

The West Deer Township Board of Supervisors held a Public Hearing and their Regular Meeting at the West Deer Township Municipal Building. Members present were: Arlind Karpuzi, Chairperson; Beverly Jordan, Vice Chairperson; Shirley Hollibaugh; and Jennifer Mann. Also present were: Daniel Mator, Township Manager; Gavin Robb, Township Solicitor; and Scott Shoup, Township Engineer.

**6:00 p.m. – PUBLIC HEARING– TRADITIONS OF AMERICA**

Township Solicitor Gavin Robb opened the meeting.

Roll Call taken by Mr. Mator – Quorum present.

Mr. Payne stated that the public hearing was advertised and that the properties were posted.

The court stenographer was present.

The purpose of this public hearing was for the Board to review testimony and evidence in order to make a determination as to whether to approve an application for conditional use approval filed by applicant Traditions of America Rose Ridge, LLC to construct 234 single family detached homes and twelve single family attached homes on 176.49 acres located on Gibsonia Road Allison Park, PA.

Lot/Block Numbers: 1216-E-281 & 1215-R-21

Mr. Robb summarized the proposed conditional use approval for Traditions of America.

Ryan Wotus of Goldberg, Kamin & Garvin Law Firm

- Mr. Wotus pointed out that Exhibits D, E and F were from the bankruptcy docket and explained the details of those Exhibits. He requested that the Planning Commission and Township Engineer recommendations be included as an Exhibit.

David Biddison of Traditions of America

- Mr. Biddison summarized the history of Traditions of America and gave a slide presentation of the proposed project.

Rocco Magrino of PVE

- Mr. Magrino explained the land development process with a slide presentation.

**PUBLIC COMMENTS**

Gary Torick of 1531 Palmer Way

- Mr. Torick voiced his support of the proposed 55+ Community Development.

Wayne White of 4817 Gibsonia Road

- Mr. White asked when would this development break ground. Mr. Wotus answered we are going through the approval process and if the development gets approved, the development could break ground the end of next year or early 2023.

More discussion was held.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Hollibaugh to table the Traditions of America Rose Ridge Plan Conditional Use and the tentative application for a Planned Residential Development as per the recommendation by the Planning Commission with the above listed conditions and comments listed by Shoup Engineering.

Motion carried unanimously 4-0.

**ADJOURNMENT/PUBLIC HEARING**

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Hollibaugh to adjourn the meeting at 6:55 p.m. Motion carried unanimously 4-0. Meeting adjourned.

**6:30 p.m. – PUBLIC HEARING – RUSSELLTON DOLLAR GENERAL PUBLIC HEARING**

Township Solicitor Gavin Robb opened the meeting.

Roll Call taken by Mr. Mator – Quorum present.

Mr. Payne stated that the public hearing was advertised and that the property was posted.

The court stenographer was present.

The purpose of this public hearing was for the Board to review testimony and evidence in order to make a determination as to whether to approve an application for conditional use approval filed by applicant Robert McCollim – PTV 1201, LLC to construct a building greater than 10,000 square feet but less than 40,000 square feet located at 201 Starr Road, Cheswick, PA.

Lot/Block Numbers: 1361-D-0298

Mr. Robb summarized the proposed conditional use approval for Russellton Dollar General.

Craig Bishop of Herbert, Rowland & Grubic

- Mr. Bishop summarized the project site plan.

**PUBLIC COMMENTS**

Josh Wiegand, Fire Chief of West Deer #3

- Mr. Wiegand asked if there were plans to install a sprinkler system in the proposed building. Mr. Bishop responded there was no plan to install one because it is a metal building. More discussion was held.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Mann to approve the Russellton Dollar General Conditional Use and Land Development application as per the recommendation by the Planning Commission with the above listed conditions and comments listed by Shoup Engineering. Motion carried unanimously 4-0.

**ADJOURNMENT/PUBLIC HEARING**

MOTION BY Supervisor Hollibaugh and SECONDED BY Supervisor Jordan to adjourn the meeting at 7:20 p.m. Motion carried unanimously 4-0. Meeting adjourned.

**OPEN REGULAR BUSINESS MEETING**

Chairman Karpuzi opened the meeting and welcomed everyone to the meeting.

Pledge of Allegiance

Roll Call taken by Mr. Mator – Quorum present

**COMMENTS FROM THE PUBLIC**

Anna Marie Catanese of 66 McKrell Road

- Ms. Catanese voiced her personal opinion of maintaining the maroon and grey logo color for West Deer Township. She explained that the green and gold colors were for the school district, and that the school district included other townships (East Deer and Frazer).

**CHAIRMAN’S REMARKS**

- Mr. Karpuzi announced that he would be making his remarks later in the meeting after new business.

**ACCEPTANCE: RESIGNATION OF SUPERVISOR BRANDON FORBES**

The Board received notice from Supervisor Brandon Forbes on 10 December 2021 of his immediate resignation.

Mr. Mator pointed out that with the vacancy, the Board had thirty days to interview and appoint a new District 1 Supervisor.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Mann to accept the resignation of Supervisor Brandon Forbes effective 10 December 2021. Motion carried unanimously 4-0.

**2022 FINAL BUDGET ADOPTION: RESOLUTION 2021-30**

RESOLUTION NO. 2021-30

A RESOLUTION ADOPTING THE 2022 BUDGET OF THE TOWNSHIP OF WEST DEER, ALLEGHENY COUNTY, PENNSYLVANIA.

Mrs. Jordan reported that the tax millage for the Township had not been increased.

Mr. Karpuzi summarized the highlights of the budget.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Hollibaugh to adopt Resolution No. 2021-30 – The 2022 Budget. Motion carried unanimously 4-0.

**ACCEPT MINUTES**

MOTION BY Supervisor Mann and SECONDED BY Supervisor Hollibaugh to accept the minutes of the 17 November 2021 regular business meeting as presented. Motion carried unanimously 4-0.

MONTHLY FINANCIAL REPORTTOWNSHIP OF WEST DEER  
FINANCE OFFICER'S REPORT30 November 2021**I - GENERAL FUND:**

	<u>November</u>	<u>YTD</u>	<u>% of Budget</u>
<b>Revenues</b>	495,893.68	7,776,879.85	108.21%
<b>Expenditures</b>	1,395,818.58	5,909,101.51	82.22%

**Cash and Cash Equivalents:**

Sweep Account

1,481,775.25

1,481,775.25**II - SPECIAL REVENUE FUNDS****Cash and Cash Equivalents:****Street Light Fund:**

Restricted

61,347.30

**Fire Tax Fund:**

Restricted

54,602.51

**State/Liquid Fuels Fund:**

Restricted

12,050.34

128,000.15**Investments:****Operating Reserve Fund:**

Reserved

1,009,581.38

**Capital Reserve Fund:**

Reserved

1,153,624.10

2,163,205.48**III - CAPITAL PROJECT FUNDS:****Cash and Cash Equivalents:**

0.00

0.00**TOTAL CASH BALANCE 11/30/21**3,772,980.88

Interest Earned November 2021

**24.83**

	<u>11/1/2021</u> <u>Debt Balance</u>	<u>November</u> <u>Principal</u> <u>Payment</u>	<u>11/30/2021</u> <u>Debt Balance</u>
<b>Mars National - VFC #3</b>	\$102,216.44	\$2,607.94	\$99,908.28
<b>NexTier Bank VFC #2</b>	\$393,750.81	\$2,680.96	\$392,340.57

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 Mann 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.....	1322.35
Hei-Way, LLC.....	712.06
Jordan Tax Service, Inc.....	1571.87
Kress Tire.....	2074.00
Office Depot.....	766.54
Shoup Engineering, Inc.....	39540.00
Stephenson Equipment.....	12254.59
Toshiba Financial Services.....	1183.73
Tucker/Arensberg Attorneys.....	11145.10

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

**POLICE CHIEF’S REPORT**

Chief Bob Loper was present and provided a summary report of Police Department activities for the month of November 2021. A copy of the report is on file at the Township Building.

Mrs. Jordan acknowledged that the Toy Drive was complete since there were no toys in the meeting room.

Chief Loper answered in affirmative. He voiced that without the volunteers -especially Carol McCaskey- the Toy Drive would not of been as organized. Chief Loper reported there were 1400 gifts collected and cash donations totaling \$12,067. He emphasized this past year was the most families ever – forty-nine families with 113 children – in the program. Chief Loper explained in detail what each child and family received.

Mrs. Jordan thanked everyone that donated, and Mr. Karpuzi thanked the Chief.

**PUBLIC WORKS FOREMAN’S REPORT**

Mr. Kevin Olar provided a summary report on the Public Works Department for the month of November 2021. A copy of the report is on file at the Township Building.

**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

- Stream restoration Project
  - The contractor, Sure Shot Excavating, has completed streambank work on the West Branch of Deer Creek at the David Turner property along Roue 910 at the Richland township border. The work on Dawson Run (Mischen property) will be put on hold until Spring of 2022.

- Bairdford Park Pavilion Project
  - The contractor, Santamaria Landscape and Cement Contractors, has repaired and replaced the roof on the pavilion. Excavating of the existing footings revealed unexpected findings. Due to the size of the existing footings, alternate methods of column installation are being investigated.

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

- Dollar General (Russellton)
  - Reviews of the Land Development, Submission and Conditional Use Applications for the retail development located on Starr Road were issued to the Township on 20 October, 2 November, 16 November, and 22 November 2021.
- Rose Ridge
  - Reviews of the Conditional Use and PRD Applications for the residential development located on Route 910 was issued to the Township on 23 October and 7 December 2021.
- SCS Development
  - Reviews of this Lot Line Revision Plan were performed and letters were issued to the Township on 2 November and 22 November 2021.
- Svoboda Plan
  - A review of the Subdivision Plan was performed and a review letter was issued to the Township on 15 November 2021.

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

Mr. Bill Payne was present and provided a summary report on Code Enforcement for the month of November 2021. A copy of the report is on file at the Township Building.

Mrs. Jordan expressed her thanks to Bill Payne for keeping records straight and being accommodating with her requests.

#### **WEST DEER #1 VFC REPORT**

The Board received the West Deer #1 VFC's Report for the month of November 2021. A copy of the report is on file at the Township Building.

Mrs. Jordan thanked VFC # 1 for their help with the gas well public hearings that were held at their facility.

#### **WEST DEER #2 VFC REPORT**

The Board received the West Deer #2 VFC's Report for the month of November 2021. A copy of the report is on file at the Township Building.

#### **WEST DEER #3 VFC REPORT**

The Board received the West Deer #3 VFC's Report for the month of November 2021. A copy of the report is on file at the Township Building.

Mr. Karpuzi announced VFC # 1 will be driving Santa on the Firetrucks (weather permitting) around the neighborhoods starting at 5:45pm on Friday, December 17<sup>th</sup> and Saturday, December 18<sup>th</sup>.

**WEST DEER EMS REPORT**

The Board received the West Deer EMS report for the month of November 2021. A copy of the report is on file at the Township Building.

**ADOPTION: RESOLUTION NO. 2021-31 (APPROVAL OF THE FIREFIGHTER ROSTERS)**

RESOLUTION NO. 2021-31

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

Mrs. Jordan asked if the lists were all active members.

Chief Wiegand answered to be considered an active member on the roster there was a required amount of volunteer hours to be fulfilled.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Hollibaugh to adopt Resolution No. 2021-31 approving the volunteers that appear on the notarized lists submitted by the Fire Chiefs and verified by the Township Manager. Motion carried unanimously 4-0.

**AUTHORIZATION: COLETTA FINAL SUBDIVISION PLAN (RUSSELLTON DOLLAR GENERAL)**

The Planning Commission recommended approval of the Coletta Plan Final Subdivision Plan at their November 18, 2021 meeting.

Property Location: 201 Starr Road  
Zoning District: C-2 Highway Commercial

2 Lot Subdivision:

Lots to measure 1.40 acres  
Total Parcel to measure 3.80 acres

The Planning Commission recommended approval of the Coletta Subdivision Plan of Lots subject to following conditions:

1. All requirements from Shoup Engineering letters dated 19 October, 12 November, and 22 November 2021 shall be met.
2. Contingent upon the approval of the Russellton Dollar General Conditional Use Application.

MOTION BY Supervisor Mann and SECONDED BY Supervisor Jordan to approve the final subdivision of the Coletta Plan of Lots as per the recommendation by the Planning Commission with the conditions previously mentioned. Motion carried unanimously 4-0.

**APPROVAL/DENIAL: CONDITIONAL USE APPLICATION (OLYMPUS ENERGY, LLC DIONYSUS WELL PAD)**

Mr. Robb explained that once the Board votes the written decision and findings will be provided to Olympus and party objectors.

Mrs. Jordan pointed out that a lot of time was spent reviewing this application. She noted that even though she is in agreement with denying the application, she was not in agreement with all the findings.

MOTION BY Supervisor Mann and SECONDED BY Supervisor Jordan to approve the findings and decision of the Board of Supervisors approving/denying the application for Conditional Use filed by Olympus Energy, LLC, for the Dionysus Well Pad. Motion carried unanimously 4-0.

**APPROVAL/DENIAL: LAND DEVELOPMENT APPLICATION (OLYMPUS ENERGY, LLC DIONYSUS WELL PAD)**

Mr. Robb stated that without the Zoning Application approval this Land Development Application will also need to be denied since the prerequisite of the land approval was the zoning approval.

MOTION BY Supervisor Mann and SECONDED BY Supervisor Jordan to deny the Land Development Application filed by Olympus Energy, LLC, for the Dionysus Well Pad. Motion carried unanimously 4-0.

**AUTHORIZATION: ADVERTISEMENT ORDINANCE NO. 447 (COAL TAR BAN)**

ORDINANCE NO. 447

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, TO REGULATE POLYCYCLIC AROMATIC HYDROCARBONS AND CERTAIN OTHER HAZARDOUS SUBSTANCES.

Mrs. Jordan voiced she needed more time to review the information to make a decision and requested the Board table until their January meeting.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Hollibaugh to table the advertisement of Ordinance No. 447 regulating Polycyclic Aromatic Hydrocarbons and certain other hazardous substances in the Township. Motion carried unanimously 4-0.

**AUTHORIZATION: ADVERTISE RESOLUTION NO. 2022-01 (APPOINTED AUDITOR FOR THE 2021 AUDIT)**

RESOLUTION NO. 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, APPOINTING THE CERTIFIED AND COMPETENT PUBLIC ACCOUNTANCY FIRM OF MARK C. TURNLEY, CPA TO REPLACE THE ELECTED AUDITORS IN MAKING THE EXAMINATION OF ALL OF THE ACCOUNTS OF THE TOWNSHIP FOR THE 2021 FISCAL YEAR.

Mr. Mator explained the reason for this Resolution. He pointed out that the Township audit had become very complex through the years and that different State deadlines existed which had to be met. Mr. Mator added that most municipalities no longer have elected Auditors but since we do, the Board had the authorization through the Second Class Township Code to appoint a third party CPA/auditing firm who specializes in municipal audits.



Mrs. Jordan asked if this Resolution will change the Charter. She brought up that in the past the name “Mickey Mouse” was written-in in the elected auditor ballots, and stressed that with a \$9 million dollar budget this should not be joked about.

Mr. Mator stated that this Resolution would not alter the Charter, and confirmed that he had seen joke votes in the past.

More discussion was held.

MOTIONED BY Supervisor Jordan and SECONDED BY Supervisor Hollibaugh to authorize the advertisement of Resolution No. 2022-01 appointing the certified and competent public accountancy firm of Mark C. Turnley, CPA to replace the elected Auditors in making the examination of all of the accounts of the Township for the 2021 fiscal year.

Motion carried unanimously 4-0.

### **DISCUSSION: LOGOS**

At its last meeting, the Board discussed new logo concepts. Mr. Mator was asked to poll the Board and staff regarding the logos.

Mr. Mator pointed out there were four different logos for the Board and staff to chose from. He reported two votes for logo B, six votes for logo D, and five voters voiced they did not like any of the options.

Mr. Karpuzi summarized what the Board had discussed in the past and what Sam Dorsey of Dorsey Design was working on for the Township.

Mrs. Jordan suggested to postpone the logo decision until next year for more time to discuss so a decision was not made just to make one.

Mr. Karpuzi agreed, and explained his reasoning behind arguing for the Township colors to be changed to green and gold.

More discussion was held.

### **OLD BUSINESS**

- None

### **NEW BUSINESS**

- None

### **CHAIRMAN’S REMARKS**

- Mr. Karpuzi voiced his appreciation of the Board and spoke on his memories from a prepared statement. Mrs. Jordan thanked him for his service.

**COMMENTS FROM THE PUBLIC**

Sam Smallwood, 178 Tarentum Culmerville Road

- Mr. Smallwood expressed his concern over the road conditions of Superior Road and asked the Board to consider placing it on the 2022 Road Program. He added the road had been patched many times and was worried that vehicles driving on it could become damaged. Mr. Mator responded that he was almost positive that Superior Road was on the 2022 Road Program for those very reasons.

Ryan Kolena of 3938 Crestwood Drive

- Mr. Kolena voiced that Mr. Karpuzi clearly had made an impact on resident's lives. He commented that he wanted it on record thanking the Board for taking their time and putting in the work to clarify the gas well statements. Mr. Kolena expressed his thanks to the Board for denying the gas well application. He stated he was never against fracking, just disagreed with the location.

Anna Marie Catanese of 66 McKrell Road

- Ms. Catanese thanked Mr. Karpuzi for always answering her questions and for all he had done. She wished him good luck.

Katie Kolena of 3938 Crestwood Drive

- Mrs. Kolena thanked the Board for denying the gas well application.

**ANNOUNCEMENT: HOLIDAYS AND 2022 REORGANIZATION MEETING**

The Board would like to wish everyone a very happy holiday season, and would like to formally announce the Reorganization meeting of the Board of Supervisors will take place Monday, January 3<sup>rd</sup> at 6:00pm.

**ADJOURNMENT**

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Hollibaugh to adjourn the meeting at 8:20 p.m. Motion carried unanimously 4-0. Meeting adjourned.

---

Daniel J. Mator Jr., Township Manager