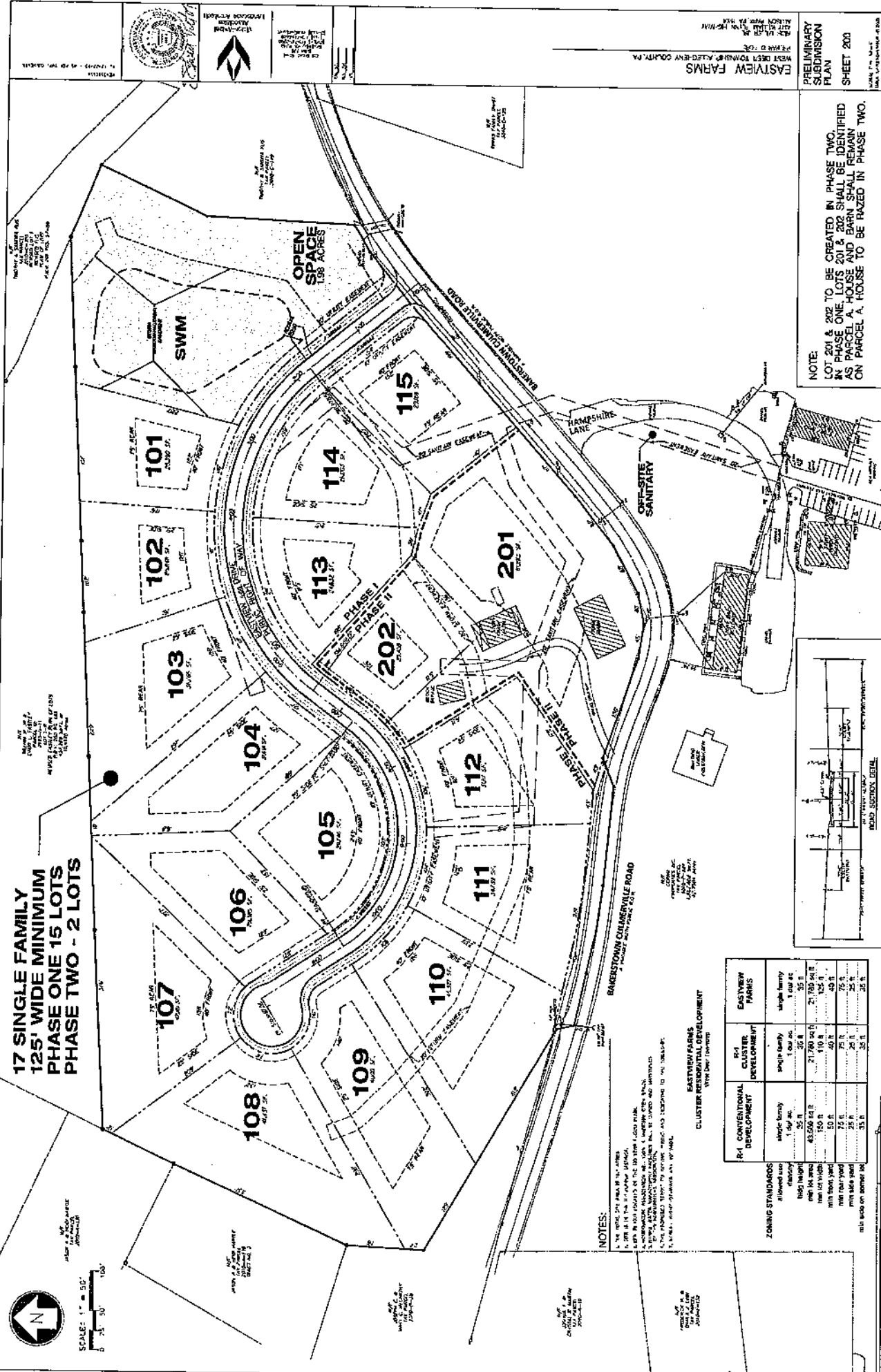


OVERALL SUBDIVISION PLAN  
SCALE: 1" = 80'

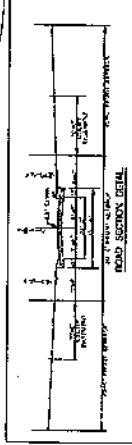
17 SINGLE FAMILY  
125' WIDE MINIMUM  
PHASE ONE 15 LOTS  
PHASE TWO - 2 LOTS



SCALE: 1" = 50'



NOTE:  
LOT 201 & 202 TO BE CREATED IN PHASE TWO.  
IN PHASE ONE, LOTS 201 & 202 SHALL BE IDENTIFIED  
AS PARCEL A. HOUSE AND BARN SHALL REMAIN  
ON PARCEL A. HOUSE TO BE HAZED IN PHASE TWO.



EASTVIEW FARMS CLUSTER RESIDENTIAL DEVELOPMENT		EASTVIEW FARMS	
R-1 CONVENTIONAL DEVELOPMENT	R-1 CLUSTER DEVELOPMENT	single family	single family
43,500 sq. ft.	21,750 sq. ft.	1 lot	1 lot
150 ft.	110 ft.	21,750 sq. ft.	21,750 sq. ft.
50 ft.	40 ft.	43,500 sq. ft.	43,500 sq. ft.
75 ft.	25 ft.	75 ft.	75 ft.
25 ft.	15 ft.	25 ft.	25 ft.
35 ft.	35 ft.	35 ft.	35 ft.

NOTES:  
1. THE TOTAL SITE AREA IS 10.1 ACRES.  
2. THE TOTAL SITE AREA IS 10.1 ACRES.  
3. THE TOTAL SITE AREA IS 10.1 ACRES.  
4. THE TOTAL SITE AREA IS 10.1 ACRES.  
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9. THE TOTAL SITE AREA IS 10.1 ACRES.  
10. THE TOTAL SITE AREA IS 10.1 ACRES.



Professional seal and title information.

Project name and location information.

Scale and north arrow information.

Additional project details and notes.

Project name and location information.

Scale and north arrow information.

Additional project details and notes.

Project name and location information.

Scale and north arrow information.

Additional project details and notes.

Project name and location information.

Scale and north arrow information.

Additional project details and notes.

Project name and location information.

Scale and north arrow information.

WEST DEER TOWNSHIP  
P.O. Box 2, Russellton, PA 15076

SUBDIVISION AND LAND DEVELOPMENT APPLICATION

APPLICATION NO. \_\_\_\_\_

Application For:

- ☒ Preliminary Subdivision  
☐ Final Subdivision  
☐ Land Development  
☐ PRD  
☐ Lot Line Revision

Location of Property: BAKERSTOWN CULMERVILLE ROAD  
Parcel Lot and Block No.: 2010-B-16, 2010-F-382  
Name of Subdivision/Land Development: EASTVIEW FARMS

Name of Applicant: RICHARD MILLER JR.  
4377 WILLIAM FLYNN HIGHWAY  
Address: AULISON PARK, PA 15101  
Telephone No.: 412-600-4718

Name of Property Owner(s): SAME AS ABOVE  
Address: \_\_\_\_\_  
Telephone No.: \_\_\_\_\_

Surveyor/Engineer: VICTOR WETZEL ASSOCIATES  
Address: 409 BROAD STREET  
SEWICKLEY, PA 15143  
Telephone No.: 412-741-2290  
Purpose of Development: PROPOSED 17 SINGLE FAMILY LOTS

Proposed Use: Single Family ☒ Two Family ☐ Multi Family ☐  
Townhouse ☐ Commercial ☐ Industrial ☐  
Other \_\_\_\_\_

Total Acreage of Tract: 17.5  
No. of Acres to be Developed: 17.5 Number of Lots: 17  
Percentage of Lot Coverage: N/A Min. Lot Size: 21,780 SF  
Estimated Start of Construction: SUMMER 2021

Zoning District: R-2

Use Permitted by: ☒ right ☐ special exception ☐ conditional use

Waivers requested (list section & hardship) and/or special situations or circumstances:

Water Supply: ☒ Public ☐ Other (specify \_\_\_\_\_)

Sewage Disposal: ☒ Public ☐ Other (specify \_\_\_\_\_)

Off-street Parking: ☒ Garage ☐ Driveways ☐ Other ☐ None

Streets: Lineal feet of new streets 1,212 LF

Proposed for Dedication: ☒ Yes ☐ No

Existing Use: UNDEVELOPED & EXISTING DWELLING WITH BARN & GARAGE

Number of Existing Lots: TWO Existing Acreage: 17.5 ACRES

Location of Existing Buildings: EXISTING GARAGE, BARN & DWELLING

Current Parking Spaces: N/A

Existing Parking Surface Area: N/A

Access Driveway Location: GRANL DRIVE SOUTHWEST CORNER Width: 10 LF

Proposed Use: 17 SINGLE FAMILY LOTS OFF OF NEW PUBLIC STREET

Description of Building(s): -

Additional Parking Spaces: -

Access Driveway Location: - Width: -

Current Employees: - New Employees: -

Percentage of Lot Coverage: -

Phase:

Total Number of Phases:	<u>TWO</u>
Phase Number of this Application:	<u>TWO</u>
Total Acres:	<u>17.5 ACRES</u>
Acres this Phase:	<u>17.5 ACRES</u>
Total Lots:	<u>17</u>
Lots this Phase:	<u>17</u>
Total Lineal Feet of Storm Sewer:	<u>1,508</u>
Total Storm Sewer this Phase:	<u>1,508</u>

**Environmental Standards:**

Will the proposed use generate any of the following conditions? NO

Smoke	<input type="checkbox"/>	Electrical Interference	<input type="checkbox"/>
Air Pollutants	<input type="checkbox"/>	Vibrations	<input type="checkbox"/>
Odors	<input type="checkbox"/>	Noise	<input type="checkbox"/>
Water Pollutants	<input type="checkbox"/>	Radioactive Emissions	<input type="checkbox"/>

Material stored on site: N/A

**Applications:**

Percolation Test	<u>N/A</u> (date)
DER Planning Module Waiver	<u>REQUESTED</u>
Water Authority	<u>" "</u>
Sewer Authority	<u>" "</u>
Allegheny Co. Conservation District	<u>" "</u>
Allegheny Co. Dept. of Economic Development	<u>" "</u>

**Right-of-Way:**

Agreements of adjacent properties: ☐ Yes ☐ No ☒ N/A

Describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Easements:**

Agreements with adjacent properties: ☐ Yes ☐ No ☒ N/A

Describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# EASTVIEW FARMS

West Deer Township

## PRELIMINARY SUBDIVISION PLAN

### PLAN NARRATIVE

*owner/developer:*

Richard Miller, Jr.  
4377 William Flinn Highway  
Allison Park, PA 15101

*engineer:*

Hampton Technical Associates  
35 Wilson Street  
Pittsburgh, PA 15223

*geotechnical engineer:*

ACA Engineering  
410 Balph Avenue  
Pittsburgh, PA 15202

*environmental:*

Ecotune  
215 Executive Drive  
Cranberry, PA 16066

*traffic engineer:*

David E. Wooster & Associates  
2 East Crafton Avenue  
Pittsburgh, PA 15205

*landscape architect:*

Victor-Wetzel Associates  
409 Broad Street, Suite 270  
Sewickley, PA 15143

November 30, 2020

## EASTVIEW FARMS PROJECT NARRATIVE

Eastview Farms is a 17.5 acre tract on the north side of Bakerstown-Culmerville Road in the R-1 Zoning District. There are three structures on the site, a farmhouse, barn and garage. As per the Natural Resources Analysis inventory, there are no flood plains. There are some minor Wetlands on the eastern side of the site, which will remain undisturbed, and only 0.1 acres of more than 40% steep slopes. As to Class II Resources, there are 4.3 acres of greater than 15% and less than 40% steep slopes. The tree-covered area is an emerging forest and does not meet the criteria for Class II Woodland.

Based upon the attached Natural Resources Analysis(see attached), this site has an allowed density of 19 lots based upon our 1.2 acres of Class II disturbance and 3.1 acres of Class II protection. Eastview Farms will have 17 lots.

Eastview Farms will be developed per Section 210-15 for a Cluster Development in the R-1 Zoning District. The following chart gives the Zoning Standards:

<b>ZONING STANDARDS</b>	<b>R-1 CONVENTIONAL DEVELOPMENT</b>	<b>R-1 CLUSTER DEVELOPMENT</b>	<b>EASTVIEW FARMS</b>
	single family	single family	single family
allowed use	single family	single family	single family
density	1 du/ ac	1 du/ ac	1 du/ ac
bldg height	35 ft	35 ft	35 ft
min lot area	43,560 sq ft	21,780 sq ft	21,780 sq ft
min lot width	150 ft	110 ft	125 ft
min front yard	50 ft	40 ft	40 ft
min rear yard	75 ft	75 ft	75 ft
min side yard	25 ft	25 ft	25 ft
min side on corner lot	35 ft	35 ft	35 ft

The Preliminary Plan has been designed for 17 single-family lots on one cul-de-sac de sac street. Access from Bakerstown-Culmerville Road will come from a point that meets PA DOT standards for safe sight distance. A traffic analysis by David E. Wooster & Associates shows that access can only be achieved at this southeast portion of the site due to the horizontal geometry of Bakerstown-Culmerville Road.

The cul-de-sac street and storm sewers will be constructed to Township specifications for dedication to the Township. Water, electrical and cable will be extended along the proposed street. Sanitary sewers will be constructed to connect to the Deer Creek Basin's sewage treatment plant on the Southside of Bakerstown-Culmerville Road.

The Plan will be developed in two phases with 15 new lots plus the farmhouse in Phase I. The farmhouse lot will be labeled Parcel A in Phase I. Phase II will be the subdivision of Parcel A into Lots 201 and 202 at which time the farmhouse and garage shall be razed. All site improvements and grading shall be done in Phase I.

No modifications will be required for Eastview Farms.

### 21.5.3. Natural Resource Analysis Worksheets

#### NATURAL RESOURCE ANALYSIS: Inventory

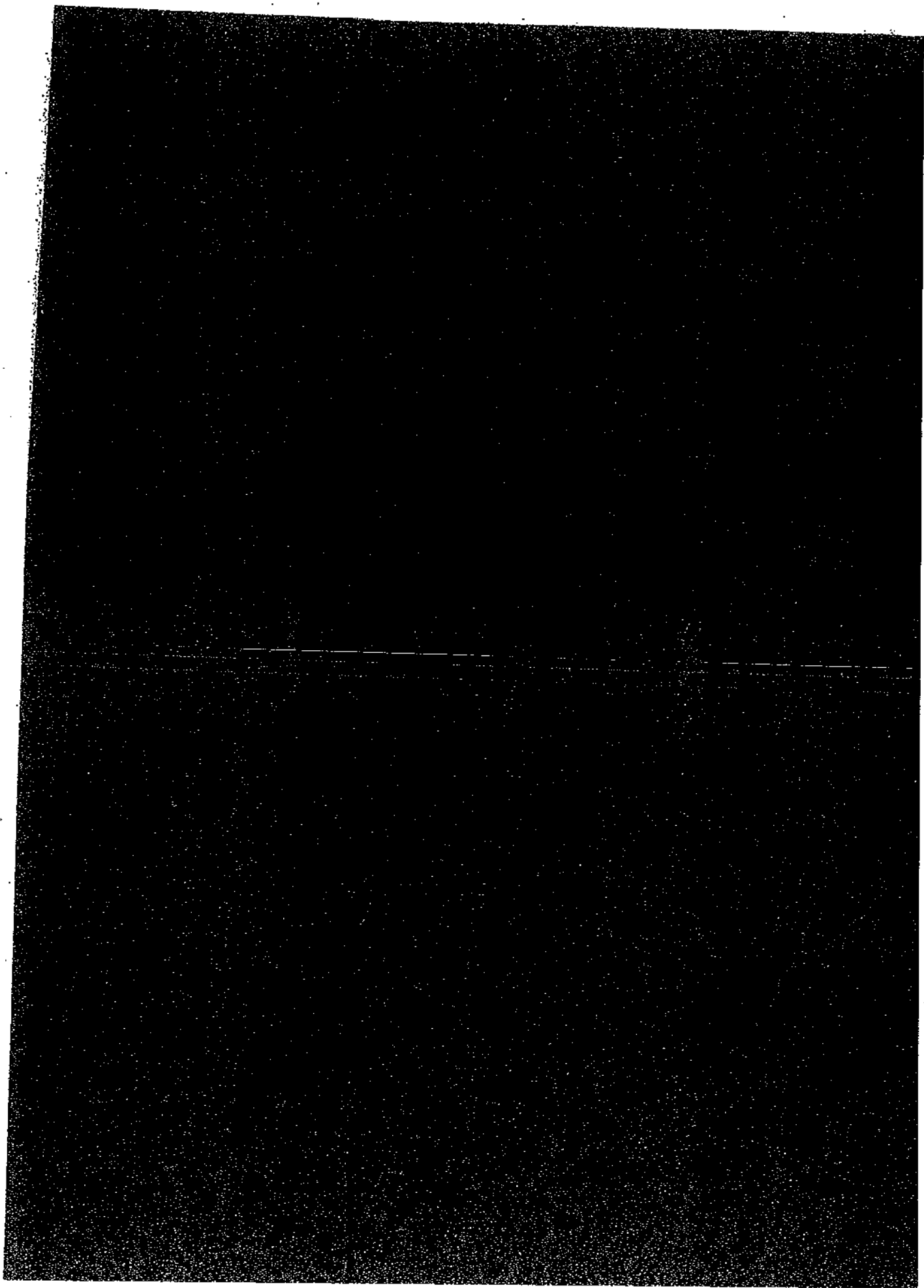
<b>STEP 1</b>	Identify the total number of acres of the parcel(s) to be developed.	<div>Total # of Acres</div> <div>Box 1 17.5</div>
<b>STEP 2</b>	Identify the Base Gross Density for Conventional Single-Family Residential Development (see Section 6.3 of this Ordinance) for the parcel(s) to be developed. If the proposed development consists of more than one zoning classification, the Natural Resource Analysis will have to be completed separately for each classification that is involved.	<div>Base Gross Density for Single-Family Units (DUs/acre)</div> <div>Box 2 1</div>
<b>STEP 3</b>	Identify the total number of acres of Class I Resources. For any area where a Class I Resource overlaps with another Class I Resource, only one resource will count toward the total acreage. Class I Resources include: <ul style="list-style-type: none"> <li>• Wetlands</li> <li>• Floodplains</li> <li>• Steep Slopes &gt;40%</li> </ul>	<div>Total # of Acres of Class I Resources</div> <div>Box 3 0.38</div>
<b>STEP 4</b>	Identify the total number of acres of Class II Resources. For any area where a Class II resource overlaps with a Class II resource, only one resource will count toward the total number of acres. For any area where a Class II Resource overlaps with a Class I Resource, the Class I Resource takes precedence, and the Class II Resource shall not be incorporated into the total acreage calculated for Class II resources. Class II Resources include: <ul style="list-style-type: none"> <li>• Steep Slopes &gt;15% and &lt;40%</li> <li>• Woodlands</li> </ul>	<div>Total # of Acres of Class II Resources</div> <div>Box 4 4.31</div>
<b>STEP 5</b>	Identify the total number of acres of Class II Resources proposed for disturbance and proposed for protection.	<div> <div>Total # of Acres of Class II Resources Proposed for Disturbance</div> <div>Box 5 1.2</div> </div> <div> <div>Total # of Acres of Class II Resources Proposed for Protection</div> <div>Box 6 3.1</div> </div>

## NATURAL RESOURCE ANALYSIS: Calculations

<b>STEP 6</b>	Total # of Acres (Same as Box 1) <div style="border: 1px solid black; padding: 2px; display: inline-block;">Box 7 17.5</div>	-	Total # of Acres of Class I Resources (same as Box 3) <div style="border: 1px solid black; padding: 2px; display: inline-block;">Box 8 0.38</div>	=	Maximum Buildable Acreage <div style="border: 1px solid black; padding: 2px; display: inline-block;">Box 9 17.1</div>
<b>STEP 7</b>	Maximum Buildable Acreage (same as Box 9) <div style="border: 1px solid black; padding: 2px; display: inline-block;">Box 10 17.1</div>	X	Base Gross Density (same as Box 2) <div style="border: 1px solid black; padding: 2px; display: inline-block;">Box 11 1</div>	=	Maximum # of Single-family Units for Conventional Development <div style="border: 1px solid black; padding: 2px; display: inline-block;">Box 12 17.1</div>
<b>STEP 8</b>	# of Acres of Class II Resources Proposed for Disturbance (same as Box 5) <div style="border: 1px solid black; padding: 2px; display: inline-block;">Box 13 1.2</div>	÷	Total # of Acres of Class II Resources (same as Box 4) <div style="border: 1px solid black; padding: 2px; display: inline-block;">Box 14 4.3</div>	=	Class II Disturbance Ratio (round down to nearest tenth) <div style="border: 1px solid black; padding: 2px; display: inline-block;">Box 15 0.2</div>
<b>STEP 9</b>	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>(a) Locate the Class II Disturbance Ratio (same as Box 15) on the x-axis of Figure 1 to the right.</p> <p>(b) Follow the corresponding vertical line to its intersection with the thick diagonal line.</p> <p>(c) From the intersection, follow the horizontal line to the y-axis, where the corresponding number indicates the Density Factor.</p> <p>(d) Write the Indicated Density Factor below in Box 16.</p> <p>Example: A Class II Disturbance Ratio of 0.4 corresponds with a Density Factor of 0.88.</p> <div style="border: 1px solid black; padding: 2px; display: inline-block; margin-top: 10px;">Box 16 1</div> </div> <div style="width: 50%; text-align: center;"> <p>Figure 1: Density Incentive Graph</p> </div> </div>				
<b>STEP 10</b>	Base Gross Density (same as Box 2) <div style="border: 1px solid black; padding: 2px; display: inline-block;">Box 17 1</div>	X	Density Factor (same as Box 16) <div style="border: 1px solid black; padding: 2px; display: inline-block;">Box 18 1.1</div>	=	Adjusted Gross Density <div style="border: 1px solid black; padding: 2px; display: inline-block;">Box 19 1.1</div>

## NATURAL RESOURCE ANALYSIS: Calculations (cont'd)

<b>STEP 11</b>	Adjusted Gross Density (same as Box 19) Box 20 <span style="border: 1px solid black; padding: 2px 10px;">1.1</span>	X	Maximum Buildable Acreage (same as Box 9) Box 21 <span style="border: 1px solid black; padding: 2px 10px;">17.1</span>	=	Density Dividend (round up to nearest whole number) Box 22 <span style="border: 1px solid black; padding: 2px 10px;">19</span>
<b>STEP 12</b>	Maximum Buildable Acreage (same as Box 9) Box 23 <span style="border: 1px solid black; padding: 2px 10px;">17.1</span>	-	# of Acres of Class II Resources Proposed for Protection (same as Box 6) Box 24 <span style="border: 1px solid black; padding: 2px 10px;">3.1</span>	=	Total Acres Proposed for Disturbance Box 25 <span style="border: 1px solid black; padding: 2px 10px;">14</span>
<b>STEP 13</b>	Density Dividend (same as Box 22) Box 26 <span style="border: 1px solid black; padding: 2px 10px;">19</span>	÷	Total Acres Proposed for Disturbance (same as Box 25) Box 27 <span style="border: 1px solid black; padding: 2px 10px;">14</span>	=	Initial Net Density Box 28 <span style="border: 1px solid black; padding: 2px 10px;">1.36</span>
<b>STEP 14</b>	If Initial Net Density (same as Box 28) Box 29 <span style="border: 1px solid black; padding: 2px 10px;">1.4</span> ≤ Maximum Allowable Density for Cluster Development in Zoning District Box 30 <span style="border: 1px solid black; padding: 2px 10px;">2</span> , proceed to Step 15.  If Initial Net Density (same as Box 28) Box 31 <span style="border: 1px solid black; padding: 2px 10px;"></span> > Maximum Allowable Density for Cluster Development in Zoning District Box 32 <span style="border: 1px solid black; padding: 2px 10px;"></span> , skip Step 15 and proceed to Step 16.				
<b>STEP 15</b>	Density Dividend (same as Box 22) Box 33 <span style="border: 1px solid black; padding: 2px 10px;">19</span> = Maximum Allowable # of Single-family Units. Analysis complete.				
<b>STEP 16</b>	Maximum Allowable Density for Cluster Development in Zoning District (same as Box 32) Box 34 <span style="border: 1px solid black; padding: 2px 10px;"></span>	X	Total Acres Proposed for Disturbance (same as Box 25) Box 35 <span style="border: 1px solid black; padding: 2px 10px;"></span>	=	Adjusted Density Dividend Box 36 <span style="border: 1px solid black; padding: 2px 10px;"></span>
<b>STEP 17</b>	Adjusted Density Dividend (same as Box 36) Box 37 <span style="border: 1px solid black; padding: 2px 10px;"></span> = Maximum Allowable # of Single-family Units. Analysis complete.				



**AUTHORIZATION: PURCHASE AND FINANCING OF POLICE SUVS**

THE TOWNSHIP RECEIVED THE ATTACHED QUOTE FROM LAUREL FORD FOR TWO 2021 FORD POLICE INTERCEPTOR SUVS AT A COST OF \$46,987.56 AND \$47,474.56. THIS INCLUDES THE UP FIT COST FROM TEAM FORCE.

LAUREL FORD IS A PARTICIPANT IN THE PA COSTARS PURCHASING PROGRAM.

THE ONE VEHICLE PURCHASE IS NOT IN THE 2021 BUDGET. IN 2020 A NEW VEHICLE WAS PURCHASED AS A REGULAR PATROL VEHICLE BUT THE K-9 VEHICLE HAD TO BE REPLACED IMMEDIATELY DUE TO A MECHANICAL FAILURE. THE 2020 VEHICLE WAS THEN SWITCHED TO THE K-9 UNIT. THE FIRST YEAR PAYMENT WILL BE TAKEN FROM THE POLICE SPECIAL PROGRAMS ACCOUNT (K-9 FUNDS). YEARS TWO AND THREE WILL BE PLACED IN THE 2022 AND 2023 BUDGET.

ALSO ATTACHED ARE THE FINANCING PROPOSALS, WHICH COME IN AS FOLLOW:

<u>NAME</u>	<u>RATE</u>
LAUREL CAPITAL CORPORATION	2.49%
F.N.B. COMMERCIAL LEASING	3.15%
911 LEASING.COM	3.77%
LEASING CONSULTANT	3.84%

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE THE PURCHASE OF TWO 2021 FORD POLICE INTERCEPTOR SUVS FROM LAUREL FORD IN THE AMOUNT OF \$46,987.56 AND \$47,474.56, AND TO OBTAIN THREE-YEAR LEASE/PURCHASE FINANCING THROUGH LAUREL CAPITAL CORPORATION AT THE RATE OF 2.49%.

CONTINUED ON NEXT PAGE.....

	MOTION	SECOND	AYES	NAYES
MRS. JORDAN	—	—	—	—
DR. MANN	—	—	—	—
MR. FORBES	—	—	—	—
MRS. HOLLIBAUGH	—	—	—	—
MR. KARPUI	—	—	—	—

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

## **MEMO**

**To:** Daniel Mator, Township Manger  
**From:** Jonathan D. Lape, Chief of Police  
**Subject:** 2021 Ford Police Interceptor SUV  
**Date:** January 25, 2021

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Mr. Mator,

Attached are quotes for two 2021 Ford Interceptor SUV'S from Laurel Ford. Laurel Ford is a participant in the Pa. Costars purchasing program. This includes the up fit cost from Team Force.

Vehicle #1 \$46,987.56 - This vehicle is in the 2021 budget.

Vehicle #2 \$47,474.56 - This purchase of this vehicle is not in the 2021 budget. The first year payment will be taken from the Police Special Programs account (K-9 funds). Years two and three will be placed in the 2022 and 2023 budget. In 2020 a new vehicle was purchased and was to be used as a regular patrol vehicle but the K-9 vehicle had to be replaced immediately because of mechanical failure. The 2020 vehicle was then switched to the K-9 unit.

Could you please obtain financing quotes and place these on the agenda for the February meeting.



Laurel Ford  
136 Ford Drive  
Windber, Pa 15963  
Chuck Jefferson  
(412) 558-0448  
Cjefferson@laurelautogroup.com



UPFIT AVAILABLE THROUGH TEAM FORCE  
[mike@teamforceinc.com](mailto:mike@teamforceinc.com)  
814-322-6669  
Mike Jenkins

Ref: West deer Township PD (PATROL UNIT)

1/13/2021

2021 Ford Interceptor SUV 4 Door AWD Police  
119.09" Wheelbase  
White Exterior  
Cloth Buckets / Vynal Rear  
Black Interior  
Equip Group 500A:  
3.3 L V-6 TIVCT (NON-HYBRID)  
10 Speed Automatic Transmission  
Cargo Dome Light  
50 state Emissions  
Courtesy Lamp Disabled  
LED Driver Spot Lamp  
Power Mirror/Heated  
Keyed Alike 1284X  
Grill wiring  
Rear Dr Lock Inop  
RR View Cam in RADIO  
Flex fuel  
18" Aluminum Wheels  
4 Entry fobs  
Reserse Sensing System'

VEHICLE MUST BE ORDERED  
\*No Tax w/ Tax Exempt Cert.  
\*Ford K or Q FIN Code Required  
\*Payment Due @ Receipt of Vehicle  
\* No charger for MG plate In PA

<b>Vehicle Price @</b>	<b>34300</b>
Team force upfit	12687.56
<b><u>TOTAL COST 1 COMPLETE VEHICLE</u></b>	<b><u>46987.56</u></b>

Signature:

Date

**Acquisition Notice: No vehicle shall be a shipped or altered prior to sign off plus payment.**



VENDER#178949  
CONTRACT#013-056

Team Force Inc  
482 Railroad Street  
Windber, PA 15963  
(814) 322-6669  
mike@teamforceinc.com  
www.teamforceinc.com



## Estimate

### ADDRESS

TOWNSHIP OF WEST DEER  
POLICE DEPT

ESTIMATE # 2851

DATE 01/12/2021

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>WHELEN LEGACY DUO COMBO RBW-ATA</b> WHELEN LEGACY LIGHT BAR COMBO, WITH WHITE FRONT FLOOD AND COLOR CHANGING REAR TRAFFIC TA, ALL RED/BLUE, COMES WITH CENN CORE SIREN AND SWITCHER CONTROLLER AND SIREN SPEAKER AND SIREN MOUNT	1	3,599.00	3,599.00T
	<b>I2J</b> ION DUO- 2 FRONT PUSH BUMPER 2 SIDE CARGO	4	121.80	487.20T
	<b>TLI2J</b> DUO T-ION RED/BLUE -2 SIDE PUSH BUMPER 2 SIDE OF PLATE 2 REAR BUMPER	6	118.00	708.00T
	<b>VTX609J</b> VERTEX SPLIT RED BLUE-2 HEAD LIGHTS 2 TAIL IGHTS	4	99.00	396.00T
	<b>BK0534ITU20</b> PB400 FORD SUV 2020 BUILD SPEC	1	375.00	375.00T
	<b>PRPSP4704UINT20A</b> Partition, Recessed Panel, and Lower Extension Panels. 20/21 Ford Interceptor Utility	1	691.00	691.00T
	<b>B4705UINT20</b> REAR CARGO WITH METAL MESH SCREEN	1	425.00	425.00T
	<b>GVPM4713D-H</b> TRI-LOCK VERTICAL DUAL GUN RACK SYSTEM WITH BARREL LOCK TO FIT ALL MAKES OF FIREARMS	1	415.00	415.00T
	<b>TEAM FORCE CONSOLE PACK 2020</b> TEAM FORCE CONSOLE PACK 2020- CONSOLE, ARM REST, DUAL CUP HOLDER, 2 12 VOLT POWER PORTS, 1	1	795.36	795.36T

DATE	ACTIVITY	QTY	RATE	AMOUNT
	DUAL USB POWER PORT, ALL MIC CLIPS, ALL FACE PLATES AND FILLER PLATES NEEDED			
	<b>C-DMM-3015</b> Swing Up Device Mount for Ford 2020 Interceptor Utility Vehicle	1	415.00	415.00T
	<b>C-HMD-204</b> SIDE POLE MOUNT	1	141.00	141.00T
	<b>C-MD-112</b> 11" Slide Out Locking Swing Arm with Motion Adapter	1	276.00	276.00T
	<b>Installation Supplies</b> Shop parts, Wire, fuse block, circuit breaker, fuses, wire loom, Etc.	1	289.00	289.00T
	<b>FREIGHT</b> ESTIMATED FREIGHT CHARGE	1	325.00	325.00
	<b>CAMERA-LABOR</b> INSTALL AND LABOR AND PRICE FOR CAMERA INSTALL	1	400.00	400.00T
	<b>Labor</b>	1	2,950.00	2,950.00T

We look forward doing business with you!!!  
also if you have any questions please call  
mike Jenkins (814-262-0004) office (814-322-6669) cell  
fax#(814-262-7151)  
mike@teamforceinc.com  
all invoices after 30days are subject to late fee

SUBTOTAL	12,687.56
TAX (0)	0.00
<b>TOTAL</b>	<b>\$12,687.56</b>

Accepted By

Accepted Date



Laurel Ford  
136 Ford Drive  
Windber, Pa 15963  
Chuck Jefferson  
(412) 558-0448  
Cjefferson@laurelautogroup.com



UPFIT AVAILABLE THROUGH TEAM FORCE

[mike@teamforceinc.com](mailto:mike@teamforceinc.com)

814-322-6669

Mike Jenkins

Ref: West deer Township PD (PATROL UNIT)

1/13/2021

2021 Ford Interceptor SUV 4 Door AWD Police  
119.09" Wheelbase  
White Exterior  
Cloth Buckets / Vynal Rear  
Black Interior  
Equip Group 500A.:  
3.3 L V-6 TIVCT (NON-HYBRID)  
10 Speed Automatic Transmission  
Cargo Dome Light  
50 state Emissions  
Courtesy Lamp Disabled  
LED Driver Spot Lamp  
Power Mirror/Heated  
Keyed Alike 1284X  
Grill wiring  
Rear Dr Lock Inop  
RR View Cam in RADIO  
Flex fuel  
18" Aluminum Wheels  
4 Entry fobs  
Reserse Sensing System'

**VEHICLE MUST BE ORDERED**

\*No Tax w/ Tax Exempt Cert.

\*Ford K or Q FIN Code Required

\*Payment Due @ Receipt of Vehicle

\* No charger for MG plate In PA

**Vehicle Price @**

**34300**

Team force upfit

13174.56

**TOTAL COST 1 COMPLETE VEHICLE**

**47474.56**

Signature: \_\_\_\_\_

Date \_\_\_\_\_

**Acquisition Notice: No vehicle shall be a shipped or altered prior to sign off plus payment.**



VENDER#178949  
CONTRACT#013-056

Team Force Inc  
482 Railroad Street  
Windber, PA 15963  
(814) 322-6669  
mike@teamforceinc.com  
www.teamforceinc.com



## Estimate

### ADDRESS

TOWNSHIP OF WEST DEER  
POLICE DEPT

ESTIMATE # 2848

DATE 01/11/2021

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>WHELEN LEGACY DUO COMBO RBW-ATA</b> WHELEN LEGACY LIGHT BAR COMBO, WITH WHITE FRONT FLOOD AND COLOR CHANGING REAR TRAFFIC TA, ALL RED/BUE, COMES WITH CENN CORE SIREN AND SWITCHER CONTROLLER AND SIREN SPEAKER AND SIREN MOUNT	1	3,599.00	3,599.00T
	<b>I2J</b> ION DUO- 2 FRONT PUSH BUMPER 2 SIDE CARGO	4	121.80	487.20T
	<b>TLI2J</b> DUO T-ION RED/BUE -2 SIDE PUSH BUMPER 2 SIDE OF PLATE 2 REAR BUMPER	6	118.00	708.00T
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	<b>TEAM FORCE CONSOLE PACK 2020</b> TEAM FORCE CONSOLE PACK 2020- CONSOLE, ARM REST, DUAL CUP HOLDER, 2 12 VOLT POWER PORTS, 1	1	795.36	795.36T

DATE	ACTIVITY	QTY	RATE	AMOUNT
	DUAL USB POWER PORT, ALL MIC CLIPS, ALL FACE PLATES AND FILLER PLATES NEEDED			
	<b>C-DMM-3015</b> Swing Up Device Mount for Ford 2020 Interceptor Utility Vehicle	1	415.00	415.00T
	<b>PKG-KB-201</b> Havis Rugged Keyboard and Keyboard Mount (Patent Pending) System	1	487.00	487.00T
	<b>C-HMD-204</b> SIDE POLE MOUNT	1	141.00	141.00T
	<b>C-MD-112</b> 11" Slide Out Locking Swing Arm with Motion Adapter	1	276.00	276.00T
	<b>Installation Supplies</b> Shop parts, Wire, fuse block, circuit breaker, fuses, wire loom, Etc.	1	289.00	289.00T
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	<b>Labor</b>	1	2,950.00	2,950.00T

We look forward doing business with you!!!

also if you have any questions please call

mike Jenkins (814-262-0004) office (814-322-6669) cell

fax#(814-262-7151)

mike@teamforceinc.com

all invoices after 30days are subject to late fee

SUBTOTAL

13,174.56

TAX (0)

0.00

TOTAL

**\$13,174.56**

Accepted By

Accepted Date

# **FINANCING PROPOSALS**

# LAUREL CAPITAL CORPORATION

6600 Brooktree Court  
Wexford Pa 15090  
724 933 5200  
[muitter@laurelcapital.net](mailto:muitter@laurelcapital.net)

February 8, 2021

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

Dear Mr. Mator,

Per your request, please find the following equipment lease proposal from Laurel Capital Corporation regarding the purchase of the following vehicles.

Lessee: West Deer Township

**2 (two) 2021 Ford Interceptors**

Amount	Term,	Rate	Payment:
\$47,474.56	3 annual payments	2.49%	\$16,217.00
\$46,987.56	3 annual payments	2.49%	\$16,050.00

**One F-550 Ford Pickup Truck with equipment**

Amount	Term,	Rate	Payment:
\$81,521.00	5 annual payments	2.54%	\$17,135.00

Buy-out: \$1.00

Advance payment; One annual payment in advance at closing.

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

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

Thank You,

  
Ray Muiter



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

1853 Highway 315  
Pittston, PA 18640

February 4, 2021

Daniel Mator  
West Deer Township  
109 East Union Rd.  
Cheswick, PA 15024  
Allegheny County, PA

**Re: New 2021 Ford Explorer Police SUV Interceptor**

Daniel Mator:

Thank you for allowing us to quote your upcoming Lease purchase of the New 2021 Ford Explorer Police SUV Interceptor. Please see the details below:

**Finance Amount:**      \$46,987.56

**Rate:**                      3.15%

**Term:**                      3 Annual Payments  
                                    \$16,157.74

**Purchase Option:**      \$1.00 Buy Out

**Payment First:**        First payment is due at signing.

**Additional terms are available.**

This letter does not imply credit approval. FNB Commercial Leasing will require the following for final approval:  
\*\*Meeting Minutes or Resolution approving this purchase and financing through F.N.B. Commercial Leasing.

Thank you for the opportunity to provide you with this lease quotation. Please call me at 570-883-0881 with any questions. I look forward to being of service to you.

Sincerely,

Kris Cool, AVP  
Inside Sales Equipment Specialist  
570-883-0881  
Cool@fnb-corp.com

Voice – (800) 278-6259  
Fax – (800) 278-6265  
www.FNBLeasing.com



## F.N.B. Commercial Leasing

1853 Highway 315  
Pittston, PA 18640

February 4, 2021

Daniel Mator  
West Deer Township  
109 East Union Rd.  
Cheswick, PA 15024  
Allegheny County, PA

### Re: New 2021 Ford Explorer Police SUV Interceptor

Daniel Mator:

Thank you for allowing us to quote your upcoming Lease purchase of the New 2021 Ford Explorer Police SUV Interceptor. Please see the details below:

**Finance Amount:** \$47,474.56

**Rate:** 3.15%

**Term:** 3 Annual Payments  
\$16,325.21

**Purchase Option:** \$1.00 Buy Out

**Payment First:** First payment is due at signing.

#### Additional terms are available.

This letter does not imply credit approval. FNB Commercial Leasing will require the following for final approval:  
\*\*Meeting Minutes or Resolution approving this purchase and financing through F.N.B. Commercial Leasing.

Thank you for the opportunity to provide you with this lease quotation. Please call me at 570-883-0881 with any questions. I look forward to being of service to you.

Sincerely,

Kris Cool, AVP  
Inside Sales Equipment Specialist  
570-883-0881  
Cool@fnb-corp.com

Voice – (800) 278-6259  
Fax – (800) 278-6265  
www.FNBLeasing.com

911Leasing.com  
432A Frye Farm Road  
Greensburg PA, 15601



Phone: (800) 214-4606  
Fax: (724) 238-3133  
[Sales@911Leasing.com](mailto:Sales@911Leasing.com)

## Financing Proposal for West Deer Twp.

January 29, 2021

REF: 1.29.WESTDEER

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

OPTION 1 \$47,474.56      OPTION 2 \$46,987.56      OPTION 3 \$81,521.00  
**Financing for (1) 2021 Ford Interceptor, (1) 2021 Ford Interceptor & (1) Ford F-550 Truck w/ Plow**

	TERM	RATE	PAYMENTS
1.	Three Years	3.77%	3 Annual Payments @ \$ 16,484.31
2.	Three Years	3.77%	3 Annual Payments @ \$ 16,315.22
3.	Five Years	3.77%	5 Annual Payments @ \$ 17,623.38

FIRST PAYMENT DUE WITH SIGNED CONTRACTS ON ALL OPTIONS

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

- This is a proposal. Final terms are subject to credit review and your acceptance.
- The expiration date is the date by which we must receive executed financing documents. It is not the date by which you agree to the terms. **This quote expires in 30 Days**
- Should we proceed with this transaction, you would have the title to the equipment from the beginning. There would, however, be a lien on the equipment until the obligation is paid.
- This transaction must be designated as a Tax-Exempt under section 103 of the Internal Revenue Code of 1986 as amended.
- **Documentation Fee WAIVED**

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

# Leasing Consultants

February 5, 2021

## FORMAL PROPOSAL

**OBLIGOR:** WEST DEER TOWNSHIP, PA

- ✓ This is a finance/ownership contract. No residual value.
- ✓ Fixed interest rate for the three (3) year term.

**EQUIPMENT:** ONE (1) 2021 FORD INTERCEPTOR SUV

**OPTION 1**

Acquisition Cost:	\$46,987.56	Term:	Three (3) years	First Payment Due:	At Closing
Down Payment:	\$ 0.00	Payment Mode:	Annual in Advance	Payment Amount:	\$16,256.27
Trade In:	\$ 0.00	Interest Rate:	3.840%		
Principal Balance:	\$46,987.56	Rate Factor:	0.345970		

- This is a proposal only and is not a commitment to finance. This proposal is subject to credit review and approval and proper execution of mutually acceptable documentation.
- Failure to consummate this transaction once credit approval is granted and the documents are drafted and delivered to Obligor will result in a documentation fee being assessed to the Obligor.
- This transaction must be credit approved, all documents properly executed and returned to Leasing Consultants and the transaction funded on ALL proposals on or before February 12, 2021. If funding does not occur within that time-frame, or there is a change of circumstance which adversely affects the expectations, rights, or security of Obligor or its assignees, then Obligor or its assignees reserve the right to adjust and determine a new interest rate factor and payment amount, or withdraw this proposal in its entirety.
- This transaction must be designated as tax-exempt under Section 103 of the Internal Revenue Code of 1986 as amended.
- **OBLIGOR'S TOTAL AMOUNT OF TAX-EXEMPT DEBT TO BE ISSUED IN THIS CALENDAR YEAR WILL NOT EXCEED THE \$10,000,000 LIMIT, OR THE INTEREST RATE IS SUBJECT TO CHANGE.**

**LEASING CONSULTANTS**

**WEST DEER TOWNSHIP, PA**

Signature

Title

Signature

Title

Date

Date

# Leasing Consultants

February 5, 2021

## FORMAL PROPOSAL

**OBLIGOR:** WEST DEER TOWNSHIP, PA

- ✓ This is a finance/ownership contract. No residual value.
- ✓ Fixed interest rate for the three (3) year term.

**EQUIPMENT:** ONE (1) 2021 FORD INTERCEPTOR SUV

**OPTION 1**

Acquisition Cost:	\$47,474.56	Term:	Three (3) years	First Payment Due:	At Closing
Down Payment:	\$ 0.00	Payment Mode:	Annual in Advance	Payment Amount:	\$16,424.75
Trade In:	\$ 0.00	Interest Rate:	3.840%		
Principal Balance:	\$47,474.56	Rate Factor:	0.345970		

- **This is a proposal only and is not a commitment to finance. This proposal is subject to credit review and approval and proper execution of mutually acceptable documentation.**
- Failure to consummate this transaction once credit approval is granted and the documents are drafted and delivered to Obligor will result in a documentation fee being assessed to the Obligor.
- This transaction must be credit approved, all documents properly executed and returned to Leasing Consultants and the transaction funded on ALL proposals on or before February 12, 2021. If funding does not occur within that time-frame, or there is a change of circumstance which adversely affects the expectations, rights, or security of Obligor or its assignees, then Obligor or its assignees reserve the right to adjust and determine a new interest rate factor and payment amount, or withdraw this proposal in its entirety.
- This transaction must be designated as tax-exempt under Section 103 of the Internal Revenue Code of 1986 as amended.
- **OBLIGOR'S TOTAL AMOUNT OF TAX-EXEMPT DEBT TO BE ISSUED IN THIS CALENDAR YEAR WILL NOT EXCEED THE \$10,000,000 LIMIT, OR THE INTEREST RATE IS SUBJECT TO CHANGE.**

**LEASING CONSULTANTS**

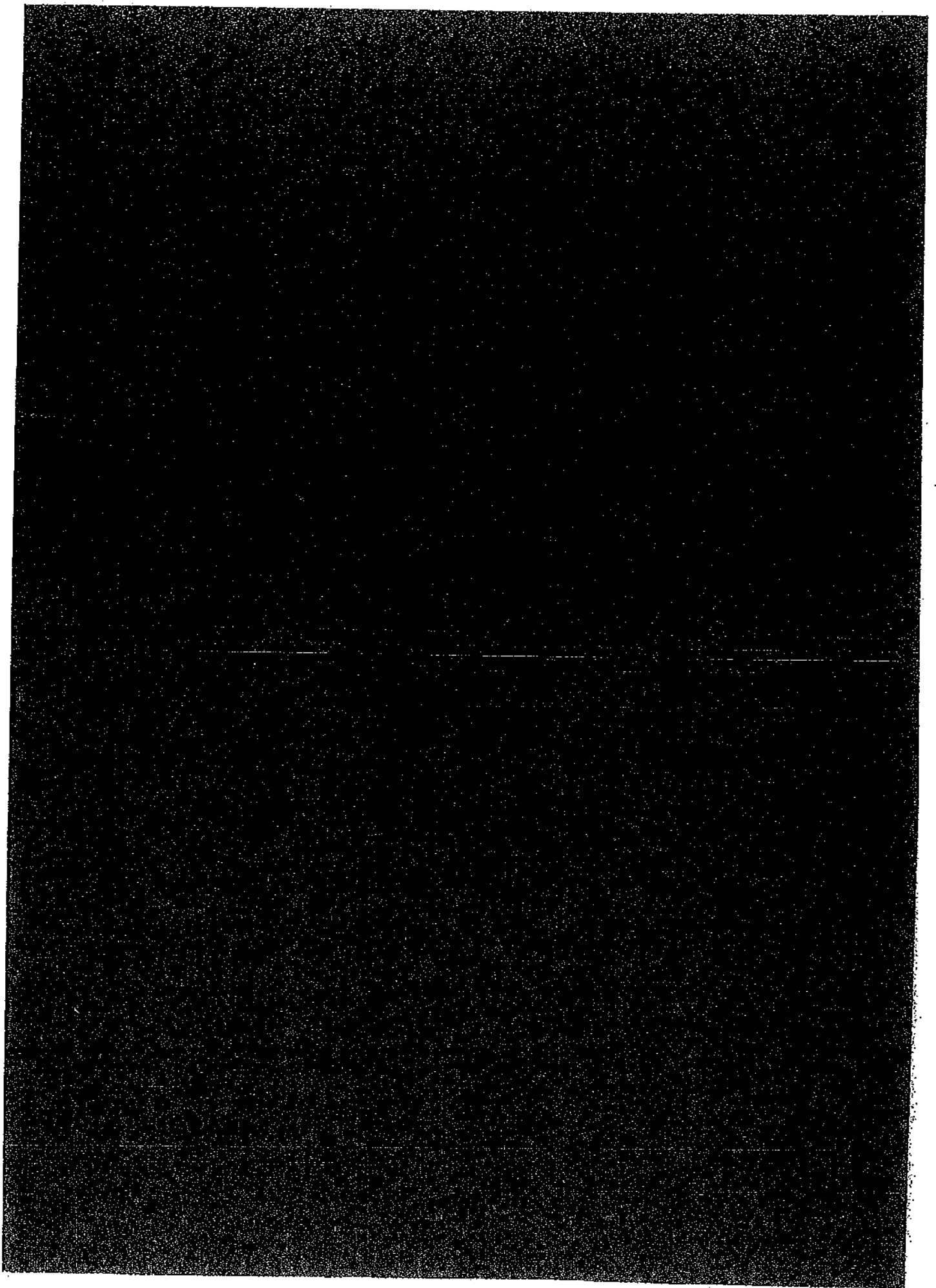
**WEST DEER TOWNSHIP, PA**

Signature \_\_\_\_\_ Title \_\_\_\_\_

Signature \_\_\_\_\_ Title \_\_\_\_\_

Date \_\_\_\_\_

Date \_\_\_\_\_



**AUTHORIZATION: PURCHASE AND FINANCING OF PUBLIC WORKS  
F-550**

THE TOWNSHIP BUDGETED FOR A FORD SUPER DUTY DUMP TRUCK. THE ATTACHED QUOTE IS FOR THE ONE TRUCK WITH EQUIPMENT FROM SUPPES FORD UNDER THE PA COSTARS CONTRACT.

THE QUOTE IS FOR A NEW 2021 F-550 CHASSIS 4X4 SD REGULAR CAB WITH PLOW AND SALT SPREADER AT A COST OF \$81,521.00.

ALSO ATTACHED ARE THE FINANCING PROPOSALS, WHICH COME IN AS FOLLOW:

<u>NAME</u>	<u>RATE</u>
LAUREL CAPITAL CORPORATION	2.54%
F.N.B. COMMERCIAL LEASING	3.15%
911 LEASING.COM	3.77%
LEASING CONSULTANTS	3.84%

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE THE PURCHASE OF A NEW 2021 FORD SUPER DUTY DUMP TRUCK AS QUOTED IN THE TOTAL AMOUNT OF \$81,521.00, AND TO OBTAIN FIVE-YEAR LEASE/PURCHASE FINANCING THROUGH LAUREL CAPITAL CORPORATION AT THE RATE OF 2.54%.

	MOTION	SECOND	AYES	NAYES
DR. MANN	___	___	___	___
MR. FORBES	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
MRS. JORDAN	___	___	___	___
MR. KARPUZI	___	___	___	___

**Prepared for: KEVIN OLAR, West Deer Township**  
109 East Union Street  
Cheswick, PA 15024  
Office: 724-265-3680

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**2021 F-550 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F5H)**  
Price Level: 115

---

**Client Proposal**

Prepared by:  
Joe Cinko CoStars# 025-064  
Office: 814-535-5531  
Email: jcinko@suppesford.com  
Quote ID: 11921wdt  
Date: 01/19/2021

**Prepared for: KEVIN OLAR**

West Deer Township  
Prepared by: Joe Cinko CoStars# 025-  
064

01/19/2021

Suppes Ford I 101 Main Street Johnstown Pennsylvania I 159011506

**2021 F-550 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F5H)**

Price Level: 115 | Quote ID: 11921wdt

**KEVIN OLAR, West Deer Township**

109 East Union Street

Cheswick, PA 15024

Office: 724-265-3680

Re: Quote ID 11921wdt 01/19/2021

Dear KEVIN,

Thank you very much for your interest in acquiring a vehicle from our dealership. We concur that your interest is well deserved. We hope that an outstanding product lineup and our dedication to customer service will enhance your ownership experience should you decide to buy a vehicle from us.

**Please note that January 22, 2021 is the last day to order 2021 Model Year Super Duty.**

Attached, please find additional information that I hope will assist you in making a more informed decision. Please feel free to contact me at any time as I would truly appreciate the opportunity to be of service to you.

Sincerely,

**Joe Cinko CoStars# 025-064**

Sales

814-535-5531

jcinko@suppesford.com

## Prepared for: KEVIN OLAR

West Deer Township  
Prepared by: Joe Chiko CoStars# 025-064

01/19/2021

Suppes Ford | 101 Main Street Johnstown Pennsylvania | 159011506

## 2021 F-550 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F5H)

Price Level: 115 | Quote ID: 11921wdt

## Selected Equip & Specs

### Dimensions

- Exterior length: 230.7"
- Exterior width: 80.0"
- Wheelbase: 145.0"
- Rear track: 74.0"
- Rear tire outside width: 93.9"
- Front legroom: 43.9"
- Front hiproom: 62.5"
- Passenger volume: 64.6cu.ft.
- Maximum cargo volume: 11.6cu.ft.
- Cab to axle: 60.0"
- Exterior height: 81.5"
- Front track: 74.8"
- Turning radius: 21.2'
- Min ground clearance: 8.2"
- Front headroom: 40.8"
- Front shoulder room: 66.7"
- Cargo volume: 11.6cu.ft.

### Powertrain

- \* **Powerstroke 330hp 6.7L OHV 32 valve intercooled turbo V-8 engine with diesel direct injection**
- federal
- Part-time
- Fuel Economy Cty: N/A
- \* **Transmission PTO provision**
- \* **Recommended fuel : diesel**
- TorqShift 10 speed automatic transmission with overdrive
- \* **Limited slip differential**
- Fuel Economy Highway: N/A

### Suspension/Handling

- Front Mono-beam non-independent suspension with anti-roll bar, HD shocks
- Firm ride Suspension
- Front and rear 19.5 x 6 argent steel wheels
- Dual rear wheels
- \* **Rear DANA 130 rigid axle leaf spring suspension with anti-roll bar, HD shocks**
- Hydraulic power-assist re-circulating ball Steering
- \* **LT225/70SR19.5 GBSW AT front and rear tires**

### Body Exterior

- 2 doors
- Black door mirrors
- \* **Side steps**
- Clearcoat paint
- 2 front tow hook(s)
- Driver and passenger , manual folding door mirrors
- \* **Chrome bumpers**
- Trailer harness
- Front and rear 19.5 x 6 wheels

### Convenience

- Manual air conditioning with air filter
- \* **Driver and passenger 1-touch up**
- \* **Remote power door locks with 2 stage unlock and illuminated entry**
- \* **Power front windows**
- \* **Driver and passenger 1-touch down**
- Manual tilt steering wheel

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## Prepared for: KEVIN OLAR

West Deer Township  
Prepared by: Joe Cimko CoStars# 025-  
064

01/19/2021

Suppes Ford | 101 Main Street Johnstown Pennsylvania | 159011506

## 2021 F-550 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F5H)

Price Level: 115 | Quote ID: 11921wdt

### Selected Equip & Specs (cont'd)

- Manual telescopic steering wheel
- FordPass Connect 4G internet access
- Wireless phone connectivity
- 2 1st row LCD monitors
- Passenger visor mirror
- Upfitter switches
- Day-night rearview mirror
- Emergency SOS
- AppLink smart device integration
- Front cupholders
- \* **Driver and passenger door bins**

### Seats and Trim

- Seating capacity of 3
- 4-way driver seat adjustment
- 4-way passenger seat adjustment
- Front 40-20-40 split-bench seat
- Manual driver lumbar support
- Centre front armrest

### Entertainment Features

- AM/FM stereo radio
- Steering wheel mounted radio controls
- Streaming audio
- SYNC external memory control
- 4 speakers
- Fixed antenna

### Lighting, Visibility and Instrumentation

- Halogen aero-composite headlights
- Fully automatic headlights
- Light tinted windows
- Tachometer
- Outside temperature display
- Trip odometer
- Delay-off headlights
- Variable intermittent front windshield wipers
- Front reading lights
- Compass
- Trip computer

### Safety and Security

- 4-wheel ABS brakes
- 4-wheel disc brakes
- Dual front impact airbag supplemental restraint system with passenger cancel
- Safety Canopy System curtain 1st row overhead airbag supplemental restraint system
- \* **Power remote door locks with 2 stage unlock and panic alarm**
- \* **MyKey restricted driving mode**
- Brake assist
- Driveline traction control
- Dual seat mounted side impact airbag supplemental restraint system
- \* **Remote activated perimeter/approach lighting**
- \* **Security system with SecuriLock immobilizer**
- Manually adjustable front head restraints

### Dimensions

#### General Weights

* Curb	7,823 lbs.	* GVWR	19,500 lbs.
* Payload	11,750 lbs.		

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2021 F-550 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F5H)

Price Level: 115 | Quote ID: 11921wdt

## Selected Equip & Specs (cont'd)

### Front Weights

* Front GAWR	7,000 lbs.	* Front curb weight	4,609 lbs.
Front axle capacity	7,000 lbs.	* Front spring rating	7,000 lbs.
Front tire/wheel capacity	7,500 lbs.		

### Rear Weights

* Rear GAWR	14,706 lbs.	* Rear curb weight	3,214 lbs.
* Rear axle capacity	14,706 lbs.	* Rear spring rating	15,000 lbs.
Rear tire/wheel capacity	15,000 lbs.		

### Trailer Type

Harness	Yes	* Brake controller	Yes
Trailer sway control	Yes		

### General Trailering

* 5th-wheel towing capacity	23800 lbs.	* Gooseneck towing capacity	23800 lbs.
Towing capacity	18500 lbs.	* GCWR	32500 lbs.

### Fuel Tank type

Capacity	40 gal.
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### Off Road

Min ground clearance	8 "
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### Interior cargo

Cargo volume	11.6 cu.ft.	Maximum cargo volume	11.6 cu.ft.
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### Rear Frame

Height loaded	29 "	Height unloaded	35 "
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## Powertrain

### Engine Type

* Brand	Powerstroke	Block material	Iron
Cylinders	V-8	Head material	Aluminum
* Ignition	Compression	* Injection	Diesel direct injection
* Liters	6.7L	Orientation	Longitudinal
* Recommended fuel	Diesel	* Valves per cylinder	4
Valvetrain	OHV	* Forced induction	Intercooled turbo

### Engine Spec

* Bore	3.90"	* Compression ratio	15.8:1
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West Deer Township  
 Prepared by: Joe Cimko CoStars# 025-  
 064

01/19/2021

Suppes Ford | 101 Main Street Johnstown Pennsylvania | 159011506

**2021 F-550 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F5H)**

Price Level: 115 | Quote ID: 11921wdt

**Selected Equip & Specs (cont'd)**

* Displacement	<b>406 cu.in.</b>	* Stroke	<b>4.25"</b>
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**Engine Power**

SAEJ1349 AUG2004 compliant	Yes	* Output	<b>330 HP @ 2,600 RPM</b>
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* Torque	<b>825 ft.-lb @ 2,000 RPM</b>
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**Alternator**

* Type	<b>Dual</b>	* Amps	<b>397</b>
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**Battery**

Amp hours	78	Cold cranking amps	750
Run down protection	Yes	* Type	<b>Dual</b>

**Engine Extras**

* Block heater	<b>Yes</b>
----------------	------------

**Transmission**

Electronic control	Yes	Lock-up	Yes
Overdrive	Yes	Speed	10
Type	<b>Automatic</b>		

**Transmission Gear Ratios**

1st	4.696	2nd	2.985
3rd	2.146	4th	1.769
5th	1.52	6th	1.275
7th	1	8th	0.854
9th	0.689	10th	0.616
Reverse Gear ratios	4.866		

**Transmission Extras**

Driver selectable mode	Yes	Sequential shift control	SelectShift
Oil cooler	Regular duty	* PTO provision	<b>Yes</b>

**Drive Type**

4wd type	Part-time	Type	Four-wheel
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**Drive Feature**

* Limited slip differential	<b>Mechanical</b>	Traction control	Driveline
* Power take-off provision	<b>Yes</b>	Locking hub control	Auto
Transfer case shift	Electronic		

**Drive Axle**

Ratio	4.88
-------	------

**Exhaust**

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**2021 F-550 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F5H)**

Price Level: 115 | Quote ID: 11921wdt

**Selected Equip & Specs (cont'd)**

Material	Stainless steel	System type	Single
<b>Emissions</b>			
CARB	Federal		
<b>Fuel Economy</b>			
* Fuel type	Diesel		
<b>Engine Retarder</b>			
* Type	Yes		
<b>Driveability</b>			
<b>Brakes</b>			
ABS	4-wheel	ABS channels	3
Type	4-wheel disc	Vented discs	Front and rear
<b>Brake Assistance</b>			
Brake assist	Yes		
<b>Suspension Control</b>			
Ride	Firm		
<b>Front Suspension</b>			
Independence	Mono-beam non-independent	Anti-roll bar	Regular
<b>Front Spring</b>			
Type	Coil	* Grade	HD
<b>Front Shocks</b>			
Type	HD		
<b>Rear Suspension</b>			
* Independence	DANA 130 rigid axle	Type	Leaf
Anti-roll bar	Regular		
<b>Rear Spring</b>			
Type	Leaf	Grade	HD
<b>Rear Shocks</b>			
Type	HD		
<b>Steering</b>			
Activation	Hydraulic power-assist	Type	Re-circulating ball
<b>Steering Specs</b>			
# of wheels	2		

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**2021 F-550 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F5H)**

Price Level: 115 | Quote ID: 11921wdt

**Selected Equip & Specs (cont'd)****Exterior***Front Wheels*

Diameter	19.5"	Width	6.00"
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*Rear Wheels*

Diameter	19.5"	Width	6.00"
Dual	Yes		

*Front and Rear Wheels*

Appearance	Argent	Material	Steel
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*Front Tires*

Aspect	70	Diameter	19.5"
Sidewalls	BSW	Speed	S
*Tread	AT	Type	LT
Width	225mm	LT load rating	G
*RPM	645		

*Rear Tires*

Aspect	70	Diameter	19.5"
Sidewalls	BSW	Speed	S
*Tread	AT	Type	LT
Width	225mm	LT load rating	G
*RPM	645		

*Wheels*

Front track	74.8"	Rear track	74.0"
Turning radius	21.2'	Wheelbase	145.0"
Rear tire outside width	93.9"		

*Body Features*

Front splash guards	Yes	Body material	Aluminum
Side impact beams	Yes	* Side steps	Yes
Front tow hook(s)	2		

*Body Doors*

Door count	2
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*Exterior Dimensions*

Length	230.7"	Body width	80.0"
Body height	81.5"	Cab to axle	60.0"
Axle to end of frame	47.2"	* Frame section modulus	17.2cu.in.
Frame yield strength (psi)	50000.0	Frame rail width	34.2"

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**2021 F-550 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F5H)**

Price Level: 115 | Quote ID: 11921wdt

**Selected Equip & Specs (cont'd)**

Front bumper to Front axle	38.3"	Cab to end of frame	107.2"
Front bumper to back of cab	123.7"		

**Safety***Airbags*

Driver front-impact	Yes	Driver side-impact	Seat mounted
Overhead Safety Canopy System curtain 1st row		Passenger front-impact	Cancellable
Passenger side-impact	Seat mounted		

*Seatbelt*

Height adjustable	Front
-------------------	-------

*Security*

* Immobilizer	SecuriLock	* Panic alarm	Yes
* Restricted driving mode	MyKey		

**Seating***Passenger Capacity*

Capacity	3
----------	---

*Front Seats*

Split	40-20-40	Type	Split-bench
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*Driver Seat*

Fore/aft	Manual	Reclining	Manual
Way direction control	4	Lumbar support	Manual

*Passenger seat*

Fore/aft	Manual	Reclining	Manual
Way direction control	4		

*Front Head Restraint*

Control	Manual	Type	Adjustable
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*Front Armrest*

Centre	Yes
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*Front Seat Trim*

Material	Vinyl	Back material	Vinyl
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**Convenience***AC And Heat Type*

Air conditioning	Manual	Air filter	Yes
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**Selected Equip & Specs (cont'd)****Audio System**

Radio	AM/FM stereo	Radio grade	Regular
Seek-scan	Yes	External memory control	SYNC

**Audio Speakers**

Speaker type	Regular	Speakers	4
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**Audio Controls**

Steering wheel controls	Yes	Voice activation	Yes
Streaming audio	Bluetooth yes		

**Audio Antenna**

Type	Fixed
------	-------

**LCD Monitors**

1st row	2	Primary monitor size (inches)	4.2
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**Convenience Features**

* Retained accessory power	Yes	12V DC power outlet	3
Emergency SOS	Mobile device	Wireless phone connectivity	Bluetooth
Smart device integration	App link	Upfitter switches	Yes

**Door Lock Activation**

* Type	Power with 2 stage unlock	* Remote	Keyfob (all doors)
* Integrated key/remote	Yes		

**Door Locks Extra FOB Controls**

Remote engine start	Smart device only
---------------------	-------------------

**Instrumentation Type**

Display	Analog
---------	--------

**Instrumentation Gauges**

Tachometer	Yes	Engine temperature	Yes
* Turbo/supercharger boost	Yes	Transmission fluid temp	Yes
Engine hour meter	Yes		

**Instrumentation Warnings**

Oil pressure	Yes	Engine temperature	Yes
Battery	Yes	Lights on	Yes
Key	Yes	Low fuel	Yes
Door ajar	Yes	Service interval	Yes
Brake fluid	Yes		

**Instrumentation Displays**

Clock	In-radio display	Compass	Yes
-------	------------------	---------	-----

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## Selected Equip & Specs (cont'd)

Exterior temp	Yes	Systems monitor	Yes
<i>Instrumentation Feature</i>			
Trip computer	Yes	Trip odometer	Yes
<i>Steering Wheel Type</i>			
Material	Urethane	Tilting	Manual
Telescoping	Manual		
<i>Front Side Windows</i>			
* Window 1st row activation	Power		
<i>Window Features</i>			
* 1-touch down	Driver and passenger	* 1-touch up	Driver and passenger
Tinted	Light		
<i>Front Windshield</i>			
Wiper	Variable intermittent		
<i>Rear Windshield</i>			
Window	Fixed		

## Interior

<i>Passenger Visor</i>			
Mirror	Yes		
<i>Rear View Mirror</i>			
Day-night	Yes		
<i>Headliner</i>			
Coverage	Full	Material	Cloth
<i>Floor Trim</i>			
Coverage	Full	Covering	Vinyl/rubber
<i>Trim Feature</i>			
Gear shifter material	Urethane	Interior accents	Chrome
<i>Lighting</i>			
Dome light type	Fade	Front reading	Yes
* Illuminated entry	Yes	Variable IP lighting	Yes
<i>Storage</i>			
* Driver door bin	Yes	Front Beverage holder(s)	Yes
Glove box	Locking	* Passenger door bin	Yes
Illuminated	Yes	Instrument panel	Covered bin

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Price Level: 115 | Quote ID: 11921wdt

**Selected Equip & Specs (cont'd)**

Dashboard	Yes
<i>Legroom</i>	
Front	43.9"
<i>Headroom</i>	
Front	40.8"
<i>Hip Room</i>	
Front	62.5"
<i>Shoulder Room</i>	
Front	66.7"
<i>Interior Volume</i>	
Passenger volume	64.6 cu.ft.

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## Warranty

### Standard Warranty

#### *Basic*

Distance	36,000 miles	Months	36 months
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#### *Powertrain*

Distance	60,000 miles	Months	60 months
----------	--------------	--------	-----------

#### *Corrosion Perforation*

Distance	Unlimited miles	Months	60 months
----------	-----------------	--------	-----------

#### *Roadside Assistance*

Distance	60,000 miles	Months	60 months
----------	--------------	--------	-----------

### Additional Warranty

#### *Diesel Engine*

Distance	100,000 miles	Months	60 months
----------	---------------	--------	-----------

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**2021 F-550 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F5H)**

Price Level: 115 | Quote ID: 11921wdt

**As Configured Vehicle**

<b>Description</b>	<b>MSRP</b>
Base Vehicle Price (F5H)	\$43,800.00
Order Code 660A	N/C
Includes: - Transmission: TorqShift 10-Speed Automatic Includes neutral idle and selectable drive modes: normal, tow/haul, eco, deep sand/snow and slippery. - Wheels: 19.5" x 6" Argent Painted Steel Hub covers/center ornaments not included. - HD Vinyl 40/20/40 Split Bench Seat Includes center armrest, cupholder and driver's side manual lumbar. - Radio: AM/FM Stereo w/MP3 Player Includes 4 speakers. - SYNC Communications & Entertainment System Includes enhanced voice recognition, 911 Assist, 4.2" LCD center stack screen, AppLink, 1 smart-charging USB-C port and steering wheel audio controls.	
Engine: 6.7L 4V OHV Power Stroke V8 Turbo Diesel B20	\$9,325.00
Includes Diesel Exhaust Fluid (DEF) tank, intelligent oil-life monitor and manual push-button engine-exhaust braking. Includes: - Dual 78-AH 750 CCA Batteries	
Transmission: TorqShift 10-Speed Automatic	Included
Includes neutral idle and selectable drive modes: normal, tow/haul, eco, deep sand/snow and slippery.	
Limited Slip w/4.88 Axle Ratio	\$360.00
GVWR: 19,500 lb Payload Plus Upgrade Package	\$1,155.00
Includes upgraded frame, rear-axle and low deflection/high capacity springs. Increases max RGAWR to 14, 706. Note: See Order Guide Supplemental Reference for further details on GVWR.	
Tires: 225/70Rx19.5G BSW Traction (TGK)	\$215.00
Includes 4 traction tires on the rear and 2 traction tires on the front. Not recommended for over the road applications; could incur irregular front tire wear and/or NVH.	
Wheels: 19.5" x 6" Argent Painted Steel	Included
Hub covers/center ornaments not included.	
HD Vinyl 40/20/40 Split Bench Seat	Included
Includes center armrest, cupholder and driver's side manual lumbar.	
Monotone Paint Application	STD
145" Wheelbase	STD
Radio: AM/FM Stereo w/MP3 Player	Included
Includes 4 speakers. Includes: - SYNC Communications & Entertainment System Includes enhanced voice recognition, 911 Assist, 4.2" LCD center stack screen, AppLink, 1 smart-charging USB-C port and steering wheel audio controls.	
Power Equipment Group	\$865.00

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**As Configured Vehicle (cont'd)**

Description	MSRP
<i>Deletes passenger side lock cylinder. Includes upgraded door-trim panel.</i> <i>Includes:</i> <ul style="list-style-type: none"><li>- Accessory Delay</li><li>- Advanced Security Pack</li><li>- Includes SecuriLock Passive Anti-Theft System (PATS) and inclination/intrusion sensors.</li><li>- Manual Telescoping Folding Trailer Tow Mirrors</li><li>- Includes power/heated glass and heated convex spotter mirror.</li><li>- MyKey</li><li>- Includes owner controls feature.</li><li>- Power Front Side Windows</li><li>- Includes 1-touch up/down driver/passenger window.</li><li>- Power Locks</li><li>- Remote Keyless Entry</li></ul>	
<b>Snow Plow Prep Package</b>	<b>\$250.00</b>
<i>Includes pre-selected springs (see Order Guide Supplemental Reference for springs/FGAWR of specific vehicle configurations). Note 1: Restrictions apply; see Supplemental Reference or Body Builders Layout Book for details. Note 2: Also allows for the attachment of a winch.</i>	
<b>Engine Block Heater</b>	<b>\$100.00</b>
<b>Transmission Power Take-Off Provision</b>	<b>N/C</b>
<i>Includes transmission mounted live drive and stationary mode PTO.</i>	
<b>397 Amp Alternator</b>	<b>\$115.00</b>
<b>Trailer Brake Controller</b>	<b>\$270.00</b>
<i>Includes smart trailer tow connector. Verified to be compatible with electronic actuated drum brakes only.</i>	
<b>Platform Running Boards</b>	<b>\$320.00</b>
<b>XL Decor Group (LPO)</b>	<b>\$220.00</b>
<b>Requires valid FIN code.</b>	
<i>Includes:</i> <ul style="list-style-type: none"><li>- Chrome Front Bumper</li></ul>	
<b>50-State Emissions System</b>	<b>STD</b>
<b>Medium Earth Gray</b>	<b>N/C</b>
<b>Race Red</b>	<b>N/C</b>
<b>SUBTOTAL</b>	<b>\$56,995.00</b>
<b>Destination Charge</b>	<b>\$1,695.00</b>
<b>TOTAL</b>	<b>\$58,690.00</b>

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: KEVIN OLAR

West Deer Township  
Prepared by: Joe Cimko CoStars# 025-  
064

01/19/2021

Suppes Ford | 101 Main Street Johnstown Pennsylvania | 159011506

2021 F-550 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F5H)

Price Level: 115 | Quote ID: 11921wdt

## Pricing Summary - Single Vehicle

	MSRP
<i>Vehicle Pricing</i>	\$58,690.00
<i>Pre-Tax Adjustments</i>	
<b>Description</b>	
Fleet and CoStars Discounts	-\$11,785.00
<b>Total</b>	<b>\$46,905.00</b>

Customer Signature

Acceptance Date

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



# U.S. MUNICIPAL

SERVING THOSE WHO SERVE THE PUBLIC

## QUOTATION

Quotation No. 8330

Date: 1/11/2021

461 Glennie Circle  
King Of Prussia, Pa. 19406  
Phone 800-222-1980  
Fax 610-275-4270

10583 Raystown Rd.  
Huntingdon, Pa. 16658  
Phone 800-222-1980  
Fax 814-627-3381

1519 Evans City Rd.  
Evans City, Pa. 16033  
Phone 800-222-1980  
Fax 724-538-4976

To: West Deer Township

Attn: Kevin Olar  
Phone: 724-265-1333  
Fax: 724-265-2228  
Email: [kolar@westdeertownship.com](mailto:kolar@westdeertownship.com)

Customer #: 14505

Ship To:		Customer P.O. #		
Street:	109 East Union Road	Purchasing Agent:		
City:	Cheswick	Salesman:	Brian Ruffner	
State:	PA	County:	Allegheny	
Attn:	Kevin	Contract #	CoStars 025-019	
Phone#	724-265-1333			
Ship Via:	Best Way			

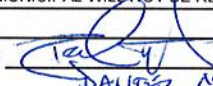
Quantity	Part No.	Description	Unit Price	Amount
1	133USD-9	GALION 9' 201-4B 10 GAUGE STAINLESS STEEL DUMP BODY	\$ 34,616.00	\$ 34,616.00
*		INSIDE WIDTH: 84"		
*		SIDE HEIGHT: 13"		
		SIDES: 201-4B 10 GAUGE STAINLESS STEEL		
*		TARP RAILS: BOTH SIDES		
		BOARD GUSSETS		
*		TAILGATE PANELS: 3		
*		TAILGATE HEIGHT: 24"		
*		TAILGATE MATERIAL: 201-4B 10 GAUGE STAINLESS STEEL		
*		TAILGATE CONTROLS: MANUAL		
*		LONGSILLS: 9" CHANNEL FORMED STEEL		
*		CROSSMEMBERLESS		
*		BODY FLOOR: 3/16" AR450 HARDOX STEEL		
*		BULKHEAD MATERIAL: 201-4B 10 GAUGE STAINLESS STEEL		
*		CABSHIELD LENGTH: 24"		
*		CABSHIELD WIDTH: 84"		
*		CABSHIELD MATERIAL: 201-4B 10 GAUGE STAINLESS STEEL		
*		ALL STAINLESS STEEL HARDWARE		
*		FRONT SPLASH GUARDS: STAINLESS STEEL		
*		LADDER: TWO STEP - TUCK UNDER - DRIVERS SIDE		
*		STAINLESS STEEL SIDE STEP MOUNTED ON BODY ABOVE LADDER		
*		GRAB HANDLE: DRIVERS SIDE		
*		BODY PROP		
*		HOIST: CS615T-09 - SCISSOR STYLE HOIST		
*		CONSPICUITY TAPE: 2" RED/WHITE		
1		SHOVEL BRACKET: SPRING LOADED STAINLESS STEEL		
*		SIDE BOARDS: 2" X 8" OAK PAINTED BLACK		
6		CHAIN COVER: NYLON MESH		
*		MUD FLAPS: 24"X36" NON-REFLECTIVE WITH ANTI SAIL BRACKETS		
*		1/2" PINTLE PLATE WITH 2" RECEIVER, TOW LOOPS, ICC BUMPER,		
		7 PIN TRAILER SOCKET FLAT RV STYLE WITH PROTECTIVE BOOT		



**U.S. MUNICIPAL**  
SERVING THOSE WHO SERVE THE PUBLIC

## QUOTATION (cont.)

QUOTATION No. 3623

Quantity	Part No.	Description	Unit Price	Amount
		<b>BELT DRIVEN HYDRAULIC SYSTEM</b>		
*		3 SECTION SYSTEM - OPERATES BODY DA, PLOW ANGLE DA, PLOW LIFT		
		SINGLE ACTING WITH DETENT FLOAT AND SPREADER AUGER AND		
		SPINNER		
*		15 GALLON ALUMINUM HYDRAULIC TANK		
*		ALUMINUM CONSOLE IN CAB FOR SPREADER VALVE		
*		MANUAL SPREADER SYSTEM WITH ADJUSTABLE FLOW DIVIDER		
		STAINLESS STEEL COUPLERS		
		<b>LIGHTING AND ELECTRICAL</b>		
*		ELECTRICAL JUNCTION BOX: HIGH IMPACT CHEMICAL RESISTANT PLASTIC		
*		COMPRESSION FITTING: 3/8" I.D. FITTING FOR 2 CONDUCTOR CABLE		
*		BODY-UP INDICATOR KIT: WEATHER TIGHT SWITCH, 20' WIRING HARNESS,		
		PACKARD WEATHERPROOF CONNECTORS, BODY AND CHASSIS MOUNTING		
		BRACKETS, RED INDICATOR LIGHT AND IN-CAB INDICATOR DECAL		
1		SPREADER LIGHT: 12 VOLT LED 54 DIODE-CLEAR		
*		COMBO LAMPS: STOP/TAIL/TURN/AND BACK-UP LAMPS IN REAR POSTS		
2		STROBES IN REAR POST: AMBER LED		
4		STROBES IN CABSHIELD: AMBER LED, 2 FRONT, 1 ON EACH SIDE		
4		REFLECTORS: RED OVAL ACRYLIC LENS AND HOUSING		
2		REFLECTORS: AMBER OVAL ACRYLIC LENS AND HOUSING		
*		BACK UP ALARM 107DB		
		<b>SNOW PLOW</b>		
1		WESTERN 9' PRO PLUS SNOW PLOW OPERATING OFF CENTRAL		
		HYDRAULICS INCLUDES PLOW EDGE, RUBBER DEFLECTOR, AND LED		
		HEATED PLOW LIGHTS, AND CARBIDE CUTTING EDGE.		
		<b>SPREADER</b>		
1		SMITH UT696 SS UNDER BODY TAILGATE SPREADER		
*		ALL STAINLESS STEEL CONSTRUCTION, EXCLUDING THE 6" AUGER WHICH		
		IS STEEL AND SPINNER IS MADE OF POLYURETHANE. ALL LATCHES AND		
		HARDWARE ARE STAINLESS STEEL		
		TRUCK FRAMES WILL BE RECEIVED READY TO ACCEPT BODY. RELOCATION OF BATTERY		
		BOXES AND AIR TANKS WILL BE QUOTED SEPARATELY UPON ARRIVAL OF TRUCK		
		CHASSIS. US MUNICIPAL WILL NOT BE RESPONSIBLE FOR MOVING THESE ITEMS AT		
		NO COST.		
Customer Acceptance Signature: 				
Print Name: <u>DANIEL MADER</u>				
Date: <u>12 MAY 2021</u>				
			Delivery	
			<b>Total</b>	<b>\$ 34,616.00</b>

Prepared By: Brian Ruffner  
Phone: 412-742-3147  
Email: [bjr@usmuni.com](mailto:bjr@usmuni.com)  
Quote firm until: 3/31/2021

Price: \$ 34,616.00  
Tax: EXEMPT  
\*\*Total Price: **\$ 34,616.00**

# **FINANCING PROPOSALS**

# LAUREL CAPITAL CORPORATION

6600 Brooktree Court  
Wexford Pa 15090  
724 933 5200  
[muiter@laurelcapital.net](mailto:muiter@laurelcapital.net)

February 8, 2021

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

Dear Mr. Mator,

Per your request, please find the following equipment lease proposal from Laurel Capital Corporation regarding the purchase of the following vehicles.

Lessee: West Deer Township

**2 (two) 2021 Ford Interceptors**

Amount	Term,	Rate	Payment:
\$47,474.56	3 annual payments	2.49%	\$16,217.00
\$46,987.56	3 annual payments	2.49%	\$16,050.00

**One F-550 Ford Pickup Truck with equipment**

Amount	Term,	Rate	Payment:
\$81,521.00	5 annual payments	2.54%	\$17,135.00

**Buy-out: \$1.00**

**Advance payment; One annual payment in advance at closing.**

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

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

Thank You,  
  
Ray Muiter



## F.N.B. Commercial Leasing

1853 Highway 315  
Pittston, PA 18640

February 4, 2021

Daniel Mator  
West Deer Township  
109 East Union Rd.  
Cheswick, PA 15024  
Allegheny County, PA

### Re: New 2021 Ford Explorer Police SUV Interceptor

Daniel Mator:

Thank you for allowing us to quote your upcoming Lease purchase of the New 2021 Ford F550 Pickup Truck with snowplow. Please see the details below:

**Finance Amount:**      **\$81,521.00**

**Rate:**                      **3.15%**

**Term:**                      **5 Annual Payments**  
                                    **\$17,345.81**

**Purchase Option:**      **\$1.00 Buy Out**

**Payment First:**        **First payment is due at signing.**

#### Additional terms are available.

This letter does not imply credit approval. FNB Commercial Leasing will require the following for final approval:  
\*\*Meeting Minutes or Resolution approving this purchase and financing through F.N.B. Commercial Leasing.

Thank you for the opportunity to provide you with this lease quotation. Please call me at 570-883-0881 with any questions. I look forward to being of service to you.

Sincerely,

Kris Cool, AVP  
Inside Sales Equipment Specialist  
570-883-0881  
Cool@fnb-corp.com

Voice – (800) 278-6259  
Fax – (800) 278-6265  
www.FNBLeasing.com

911Leasing.com  
432A Frye Farm Road  
Greensburg PA, 15601



Phone: (800) 214-4606  
Fax: (724) 238-3133  
[Sales@911Leasing.com](mailto:Sales@911Leasing.com)

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## Financing Proposal for West Deer Twp.

January 29, 2021

REF: 1.29.WESTDEER

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

OPTION 1 \$47,474.56      OPTION 2 \$46,987.56      OPTION 3 \$81,521.00  
**Financing for (1) 2021 Ford Interceptor, (1) 2021 Ford Interceptor & (1) Ford F-550 Truck w/ Plow**

	TERM	RATE	PAYMENTS
1.	Three Years	3.77%	3 Annual Payments @ \$ 16,484.31
2.	Three Years	3.77%	3 Annual Payments @ \$ 16,315.22
3.	Five Years	3.77%	5 Annual Payments @ \$ 17,623.38

FIRST PAYMENT DUE WITH SIGNED CONTRACTS ON ALL OPTIONS

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

- This is a proposal. Final terms are subject to credit review and your acceptance.
- The expiration date is the date by which we must receive executed financing documents. It is not the date by which you agree to the terms. **This quote expires in 30 Days**
- Should we proceed with this transaction, you would have the title to the equipment from the beginning. There would, however, be a lien on the equipment until the obligation is paid.
- This transaction must be designated as a Tax-Exempt under section 103 of the Internal Revenue Code of 1986 as amended.
- **Documentation Fee WAIVED**

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

# Leasing Consultants

February 5, 2021

## FORMAL PROPOSAL

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**OBLIGOR:** WEST DEER TOWNSHIP, PA

- ✓ This is a finance/ownership contract. No residual value.
- ✓ Fixed interest rate for the three (3) year term.

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**EQUIPMENT:** ONE (1) 2021 FORD F-550 PICKUP TRUCK W/PLOW EQUIPMENT

**OPTION 1**

Acquisition Cost:	\$81,521.00	Term:	Three (3) years	First Payment Due:	At Closing
Down Payment:	\$ 0.00	Payment Mode:	Annual in Advance	Payment Amount:	\$28,203.79
Trade In:	\$ 0.00	Interest Rate:	3.840%		
Principal Balance:	\$81,521.00	Rate Factor:	0.345970		

- This is a proposal only and is not a commitment to finance. This proposal is subject to credit review and approval and proper execution of mutually acceptable documentation.
- Failure to consummate this transaction once credit approval is granted and the documents are drafted and delivered to Obligor will result in a documentation fee being assessed to the Obligor.
- This transaction must be credit approved, all documents properly executed and returned to Leasing Consultants and the transaction funded on ALL proposals on or before February 12, 2021. If funding does not occur within that time-frame, or there is a change of circumstance which adversely affects the expectations, rights, or security of Obligor or its assignees, then Obligor or its assignees reserve the right to adjust and determine a new interest rate factor and payment amount, or withdraw this proposal in its entirety.
- This transaction must be designated as tax-exempt under Section 103 of the Internal Revenue Code of 1986 as amended.
- **OBLIGOR'S TOTAL AMOUNT OF TAX-EXEMPT DEBT TO BE ISSUED IN THIS CALENDAR YEAR WILL NOT EXCEED THE \$10,000,000 LIMIT, OR THE INTEREST RATE IS SUBJECT TO CHANGE.**
- Neither KS StateBank nor Baystone Government Finance is acting as an advisor to the municipal entity/obligated person and neither owes a fiduciary duty pursuant to Section 15B of the Exchange Act of 1934

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**LEASING CONSULTANTS**

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**WEST DEER TOWNSHIP, PA**

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Signature

---

Title

---

Date

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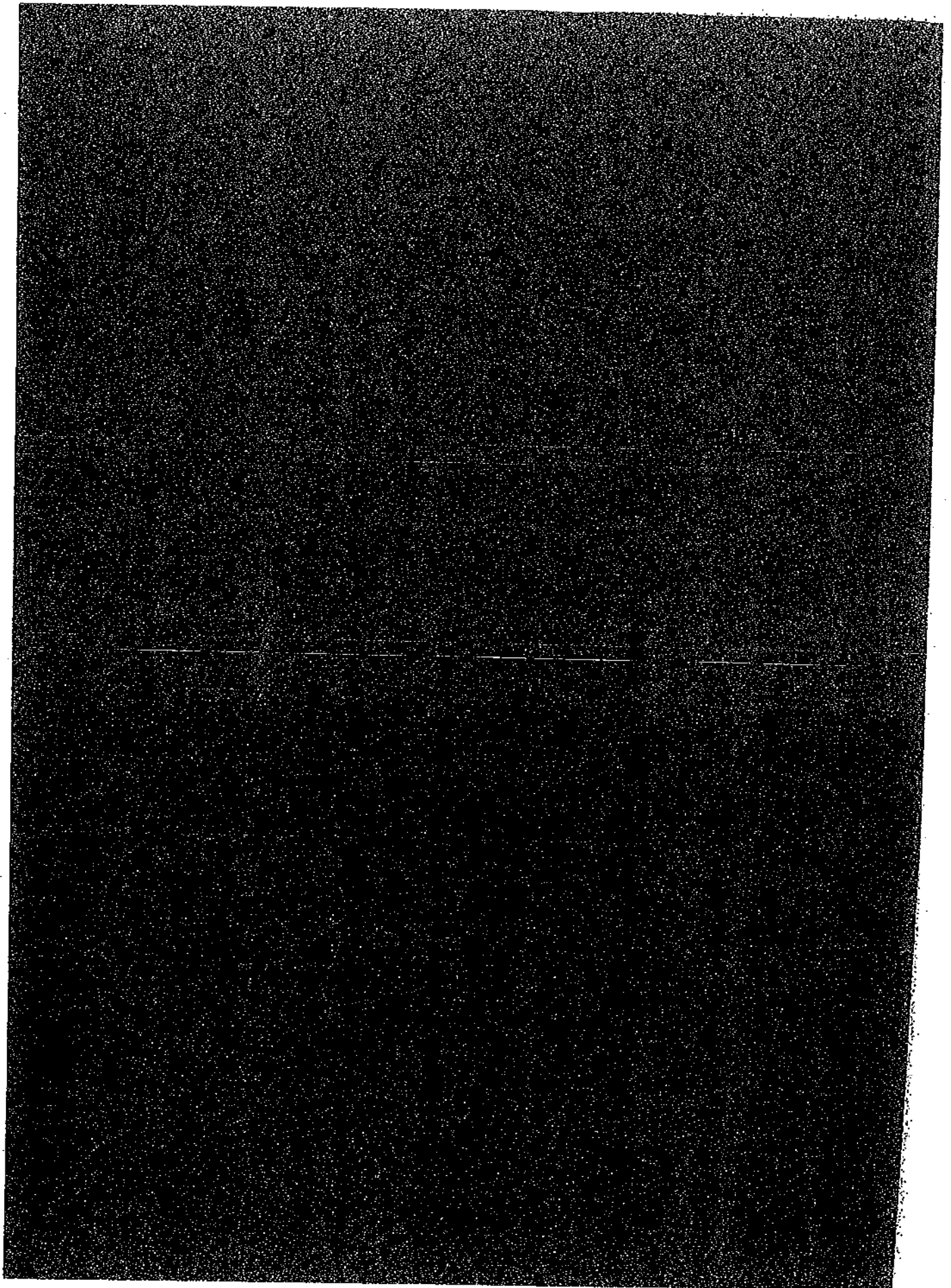
Signature

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Title

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Date



**AUTHORIZATION: SALE OF MACK TRUCK**

THE TOWNSHIP ADVERTISED FOR THE SALE OF THE 1999 MACK R-SERIES 10-TON DUMP TRUCK WITH SALT SPREADER, AND PLOW.

SEALED BIDS WERE RECEIVED AND OPENED ON FEBRUARY 9, 2021 AT 1:30 PM.

THE FOLLOWING TWO BIDS WERE RECEIVED:

- 1) TRACY ADAMIK/A&H DEVELOPMENT.....\$ 14,590.00
- 2) WILLIAM S. MORETTI.....\$ 6,315.51

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE THE SALE OF THE 1999 MACK R-SERIES 10 TON DUMP TRUCK TO \_\_\_\_\_ IN THE AMOUNT OF \$\_\_\_\_\_ AS-IS CONDITION.

	MOTION	SECOND	AYES	NAYES
MR. FORBES	_____	_____	_____	_____
MRS. HOLLIBAUGH	_____	_____	_____	_____
MRS. JORDAN	_____	_____	_____	_____
DR. MANN	_____	_____	_____	_____
MR. KARPUZI	_____	_____	_____	_____

February 6, 2021

To: West Deer Township  
109 East Union Rd.  
Cheswick, PA 15024

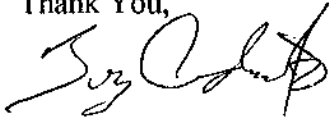
From: A&H Development  
213 Millerstown Culm. Rd  
Tarentum, PA 15084  
724-822-7970

Please accept the following bid for the Mack single axle dump truck with snowplow

**\$14,590.00**

fourteen thousand five hundred and ninety dollars and zero cents.

Thank You,

A handwritten signature in black ink, appearing to read 'Tracy Adamik', written in a cursive style.

Tracy Adamik

February 8, 2021

William S. Moretti

259 Shuster Road

Gibsonia, Pa. 15044

Phone: 724-316-7514

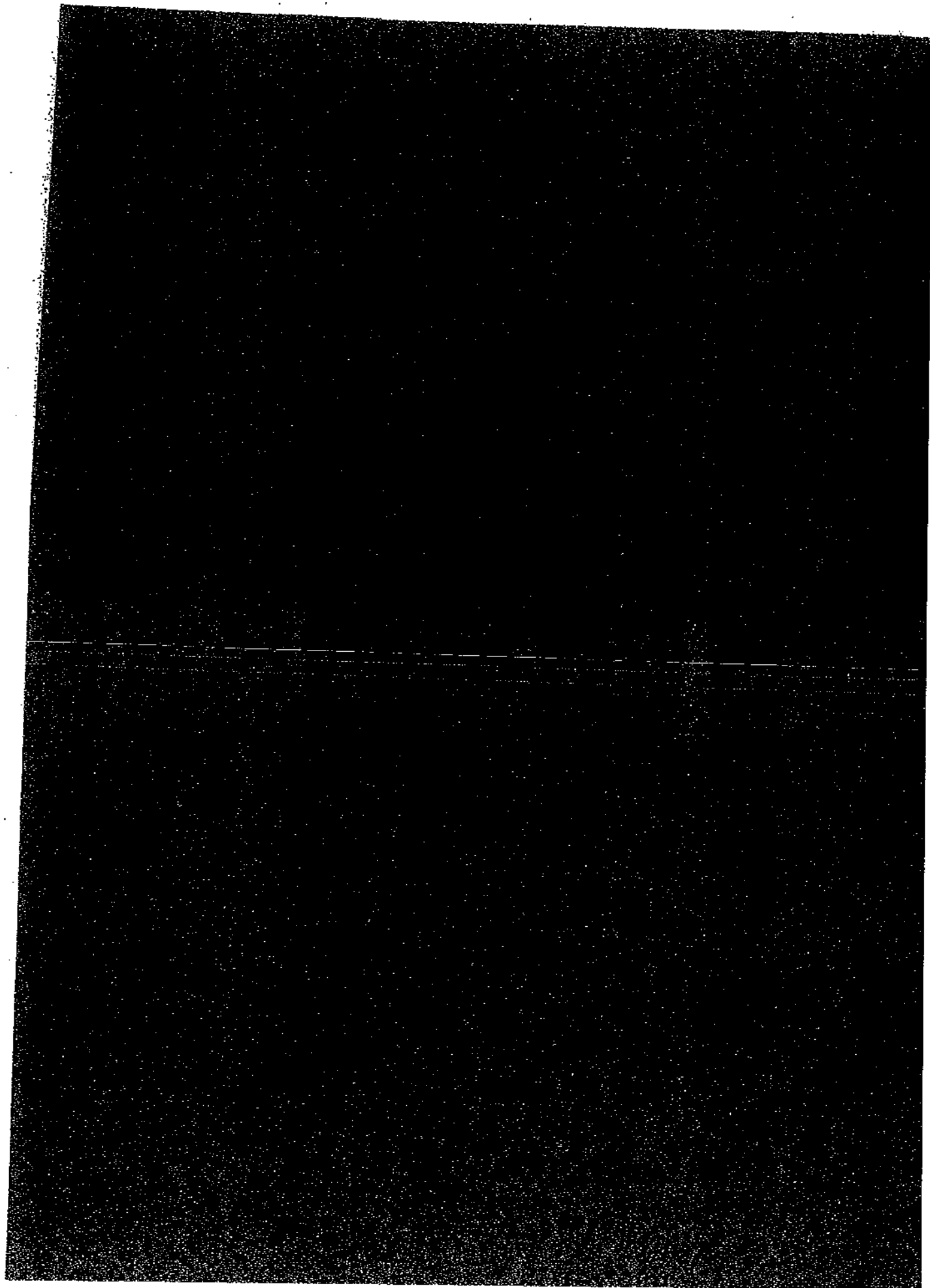
TO; West Deer Township,

I William S. Moretti am submitting a Bid for the 1999 Mack R-Series 10 Ton  
Dump Truck. My Bid Price is \$6,315.51.

Thank-you,

William S. Moretti

A handwritten signature in blue ink, reading "William S. Moretti". The signature is written in a cursive style with a large, stylized "M" at the end.



DISCUSSION: DEER LAKES YOUTH BASEBALL FENCING  
PROPOSALS

MR. FRASER.....

	MOTION	SECOND	AYES	NAYES
MRS. HOLLIBAUGH	—	—	—	—
MRS. JORDAN	—	—	—	—
DR. MANN	—	—	—	—
MR. FORBES	—	—	—	—
MR. KARPUI	—	—	—	—

**Ford Fencing  
4375 Gibsonia Road  
Gibsonia, PA 15044**

**September 10, 2020**

=====

Deer Lakes Youth Baseball

B5 Estimate – Installation of 140ft 8 foot chain link galvanized with top bottom and middle rail. All posts cemented. 70 ft down each baseline.

Total - \$4200.00

B5 Additional – replace 6 ft fence in front of dugouts with 8 ft fence. 40 ft total

Total - \$900.00

B3 – Remove old fencing from back stop and replace all but main posts. Re fence back stop.

Total - \$3500.00

B4 – Repair existing back stop, safety and maintenance check. Rewire fencing where needed.

Total - \$400.00

Batting cage – Divide existing cage in two. Add extra gate on opposite end.

Total - \$1000.00

Gates – Repair gates as necessary on fields B1, B3, and B5

Total - \$1000.00



# PITTSBURGH FENCE CO., INC.

P.O. BOX 522 551 EAST MAIN STREET CARNEGIE, PA 15106  
TELEPHONE (412) 276-4822  
FAX (412) 276-4881  
E-MAIL: Fence1@verizon.net

*"Where Quality Fence is a Standard . . . Not an Option!"*

February 5, 2021

WEST DEER TOWNSHIP  
50 Bairdford Road  
Gibsonia, Pa 15044

Re: B-3 Bairdford Park

Gentlemen:

We are pleased to hereby submit our estimate for furnishing, delivering and installing the following fencing materials at the above location: **AREA ONE**

**SPECIFICATIONS: 4' High Chain Link Fencing PAGE Style OTR Construction**

Fabric - #9 gauge wire x 2" mesh x 48" high ALUMINIZED Coated  
Line Post - 2" OD SCHEDULE 40 pipe weighing 2.72 lbs./ft.  
Terminal Post - 3" OD SCHEDULE 40 pipe weighing 5.79 lbs./ft.  
Top Rail - 1 5/8" OD SCHEDULE 40 pipe weighing 2.27 lbs./ft.  
Bottom Tension Wire - #7 gauge ALUMINIZED Coil Wire  
Post Footers - All posts to be set 10" wide x 36" deep in concrete to provide a strong, adequate Concrete footer. Tops of footer shall be crowned to shed water.

**AREA TWO**

**SPECIFICATIONS: 10' High Chain Link Fencing PAGE Style OTR Construction**

Fabric - #9 gauge wire x 2" mesh x 120" high ALUMINIZED Coated  
Line Post - 2 1/2" OD SCHEDULE 40 pipe weighing 3.65 lbs./ft.  
Terminal Post - 3" OD SCHEDULE 40 pipe weighing 5.79 lbs./ft.  
Top Rail and Bracing - 1 5/8" OD SCHEDULE 40 pipe weighing 2.27 lbs./ft.  
Bottom Tension Wire - #7 gauge ALUMINIZED Coil Wire  
Post Footers - All posts to be set 10" wide x 36" deep in concrete to provide a strong, adequate Concrete footer. Tops of footers shall be crowned to shed water.

**AREA THREE**

**SPECIFICATIONS: Back Stop**

Fabric #1 - #9 gauge wire x 2" mesh x 120" high ALUMINIZED Coated  
Fabric #2 - #9 gauge wire x 2" mesh x 96" high ALUMINIZED Coated  
Fabric #3 - #6 gauge wire x 2" mesh x 120" high ALUMINIZED Coated  
Line Post - 2 1/2" OD SCHEDULE 40 pipe weighing 3.65 lbs./ft.  
Terminal Post - 3" OD SCHEDULE 40 pipe weighing 5.79 lbs./ft.  
Roof Supports - 2" OD SCHEDULE 40 pipe weighing 2.72 lbs./ft. strong welded corner Construction, coped and welded  
Bracing and 18" Rails - 1 5/8" OD SCHEDULE 40 pipe weighing 2.27 lbs./ft. installed on 5' Maximum centers  
Post Footers - All posts to be set 15" wide at the top of all footers, by 40" deep and 18" wide at Positive concrete footers. Tops of footers shall be crowned to shed water.  
ALL FENCE FITTINGS TO BE MADE OF MALLEABLE OR PRESSED STEEL  
ALL MATERIALS TO BE ALUMINIZED OR HOT DIPPED GALVANIZED

**OVER 50 YEARS EXPERIENCE**

COMPLETE ERECTION SERVICE - ALL TYPES AND HEIGHTS OF CHAIN LINK FENCE / WOOD / VINYL / ALUMINUM / RESIDENTIAL / PARKS / INDUSTRIAL / CEMETERIES / SCHOOLS / INSTITUTIONS / PLAYGROUNDS / GOLF LINKS

PAGE TWO

February 5, 2021

WEST DEER TOWNSHIP  
50 Baird Road  
Gibsonia, Pa 15044

Re: B-3 Baird Road Park

**QUANTITIES:**

16' of complete 8' high Chain Link fencing  
2 - 3" OD End Posts  
Furnish and Install 1 - 4' Man Gate  
Furnish and Install 2 - 3' Man Gates  
Completely Skin 1 Type 2 Style Back Stop  
Completely Remove and Re-brace Backstop

**TOTAL MATERIALS AND LABOR:** ..... \$ 12,036.00

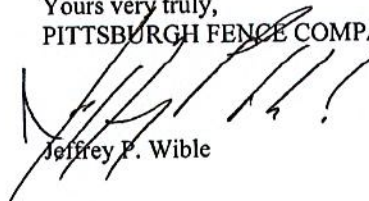
**\*PLEASE NOTE DUE TO THE VOLATILITY OF THE CURRENT STEEL MARKET, ALL  
PRICES QUOTED ABOVE WILL BE NO VALID AFTER 10 DAYS**

**TERMS:** 1/3 Deposit, Balance Net 30

**DELIVERY:** As required

We thank you for this inquiry, and trust this provides you with the desired information. If we may be of any further assistance, please do not hesitate to call.

Yours very truly,  
PITTSBURGH FENCE COMPANY, INC.

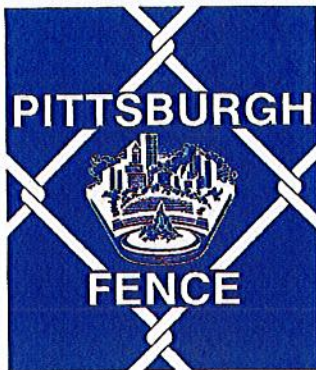
  
Jeffrey P. Wible

0003.JPW



OVER 50 YEARS EXPERIENCE

COMPLETE ERECTION SERVICE - ALL TYPES AND HEIGHTS OF CHAIN LINK FENCE / WOOD / VINYL / ALUMINUM /  
RESIDENTIAL / PARKS / INDUSTRIAL / CEMETERIES / SCHOOLS / INSTITUTIONS / PLAYGROUNDS / GOLF LINKS



# PITTSBURGH FENCE CO., INC.

P.O. BOX 522 551 EAST MAIN STREET CARNEGIE, PA 15106  
TELEPHONE (412) 276-4822  
FAX (412) 276-4881  
E-MAIL: Fence1@verizon.net

*"Where Quality Fence is a Standard . . . Not an Option!"*

February 5, 2021

WEST DEER TOWNSHIP  
50 Baird Road  
Gibsonia, Pa 15044

Re: B-4 Baird Road Park

Gentlemen:

We are pleased to hereby submit our estimate for furnishing, delivering and installing the following fencing materials at the above location: **AREA ONE**

**SPECIFICATIONS: 4' High Chain Link Fencing PAGE Style OTR Construction**

Fabric - #9 gauge wire x 2" mesh x 48" high ALUMINIZED Coated  
Line Post - 2" OD SCHEDULE 40 pipe weighing 2.72 lbs./ft.  
Terminal Post - 3" OD SCHEDULE 40 pipe weighing 5.79 lbs./ft.  
Top Rail - 1 5/8" OD SCHEDULE 40 pipe weighing 2.27 lbs./ft.  
Bottom Tension Wire - #7 gauge ALUMINIZED Coil Wire  
Post Footers - All posts to be set 10" wide x 36" deep in concrete to provide a strong, adequate  
Concrete footer. Tops of footer shall be crowned to shed water.

**AREA TWO**

**SPECIFICATIONS: 10' High Chain Link Fencing PAGE Style OTR Construction**

Fabric - #9 gauge wire x 2" mesh x 120" high ALUMINIZED Coated  
Line Post - 2 1/2" OD SCHEDULE 40 pipe weighing 3.65 lbs./ft.  
Terminal Post - 3" OD SCHEDULE 40 pipe weighing 5.79 lbs./ft.  
Top Rail and Bracing - 1 5/8" OD SCHEDULE 40 pipe weighing 2.27 lbs./ft.  
Bottom Tension Wire - #7 gauge ALUMINIZED Coil Wire  
Post Footers - All posts to be set 10" wide x 36" deep in concrete to provide a strong, adequate  
Concrete footer. Tops of footers shall be crowned to shed water.

**AREA THREE**

**SPECIFICATIONS: Back Stop**

Fabric #1 - #9 gauge wire x 2" mesh x 120" high ALUMINIZED Coated  
Fabric #2 - #9 gauge wire x 2" mesh x 96" high ALUMINIZED Coated  
Fabric #3 - #6 gauge wire x 2" mesh x 120" high ALUMINIZED Coated  
Line Post - 2 1/2" OD SCHEDULE 40 pipe weighing 3.65 lbs./ft.  
Terminal Post - 3" OD SCHEDULE 40 pipe weighing 5.79 lbs./ft.  
Roof Supports - 2" OD SCHEDULE 40 pipe weighing 2.72 lbs./ft. strong welded corner  
Construction, coped and welded  
Bracing and 18" Rails - 1 5/8" OD SCHEDULE 40 pipe weighing 2.27 lbs./ft. installed on 5'  
Maximum centers  
Post Footers - All posts to be set 15" wide at the top of all footers, by 40" deep and 18" wide at  
Positive concrete footers. Tops of footers shall be crowned to shed water.  
ALL FENCE FITTINGS TO BE MADE OF MALLEABLE OR PRESSED STEEL  
ALL MATERIALS TO BE ALUMINIZED OR HOT DIPPED GALVANIZED

**OVER 50 YEARS EXPERIENCE**

COMPLETE ERECTION SERVICE - ALL TYPES AND HEIGHTS OF CHAIN LINK FENCE / WOOD / VINYL / ALUMINUM /  
RESIDENTIAL / PARKS / INDUSTRIAL / CEMETERIES / SCHOOLS / INSTITUTIONS / PLAYGROUNDS / GOLF LINKS

PAGE TWO

Re: B-4 Bairdford Park

WEST DEER TOWNSHIP  
50 Bairdford Road  
Gibsonia, Pa 15044

Re: Fencing Repair Bairdford Park

**QUANTITIES:**

60' of complete 8' high Chain Link fencing  
Extend Existing Backstop  
6 - 3" OD End Posts  
Furnish and Install 1 - 4' Man Gate  
Furnish and Install 12' x 15' Batting Cage Fence  
Refabricate Batting Cage Man Gate  
Completely Skin 1 Type 2 Style Back Stop  
Completely Remove and Re-brace Backstop

**TOTAL MATERIALS AND LABOR:** ..... \$ 17,265.00

**\*PLEASE NOTE DUE TO THE VOLATILITY OF THE CURRENT STEEL MARKET, ALL  
PRICES QUOTED ABOVE WILL BE NO VALID AFTER 10 DAYS**

**TERMS:** 1/3 Deposit, Balance Net 30

**DELIVERY:** As required

We thank you for this inquiry, and trust this provides you with the desired information. If we may be of any further assistance, please do not hesitate to call.

Yours very truly,  
PITTSBURGH FENCE COMPANY, INC.

Jeffrey P. Wible

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OVER 50 YEARS EXPERIENCE

COMPLETE ERECTION SERVICE - ALL TYPES AND HEIGHTS OF CHAIN LINK FENCE / WOOD / VINYL / ALUMINUM /  
RESIDENTIAL / PARKS / INDUSTRIAL / CEMETERIES / SCHOOLS / INSTITUTIONS / PLAYGROUNDS / GOLF LINKS



# PITTSBURGH FENCE CO., INC.

P.O. BOX 522 551 EAST MAIN STREET CARNEGIE, PA 15106  
TELEPHONE (412) 276-4822  
FAX (412) 276-4881  
E-MAIL: Fence1@verizon.net

*"Where Quality Fence is a Standard . . . Not an Option!"*

February 5, 2021

WEST DEER TOWNSHIP  
50 Bairdford Road  
Gibsonia, Pa 15044

Re: B-5 Bairdford Park

Gentlemen:

We are pleased to hereby submit our estimate for furnishing, delivering and installing the following fencing materials at the above location: **AREA ONE**

**SPECIFICATIONS: 4' High Chain Link Fencing PAGE Style OTR Construction**

Fabric - #9 gauge wire x 2" mesh x 48" high ALUMINIZED Coated  
Line Post - 2" OD SCHEDULE 40 pipe weighing 2.72 lbs./ft.  
Terminal Post - 3" OD SCHEDULE 40 pipe weighing 5.79 lbs./ft.  
Top Rail - 1 5/8" OD SCHEDULE 40 pipe weighing 2.27 lbs./ft.  
Bottom Tension Wire - #7 gauge ALUMINIZED Coil Wire  
Post Footers - All posts to be set 10" wide x 36" deep in concrete to provide a strong, adequate  
Concrete footer. Tops of footer shall be crowned to shed water.

**AREA TWO**

**SPECIFICATIONS: 10' High Chain Link Fencing PAGE Style OTR Construction**

Fabric - #9 gauge wire x 2" mesh x 120" high ALUMINIZED Coated  
Line Post - 2 1/2" OD SCHEDULE 40 pipe weighing 3.65 lbs./ft.  
Terminal Post - 3" OD SCHEDULE 40 pipe weighing 5.79 lbs./ft.  
Top Rail and Bracing - 1 5/8" OD SCHEDULE 40 pipe weighing 2.27 lbs./ft.  
Bottom Tension Wire - #7 gauge ALUMINIZED Coil Wire  
Post Footers - All posts to be set 10" wide x 36" deep in concrete to provide a strong, adequate  
Concrete footer. Tops of footers shall be crowned to shed water.

**AREA THREE**

**SPECIFICATIONS: Back Stop**

Fabric #1 - #9 gauge wire x 2" mesh x 120" high ALUMINIZED Coated  
Fabric #2 - #9 gauge wire x 2" mesh x 96" high ALUMINIZED Coated  
Fabric #3 - #6 gauge wire x 2" mesh x 120" high ALUMINIZED Coated  
Line Post - 2 1/2" OD SCHEDULE 40 pipe weighing 3.65 lbs./ft.  
Terminal Post - 3" OD SCHEDULE 40 pipe weighing 5.79 lbs./ft.  
Roof Supports - 2" OD SCHEDULE 40 pipe weighing 2.72 lbs./ft. strong welded corner  
Construction, coped and welded  
Bracing and 18" Rails - 1 5/8" OD SCHEDULE 40 pipe weighing 2.27 lbs./ft. installed on 5'  
Maximum centers  
Post Footers - All posts to be set 15" wide at the top of all footers, by 40" deep and 18" wide at  
Positive concrete footers. Tops of footers shall be crowned to shed water.  
ALL FENCE FITTINGS TO BE MADE OF MALLEABLE OR PRESSED STEEL  
ALL MATERIALS TO BE ALUMINIZED OR HOT DIPPED GALVANIZED

**OVER 50 YEARS EXPERIENCE**

COMPLETE ERECTION SERVICE - ALL TYPES AND HEIGHTS OF CHAIN LINK FENCE / WOOD / VINYL / ALUMINUM /  
RESIDENTIAL / PARKS / INDUSTRIAL / CEMETERIES / SCHOOLS / INSTITUTIONS / PLAYGROUNDS / GOLF LINKS

PAGE TWO

Re: B-5 Bairdford Park

WEST DEER TOWNSHIP  
50 Bairdford Road  
Gibsonia, Pa 15044

Re: Fencing Repair Bairdford Park

**QUANTITIES:**

Furnish and Install 180' of complete 8' high Chain Link fencing  
Furnish and Install 2 - 4' Man Gates  
Furnish and Install 8 - 3" OD End Posts  
Furnish and Install 4 - 3"OD Gate Posts

**TOTAL MATERIALS AND LABOR:** ..... \$ 14,349.00

**\*PLEASE NOTE DUE TO THE VOLATILITY OF THE CURRENT STEEL MARKET, ALL  
PRICES QUOTED ABOVE WILL BE NO VALID AFTER 10 DAYS**

**TERMS:** 1/3 Deposit, Balance Net 30

**DELIVERY:** As required

We thank you for this inquiry, and trust this provides you with the desired information. If we may be of any further assistance, please do not hesitate to call.

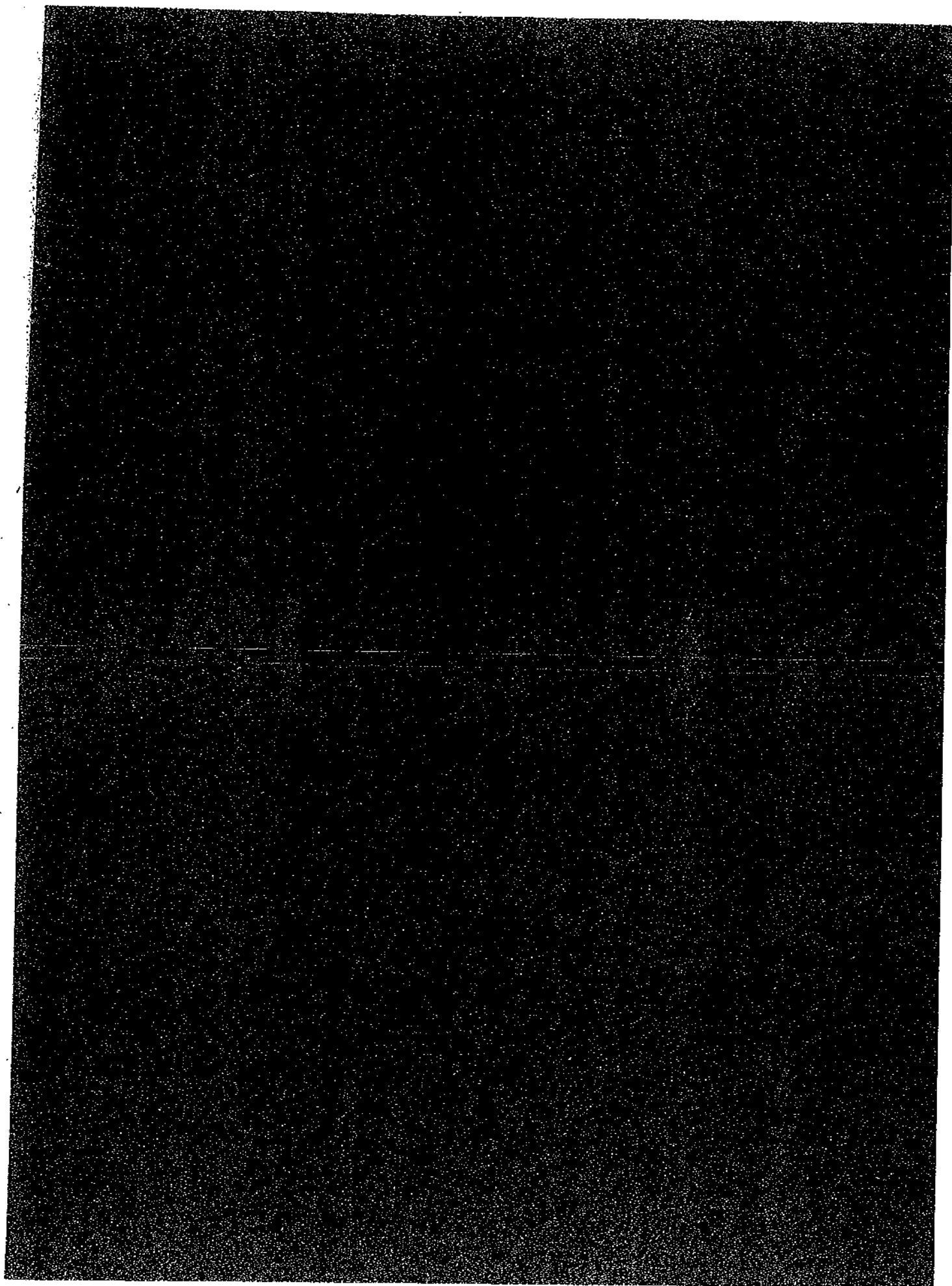
Yours very truly,  
PITTSBURGH FENCE COMPANY, INC.

Jeffrey P. Wible

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OVER 50 YEARS EXPERIENCE  
COMPLETE ERECTION SERVICE - ALL TYPES AND HEIGHTS OF CHAIN LINK FENCE / WOOD / VINYL / ALUMINUM /  
RESIDENTIAL / PARKS / INDUSTRIAL / CEMETERIES / SCHOOLS / INSTITUTIONS / PLAYGROUNDS / GOLF LINKS



## **OLD BUSINESS**

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## **NEW BUSINESS**

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## ADJOURNMENT

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

	MOTION	SECOND	AYES	NAYES
MRS. HOLLIBAUGH	_____	_____	_____	_____
MRS. JORDAN	_____	_____	_____	_____
DR. MANN	_____	_____	_____	_____
MR. FORBES	_____	_____	_____	_____
MR. KARPUI	_____	_____	_____	_____