



**BOARD OF
SUPERVISORS
MEETING**

May 18, 2022

7:00pm: Regular Business Meeting

Members present:

Mr. Frey	_____
Mrs. Hollibaugh	_____
Dr. Mann	_____
Mr. Smullin	_____
Mrs. Jordan	_____

West Deer Township Board of Supervisors
May 18, 2022

7:00pm: Regular Business Meeting

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Comments from the Public
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. Building Inspector/Code Enforcement Officer's Report
11. West Deer #1 VFC Report
12. West Deer #2 VFC Report
13. West Deer #3 VFC Report
14. West Deer EMS Report
15. Adoption: Resolution No. 2022-09 (Vacant Property Program)
16. Adoption: Resolution No. 2022-10 (DUI Grant Application)
17. Authorization: Advertisement Modification Request Public Hearing (TOA Rose Ridge, L.P.)
18. Authorization: Change Order (Dawson Run Stream Restoration Project)
19. Authorization: Change Order (Pavilion Posts)
20. Authorization: Hiring of Part-Time Police Officer
21. Authorization: Mischen Plan of Lots VIII
22. Award: Municipal Complex Architect
23. Discussion: Town Hall Meetings
24. Old Business
25. New Business
26. Announcement (Memorial Day Service Schedule)
27. Adjournment

1 Call to Order

2 Pledge of Allegiance

3 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.

ACCEPT MINUTES

ATTACHED ARE THE MINUTES OF THE APRIL 20, 2022 REGULAR BUSINESS MEETING.

WHAT ACTION DOES THE BOARD WISH TO TAKE?

I MOVE TO ACCEPT THE MINUTES OF THE APRIL 20, 2022 REGULAR BUSINESS MEETING.

	MOTION	SECOND	AYES	NAYES
MR. FREY	_____	_____	_____	_____
MRS. HOLLIBAUGH	_____	_____	_____	_____
DR. MANN	_____	_____	_____	_____
MR. SMULLIN	_____	_____	_____	_____
MRS. JORDAN	_____	_____	_____	_____

West Deer Township
Board of Supervisors
20 April 2022
7:00 p.m.

The West Deer Township Board of Supervisors held their Regular Meeting at the West Deer Township Municipal Building. Members present were: Beverly Jordan, Chairperson; Shirley Hollibaugh, Vice Chairperson; Jennifer Mann and James Smullin. Members absent were: Vernon Frey. Also present were: Daniel Mator, Township Manager; Gavin Robb, Township Solicitor; and Scott Shoup, Township Engineering.

OPEN REGULAR BUSINESS MEETING

Chairperson Jordan opened the meeting and welcomed everyone to the meeting.

Pledge of Allegiance

Roll Call taken by Mr. Mator – Quorum present

COMMENTS FROM THE PUBLIC

Richard Hollibaugh of 5036 Bakerstown Culmerville Road

- Mr. Hollibaugh asked the Board of Supervisors to consider tabling the Municipal Complex Architect motion until next month's meeting. He stated there were some building issues that the Planning Commission would like to address.

Janis DeVando of 1048 Deer Creek Road

- Mrs. DeVando requested that the Board of Supervisors review her fraud documentation that she had previously given to the West Deer Police. She expressed that she did not feel the West Deer Police had followed through with the investigation. Mr. Robb advised Mrs. DeVando to submit her documentation to the Township Manager so it could be reviewed.

ACCEPT MINUTES

MOTION BY Supervisor Mann and SECONDED BY Supervisor Hollibaugh to accept the minutes of the 16 March 2022 regular business meeting as presented. Motion carried unanimously 4-0.

MONTHLY FINANCIAL REPORT

TOWNSHIP OF WEST DEER **FINANCE OFFICER'S REPORT**

31 March 2022

I - GENERAL FUND:

	<u>March</u>	<u>YTD</u>	<u>% of Budget</u>
Revenues	504,241.78	2,674,274.16	29.66%
Expenditures	179,008.02	1,238,576.24	11.74%

Cash and Cash Equivalents:

Sweep Account	1,567,693.23	
		<u>1,567,693.23</u>
II - SPECIAL REVENUE FUNDS		
Cash and Cash Equivalents:		
Street Light Fund:		
Restricted	42,908.27	
Fire Tax Fund:		
Restricted	42,971.66	
State/Liquid Fuels Fund:		
Restricted	194,375.54	
		<u>280,255.47</u>
Investments:		
Operating Reserve Fund:		
Reserved	776,372.00	
Capital Reserve Fund:		
Reserved	962,990.65	
		<u>1,739,362.65</u>
III - CAPITAL PROJECT FUNDS:		
Cash and Cash Equivalents:		
	0.00	
		<u>0.00</u>
TOTAL CASH BALANCE 3/31/22		<u><u>3,587,311.35</u></u>

Interest Earned March 2022

21.85

	3/1/2022 Debt Balance	March Principal Payment	3/31/2022 Debt Balance
Mars National - VFC #3	\$92,722.03	\$2,607.94	\$90,114.09
NexTier Bank VFC #2	\$388,042.27	\$2,680.96	\$386,491.91

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

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

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

MARCH LIST OF BILLS

Amerikohl Aggregates Inc	4110.27
Amerikohl Transport Inc.	2666.84
Bearcom	292.47
Best Wholesale Tire Co.....	389.60
Hei-Way, LLC.....	1523.26
Jordan Tax Service, Inc.....	1681.17
Kress Tire	1132.00
Markl Supply.....	5088.65

Office Depot.....	143.14
Pennsylvania Soil & Rock, Inc.....	24840.90
Shoup Engineering Inc.....	969.25
Toshiba Financial Services.....	498.76
Tristani Brothers, Inc.....	397.88
Tucker/Arensberg Attorneys.....	3218.00

MOTION BY Supervisor Smullin 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 March 2022. A copy of the report is on file at the Township Building.

Mrs. Jordan asked Chief Loper for an update on the On-Street Parking Ordinance enforcement.

Chief Loper responded the parking ticket was currently in the process of being redrafted with the updated ordinance verbiage and once completed, the signage would be posted at the entrances of the housing plans.

PUBLIC WORKS FOREMAN'S REPORT

Mr. Kevin Olar provided a summary report on the Public Works Department for the month of March 2022. 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 Route 910 at the Richland Township border. The work on Dawson Run (Mischen property) has been 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. The contractor is awaiting materials for the project and work is set to resume on the past replacements soon.
- Bairdford Park -DCNR Grant Project
 - On April 12, 2022, a virtual meeting was held with DCNR to discuss the requirements and logistics of implementing a project which primarily includes the main parking lot and sports courts.
- 2022 Road Improvement Project
 - The hot mix asphalt paving contract was entered into with A. Liberoni, Inc. and a schedule for that work is pending. Further evaluation of the cold mix asphalt bids was performed and possible action of the low bid from Youngblood Paving, Inc. may be needed by the Board of Supervisors.

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

- Rose Ridge-
 - A review for this final PRD Development was performed and a review letter was issued to the Township on February 24, 2022.

Mrs. Jordan requested an update on the Bairdford Park Pavilion posts that are being replaced. She voiced her concern of the possibility of the pavilion not being completed in time for graduation parties.

Mr. Shoup responded the contractor had not received the finished posts, but they should be arriving in seven to ten days. He stated the contractor understood the urgency.

BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER'S REPORT

Mr. Bill Payne was present and provided a summary report on Code Enforcement for the month of March 2022. A copy of the report is on file at the Township Building.

Mrs. Jordan asked why the list of property violations were not included in this months' agenda packet.

Mr. Mator answered the report was omitted from the agenda due to the personal information they contained. He explained that the information is included in his monthly manager report to the Board.

PARKS AND RECREATION BOARD REPORT

The Board received the Parks and Recreation report for the month of March 2022. A copy of the report is on file at the Township Building.

Mrs. Jordan asked for the confirmed dates for Community Days.

Mrs. Stark responded Saturday, September 24th and Sunday, September 25th. She reported the tentative schedule of events for Community Days was attached to her monthly report.

Mrs. Jordan announced the renaming of the Community Days. She explained no name had been chosen yet but the Parks & Recreation Board decided it was time for a change since this event will be different from the ones in the past.

More discussion was held.

WEST DEER #1 VFC REPORT

The Board received the West Deer #1 VFC's Report for the month of March 2022. A copy of the report is on file at the Township Building.

WEST DEER #2 VFC REPORT

The Board received the West Deer #2 VFC's Report for the month of March 2022. 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 March 2022. A copy of the report is on file at the Township Building.

Chief Wiegand requested a Letter of Support from the Board for a \$750,000 Community Grant that the West Deer #3 VFC was applying for.

The Board agreed to the Letter of Support.

Mrs. Jordan asked for an update on the selling of the old West Deer #3 VFC Building.

Chief Wiegand reported there was an agreement with a buyer and they were waiting for the closing date. He added the new building should be completed by September. Chief Wiegand stated the Fire Department had an agreement to lease the old building from the buyer until the department can move to the new building.

WEST DEER EMS REPORT

The Board received the West Deer EMS Report for the month of March 2022. A copy of the report is on file at the Township Building.

ADOPTION: RESOLUTION NO. 2022-08 (SVOBODA SUBDIVISION SEWAGE PLANNING MODULE)

RESOLUTION NO. 2022-08

RESOLUTION NO. 2022-08 APPROVES THE PA DEP SEWAGE FACILITIES PLANNING MODULE FOR THE PLAN LOCATED AT LOGAN ROAD GIBSONIA, PA IN THE R-3 SUBURBAN RESIDENTIAL ZONING DISTRICT.

Mr. Shoup reviewed the PA Department of Environmental Protection Planning Module documents and found the Planning Module to be in proper order. Mr. Shoup therefore recommended that it be approved by the Township by resolution.

Mr. Shoup explained this was a 2-lot subdivision that was previously approved by the Board.

MOTIONED BY Supervisor Smullin and SECONDED BY Supervisor Mann to adopt Resolution No. 2022-08 approving the PA Dep Sewage Facilities Planning Module for the Svoboda Subdivision Sewage Planning Module Plan. Motion carried unanimously 4-0.

APPOINTMENT: PARKS AND RECREATION COMMITTEE MEMBER

The Board received a receipt of an e-mail from Amy Stark stating that Arjona Karpuzi has resigned from the Parks and Recreation Board effective January 26, 2022.

Ms. Karpuzi's term expires December 31, 2022, so there is a vacancy to fill her unexpired term.

The Board received two letters of interest from Dave Kinniburgh and Jasin Owens.

MOTIONED BY Supervisor Hollibaugh and SECONDED BY Supervisor Smullin appoint David Kinniburgh as a member of the Parks & Recreation Board to fill the unexpired term of Arjona Karpuzi, which expires December 31, 2022. Motion carried unanimously 4-0.

AUTHORIZATION: ADVERTISEMENT (SALE OF PUBLIC WORKS TRUCK

Public Works Foreman Kevin Olar requested the Board to authorize the advertisement of the sale of the following Public Works Truck.

2014 F350 1-ton dump truck with salt box, and plow.

MOTIONED BY Supervisor Smullin and SECONDED BY Supervisor Hollibaugh to authorize the advertisement for the sale of one 2014 F350 1-ton dump truck in as-is condition. Motion carried unanimously 4-0.

AWARD: 2022 ROAD PROGRAM

Plans, specifications, and bid documents were prepared by Shoup Engineering for the 2022 Road Program.

The Project was advertised and sealed bids were received until 1:30 P.M. on Monday, March 14, 2022, at which time they were opened and read aloud.

CONTRACT 22-02 (COLD MIX ASPHALT) – Work will consist of the installation of cold mix FB modified binder leveling course with CMS-2 emulsion, base repair, backfilling and other miscellaneous work on two (2) Township Roads totaling approximately 10,600 feet.

The following bids were received:

<u>BIDDERS</u>	<u>TOTAL AMOUNT</u>
1) Youngblood Paving, Inc.	\$483,816.00
2) Russell Standard	\$574,125.00

MOTION BY Supervisor Mann and SECONDED BY Supervisor Smullin to award the 2022 Road Program Cold Mix Asphalt Contract 22-02 to Youngblood Paving Inc. in the amount of \$483,816.00 for the base bid. Motion carried unanimously 4-0.

CONTRACT 22-03 (DOUBLE BITUMINOUS SEAL COAT) – Work will consist of the application of a double bituminous seal coat on four (4) Township Roads totaling approximately 29,000 feet in length.

The following bids were received:

<u>BIDDERS</u>	<u>TOTAL AMOUNT</u>
1) Youngblood Paving, Inc.	\$254,400.00
2) Russell Standard	\$263,940.00

Mr. Shoup recommended that Contract 2022-03 be rejected. He explained there was not enough funding in the Road Improvement Budget to cover this contract.

MOTION BY Supervisor Smullin and SECONDED BY Supervisor Hollibaugh to reject all bids for the 2022 Road Program Double Bituminous Seal Coat Contract 22-03. Motion carried unanimously 4-0.

TOTAL OF 2022 ROAD PROJECT APPROVED (NOT INCLUDING CONTRACT 22-03) : \$1,564,790.61

AWARD: MUNICIPAL COMPLEX ARCHITECT

As the next step of the Township's Municipal Complex Construction Project, the Township Engineer and Township Manager were charged with receiving proposals from Architects for the design of the complex.

A request for proposal was advertised, with a deadline of 3:30 p.m. on Wednesday, April 13th.

The following bids were received:

<u>BIDDERS</u>	<u>TOTAL AMOUNT</u>
1) RSSC Architecture	\$398,000.00
2) HHSDR Architects	\$419,900.00
3) Entasis Inc.	\$464,100.00

The Board and Township Manager interviewed the two architectural firms during the meeting, and it was announced that the Board would likely vote to make an award at their May Regular Business Meeting.

First, Mr. Bruce Pollock from RSSC Architecture outlined their background and summarized what fees would be included in their bid and what fees were not.

Next, Mr. Rob Schaffer from HHSDR Architects/Engineers stated their qualifications, explained in detail what they have done for other municipalities and summarized their plan for the new Township's Municipal Complex.

The Board and Township Manager asked follow-up questions.

MOTIONED BY Supervisor Smullin and SECONDED BY Supervisor Hollibaugh to table the Municipal Complex Architect bid. Motion carried unanimously 4-0.

DISCUSSION: CHARTER COMMISSION

Mr. Mator summarized the past history of the Charter Commission.

Dr. Mann asked if it was complicated to update the Charter.

Mr. Mator pointed out that it was very difficult to change. He explained that the Board has to pass an ordinance for the changes, follow up with sending that ordinance to the County to be placed on a ballot for all the registered voters. Mr. Mator added that the verbiage the County uses does not always give a full description of the change and it can complicate the process.

Mrs. Jordan pointed out the Charter was adopted in the '70's.

More discussion was held.

OLD BUSINESS

- Mrs. Jordan announced that the new hires – Assistant Manager and Planning/Zoning Administrator – first day of work was May 1st. She reported that the Assistant Manager will be looking into a new Township website and starting the process of putting a newsletter together while the Planning/Zoning Administrator will be receiving the updates from Mr. Robb about the Gas & Oil meetings and begin revising the Townships' Comprehensive Plan.
- Mrs. Jordan asked for other Township goals from the Board.
- Mrs. Jordan mentioned the Historical Project and voiced that she would like to have the year 1987 to current year moments captured to be displayed.

More discussion was held.

- Mrs. Jordan reiterated the On Street Parking Ordinance was approved last meeting and will start being enforced once the parking tickets are completed and signage is placed.
- Mrs. Jordan stressed the Township will not be raising taxes to construct the new Municipal Building

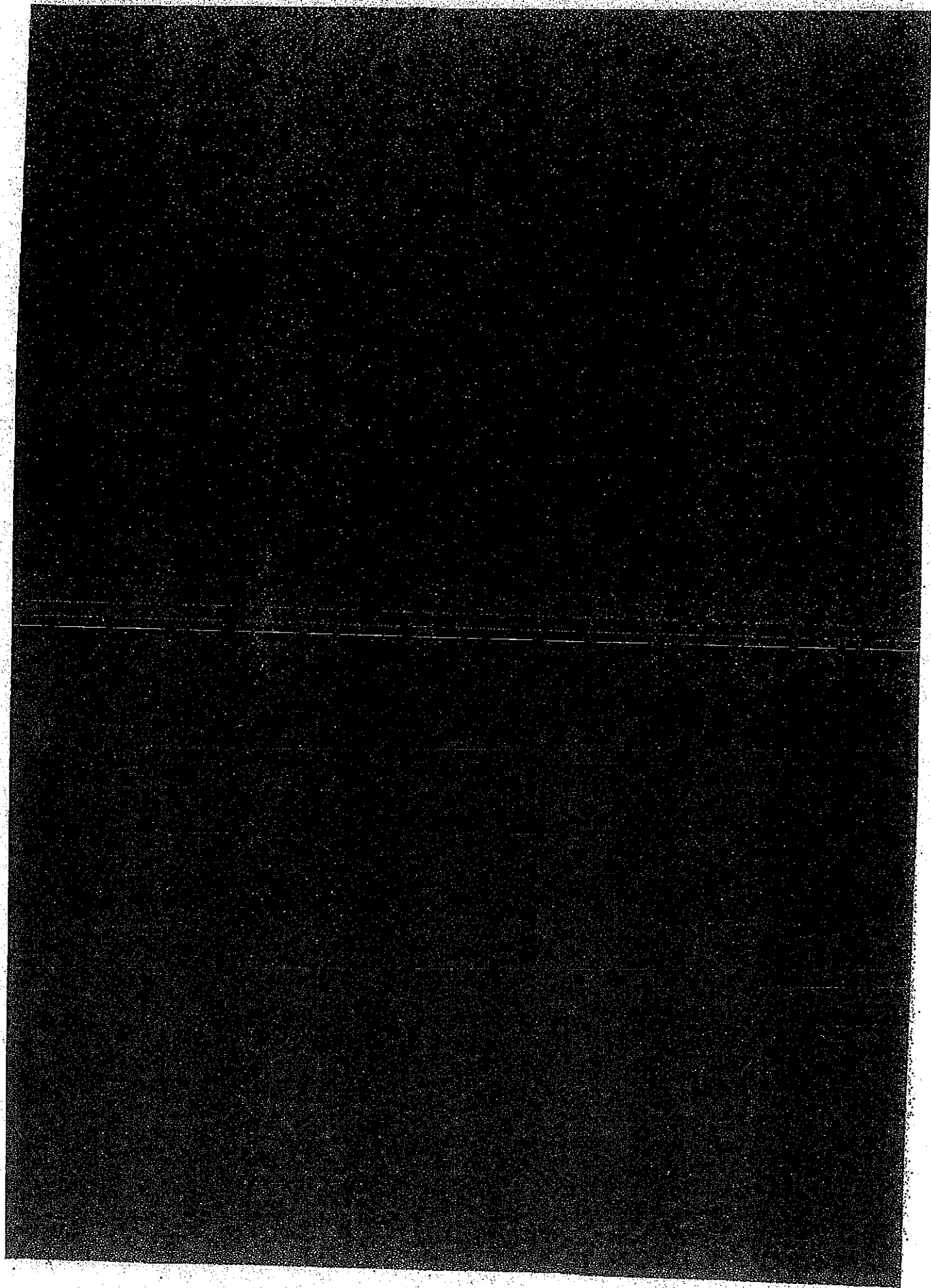
NEW BUSINESS

- None

ADJOURNMENT

MOTION BY Supervisor Hollibaugh and SECONDED BY Supervisor Mann to adjourn the meeting at 8:10 p.m.
Motion carried unanimously 4-0. Meeting adjourned.

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
MRS. HOLLIBAUGH	_____	_____	_____	_____
DR. MANN	_____	_____	_____	_____
MR. SMULLIN	_____	_____	_____	_____
MR. FREY	_____	_____	_____	_____
MRS. JORDAN	_____	_____	_____	_____

FINANCE OFFICER'S REPORT
April 30, 2022

I - GENERAL FUND:

	<u>April</u>	<u>YTD</u>	<u>% of Budget</u>
Revenues	844,188.83	3,518,462.99	39.02%
Expenditures	415,949.58	1,654,525.82	18.35%

Cash and Cash Equivalents:

Sweep Account

2,002,350.37

2,002,350.37

II - SPECIAL REVENUE FUNDS

Cash and Cash Equivalents:

Street Light Fund:

Restricted

56,397.92

Fire Tax Fund:

Restricted

38,323.27

State/Liquid Fuels Fund:

Restricted

194,370.30

289,091.49

Investments:

Operating Reserve Fund:

Reserved

776,378.25

Capital Reserve Fund:

Reserved

962,991.51

1,739,369.76

III - CAPITAL PROJECT FUNDS:

Cash and Cash Equivalents:

0.00

0.00

TOTAL CASH BALANCE 4/30/22

4,030,811.62

Interest Earned April 2022

37.17

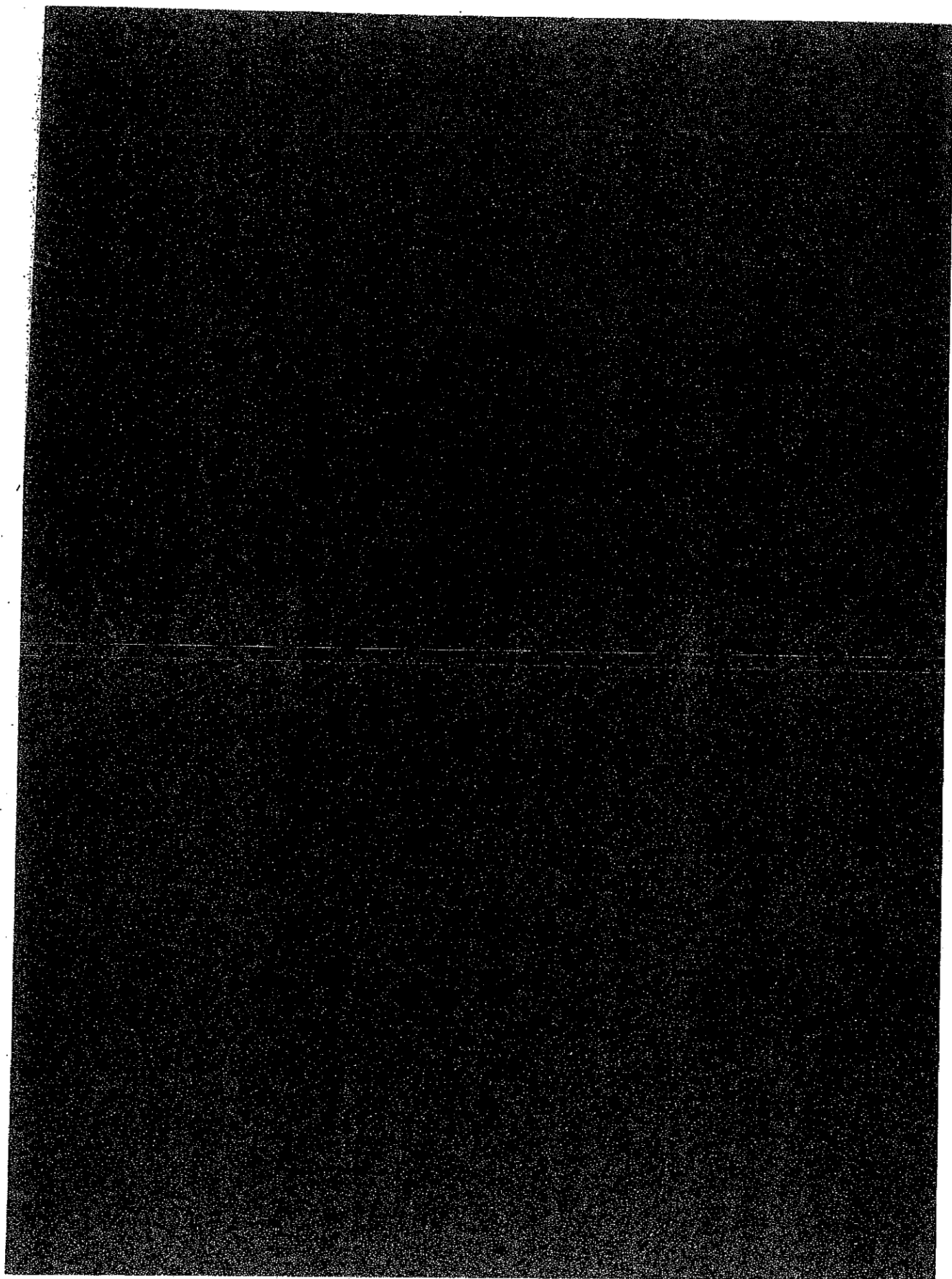
	<u>4/1/2022</u> <u>Debt Balance</u>		<u>April</u> <u>Principal</u> <u>Payment</u>	<u>4/30/2022</u> <u>Debt Balance</u>
Mars National - VFC #3	90,380.02	\$	2,607.94	88,038.01
NexTier Bank VFC #2	386,491.91	\$	2,680.96	385,058.19

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

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

INTEREST EARNED - 2022

	<u>APRIL</u>	<u>YTD</u>
GENERAL FUND	\$10.15	\$35.14
STREET LIGHT FUND	\$0.00	\$0.00
FIRE TAX FUND	\$0.41	\$0.95
OPERATING RESERVE	\$6.16	\$25.91
STATE FUND	\$19.59	\$26.79
CAPITAL RESERVE	<u>\$0.86</u>	\$1,027.33
TOTAL INTEREST EARNED	<u><u>\$37.17</u></u>	<u><u>\$1,116.12</u></u>



B) LIST OF BILLS

WHAT ACTION DOES THE BOARD WISH TO TAKE?

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

	MOTION	SECOND	AYES	NAYES
DR. MANN	_____	_____	_____	_____
MR. SMULLIN	_____	_____	_____	_____
MR. FREY	_____	_____	_____	_____
MRS. HOLLIBAUGH	_____	_____	_____	_____
MRS. JORDAN	_____	_____	_____	_____

ACCOUNTS PAYABLE - UNPAID VOUCHER REGISTER

WEST DEER TOWNSHIP

Time: 09:22 am
Date: 05/12/2022
Page: 1

By Name
Cutoff as of: 12/31/9999

Due Dates: 05/15/2022 thru 05/15/2022

Vendor Name/Desc	Acct#/Proj Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
Name: AMERIKOHL AGGREGATES INC		1381.20				1381.20		
Name: AMERIKOHL TRANSPORT INC		1104.96				1104.96		
Name: BEARCOM		292.47				292.47		
Name: BEST WHOLESALE TIRE CO, INC		1295.76				1295.76		
Name: CULVERTS, INC		2300.00				2300.00		
Name: HEI-WAY, LLC		900.55				900.55		
Name: JORDAN TAX SERVICE, INC.		2528.30				2528.30		
Name: KRESS TIRE		1152.06				1152.06		
Name: MRM PROPERTY & LIABILITY TRUST		133177.00				133177.00		
Name: MRM WORKERS' COMP FUND		25078.38				25078.38		
Name: OFFICE DEPOT		1434.35				1434.35		
Name: SANTAMARIA LANDSCAPE & CEMENT		34632.45				34632.45		
Name: SHOUP ENGINEERING INC.		61359.25				61359.25		
Name: TOSHIBA FINANCIAL SERVICES		498.76				498.76		
Name: TRISTANI BROTHERS, INC.		2520.47				2520.47		
Name: TUCKER/ARENSBERG ATTORNEYS		3193.14				3193.14		
FINAL TOTALS:		272849.10				272849.10		

WEST DEER TOWNSHIP

ACCOUNTS PAYABLE - UNPAID VOUCHER REGISTER

Time: 09:16 am
Date: 05/12/2022
Page: 1By Name
Cutoff as of: 12/31/9999

Due Dates: 05/15/2022 thru 05/15/2022

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
00337	AMERIKOHL AGGREGATES	430.611	57797	1381.20				1381.20		
Road:	Limestone	0422	04/25/2022	05/15/2022	04/26/2022					N
Name:	AMERIKOHL AGGREGATES INC			1381.20				1381.20		
00338	AMERIKOHL TRANSPORT	430.611	38509	1104.96				1104.96		
Road:	Delivery of Limestone	0422	04/25/2022	05/15/2022	04/26/2022					N
Name:	AMERIKOHL TRANSPORT INC			1104.96				1104.96		
00674	BEARCOM	410.328	5369051	235.00				235.00		
POL:	Radio Equip Maint	0522	05/02/2022	05/15/2022	05/03/2022					N
00674	BEARCOM	430.327	5369090	57.47				57.47		
Road:	Radio Equip Maint	0522	05/02/2022	05/15/2022	05/03/2022					N
Name:	BEARCOM			292.47				292.47		
00553	BEST WHOLESale TIRE	410.374	22291	658.47				658.47		
Police:Car	#36-Inspection/antif0422		04/01/2022	05/15/2022	05/04/2022					N
00553	BEST WHOLESale TIRE	410.374	22520	154.04				154.04		
Police:Car	#36-Canaster Purge 0422		04/11/2022	05/15/2022	05/04/2022					N
00553	BEST WHOLESale TIRE	410.374	225269	56.70				56.70		
Police:Car	#38-oil change/filt0422		04/19/2022	05/15/2022	05/04/2022					N
00553	BEST WHOLESale TIRE	410.374	22581	136.70				136.70		
Police:Car	#38Inspection/oil c0422		04/20/2022	05/15/2022	05/04/2022					N
00553	BEST WHOLESale TIRE	410.374	22652	154.75				154.75		
Police:2014-SUV-Inspection/oil0422			04/28/2022	05/15/2022	05/04/2022					N
00553	BEST WHOLESale TIRE	410.374	22666	135.10				135.10		
Police:Car	#34-Inspection/oil 0422		04/29/2022	05/15/2022	05/04/2022					N
Name:	BEST WHOLESale TIRE CO, INC			1295.76				1295.76		
00238	CULVERTS, INC	430.611	174948	2300.00				2300.00		
Catch Basins-12"x20' Interior	0422		04/26/2022	05/15/2022	05/03/2022					N
Name:	CULVERTS, INC			2300.00				2300.00		
00005	HEI-WAY, LLC	430.372	10327678	175.33				175.33		
Road:	Cold Patch	0422	04/28/2022	05/15/2022	05/02/2022					N

WEST DEER TOWNSHIP

ACCOUNTS PAYABLE - UNPAID VOUCHER REGISTER

Time: 09:16 am
Date: 05/12/2022
Page: 2

By Name
Cutoff as of: 12/31/9999

Due Dates: 05/15/2022 thru 05/15/2022

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Canceled	Paid	Un-Paid	Check#	Check Amt.
00005	HEI-WAY, LLC Road: Cold Patch	430.372 0522	10327743 05/03/2022	725.22 05/15/2022	05/06/2022			725.22		N
Name: HEI-WAY, LLC										
				900.55				900.55		
00106	JORDAN TAX SERVICE, Delinquent R E Tax Commission	403.140 0422	4-C=#100 04/18/2022	2528.30 05/15/2022	04/21/2022			2528.30		N
Name: JORDAN TAX SERVICE, INC.										
				2528.30				2528.30		
00362	KRESS TIRE Police: Dolly-Flat repair	410.374 0422	10324-26 04/05/2022	18.50 05/15/2022	05/05/2022			18.50		N
00362	KRESS TIRE Road:F550-TIRES	430.374 0422	10326-10 04/13/2022	500.00 05/15/2022	04/14/2022			500.00		N
00362	KRESS TIRE Police: Car#30-Tires	410.374 0422	10329-28 04/25/2022	633.56 05/15/2022	05/05/2022			633.56		N
Name: KRESS TIRE										
				1152.06				1152.06		
00831	MRM PROPERTY & LIABI Twp: RENEWAL OF COMMERCIAL	486.351 PAC0522	381688 05/05/2022	126530.00 05/15/2022	05/06/2022			126530.00		N
00831	MRM PROPERTY & LIABI EMS: RENEWAL OF COMMERCIAL	412.352 PAC0522	381688 05/05/2022	6647.00 05/15/2022	05/06/2022			6647.00		N
Name: MRM PROPERTY & LIABILITY TRUST										
				133177.00				133177.00		
00325	MRM WORKERS' COMP FU Install 4 of 4-workmen's Comp	486.354 0522	2122PRJ7551 05/13/2022	25078.38 05/15/2022	05/06/2022			25078.38		N
Name: MRM WORKERS' COMP FUND										
				25078.38				25078.38		
00657	OFFICE DEPOT Twp: Office-Desk-24x455	409.721 0422	233441969001 04/07/2022	499.98 05/15/2022	04/19/2022			499.98		N
00657	OFFICE DEPOT Twp: Office supplies	406.210 0422	233441969001 04/07/2022	69.20 05/15/2022	04/19/2022			69.20		N
00657	OFFICE DEPOT Twp: Office-Chair 9000	409.721 0422	233645918001 04/07/2022	327.32 05/15/2022	04/19/2022			327.32		N
00657	OFFICE DEPOT Office Supplies 3/28	406.210 0422	235535785001 04/01/2022	121.85 05/15/2022	04/11/2022			121.85		N

WEST DEER TOWNSHIP

ACCOUNTS PAYABLE - UNPAID VOUCHER REGISTER

Time: 09:16 am
Date: 05/12/2022
Page: 3By Name
Cutoff as of: 12/31/9999

Due Dates: 05/15/2022 thru 05/15/2022

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
00657	OFFICE DEPOT Cleaning Supplies 3/28	409.226 0422	235535785001 04/01/2022	55.62 05/15/2022	04/11/2022			55.62		N
00657	OFFICE DEPOT office Supplies 3/28	406.210 0422	235538113001 04/01/2022	13.92 05/15/2022	04/11/2022			13.92		N
00657	OFFICE DEPOT office supplies	406.210 0422	236438138001 04/01/2022	90.36 05/15/2022	04/11/2022			90.36		N
00657	OFFICE DEPOT Police: office Supplies	410.210 0422	236438138002 04/07/2022	5.73 05/15/2022	04/21/2022			5.73		N
00657	OFFICE DEPOT office supplies	406.210 0422	236459472001 04/01/2022	25.48 05/15/2022	04/11/2022			25.48		N
00657	OFFICE DEPOT office Supplies	406.210 0522	238190777001 05/01/2022	68.64 05/15/2022	05/09/2022			68.64		N
00657	OFFICE DEPOT Cleaning Supplies	409.226 0522	238190777001 05/01/2022	69.18 05/15/2022	05/09/2022			69.18		N
00657	OFFICE DEPOT office Supplies	406.210 0522	238212913001 05/01/2022	10.79 05/15/2022	05/09/2022			10.79		N
00657	OFFICE DEPOT office Supplies	406.210 0522	238212986001 05/01/2022	18.29 05/15/2022	05/09/2022			18.29		N
00657	OFFICE DEPOT office Supplies	406.210 0522	240234843001 05/01/2022	57.99 05/15/2022	05/09/2022			57.99		N
Name: OFFICE DEPOT				1434.35				1434.35		
00918	SANTAMARIA LANDSCAPE 454.280 Park:Pmt #3-BairdFord Pk Pavil0522	#3 05/09/2022		34632.45 05/15/2022	05/09/2022			34632.45		N
Name: SANTAMARIA LANDSCAPE & CEMENT				34632.45				34632.45		
00830	SHOUP ENGINEERING IN 408.313 Eng:Canter Lane Right of way/H0422	22-104 04/18/2022		259.00 05/15/2022	04/19/2022			259.00		N
00830	SHOUP ENGINEERING IN 408.313 Eng:New bldg:Geotechnical stud0422	22-105 04/18/2022		2456.50 05/15/2022	04/22/2022			2456.50		N
00830	SHOUP ENGINEERING IN 408.319 Engineering: Svoboda Plan 0422	22-122 04/30/2022		128.75 05/15/2022	05/02/2022			128.75		N

WEST DEER TOWNSHIP

ACCOUNTS PAYABLE - UNPAID VOUCHER REGISTER

Time: 09:16 am
Date: 05/12/2022
Page: 4

By Name
Cutoff as of: 12/31/9999

Due Dates: 05/15/2022 thru 05/15/2022

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
00830	SHOUP ENGINEERING IN 408.313 Engineering: Miscellaneous	0422	22-123 04/30/2022	566.50	05/15/2022	05/02/2022		566.50		N
00830	SHOUP ENGINEERING IN 408.319 Engineering:Russelton Dollar G0422		22-124 04/30/2022	103.00	05/15/2022	05/02/2022		103.00		N
00830	SHOUP ENGINEERING IN 408.319 Engineering:Rose Ridge-PRD	0422	22-125 04/30/2022	360.50	05/15/2022	05/02/2022		360.50		N
00830	SHOUP ENGINEERING IN 408.316 Eng:Road Improve-1/6/22-5/10/20522		22-134 05/11/2022	57485.00	05/15/2022	05/11/2022		57485.00		N
Name: SHOUP ENGINEERING INC.				61359.25				61359.25		
00577	TOSHIBA FINANCIAL SE 406.261 Lease & Maintenance of Copiers0422		5019863176 04/20/2022	253.82	05/15/2022	04/25/2022		253.82		N
00577	TOSHIBA FINANCIAL SE 410.261 Lease & Maintenance of Copiers0422		5019863176 04/20/2022	244.94	05/15/2022	04/25/2022		244.94		N
Name: TOSHIBA FINANCIAL SERVICES				498.76				498.76		
00067	TRISTANI BROTHERS, I 430.374 Road:Trk #4-Inspection	0422	220426 04/30/2022	1285.41	05/15/2022	05/06/2022		1285.41		N
00067	TRISTANI BROTHERS, I 430.374 Road:Trk #2-Inspection	0422	220427 04/30/2022	789.52	05/15/2022	05/06/2022		789.52		N
00067	TRISTANI BROTHERS, I 430.374 Road:Trk #3-Inspection	0422	220428 04/30/2022	445.54	05/15/2022	05/06/2022		445.54		N
Name: TRISTANI BROTHERS, INC.				2520.47				2520.47		
00813	TUCKER/ARENSBERG ATT 404.111 Legal Services: Retainer	0422	633576 04/30/2022	500.00	05/15/2022	05/06/2022		500.00		N
00813	TUCKER/ARENSBERG ATT 404.111 Legal Services: Olympus Gas we0422		633577 04/30/2022	77.50	05/15/2022	05/06/2022		77.50		N
00813	TUCKER/ARENSBERG ATT 404.111 Legal Services:Rose Ridge-PRD	0422	633578 04/30/2022	31.00	05/15/2022	05/06/2022		31.00		N
00813	TUCKER/ARENSBERG ATT 404.111 Legal Services: General	0422	633579 04/30/2022	2017.64	05/15/2022	05/06/2022		2017.64		N
00813	TUCKER/ARENSBERG ATT 404.111 Legal Services: 2022 Litigation0422		633580 04/30/2022	448.00	05/15/2022	05/06/2022		448.00		N

ACCOUNTS PAYABLE - UNPAID VOUCHER REGISTER

WEST DEER TOWNSHIP

Time: 09:16 am
Date: 05/12/2022
Page: 5

By Name
Cutoff as of: 12/31/9999

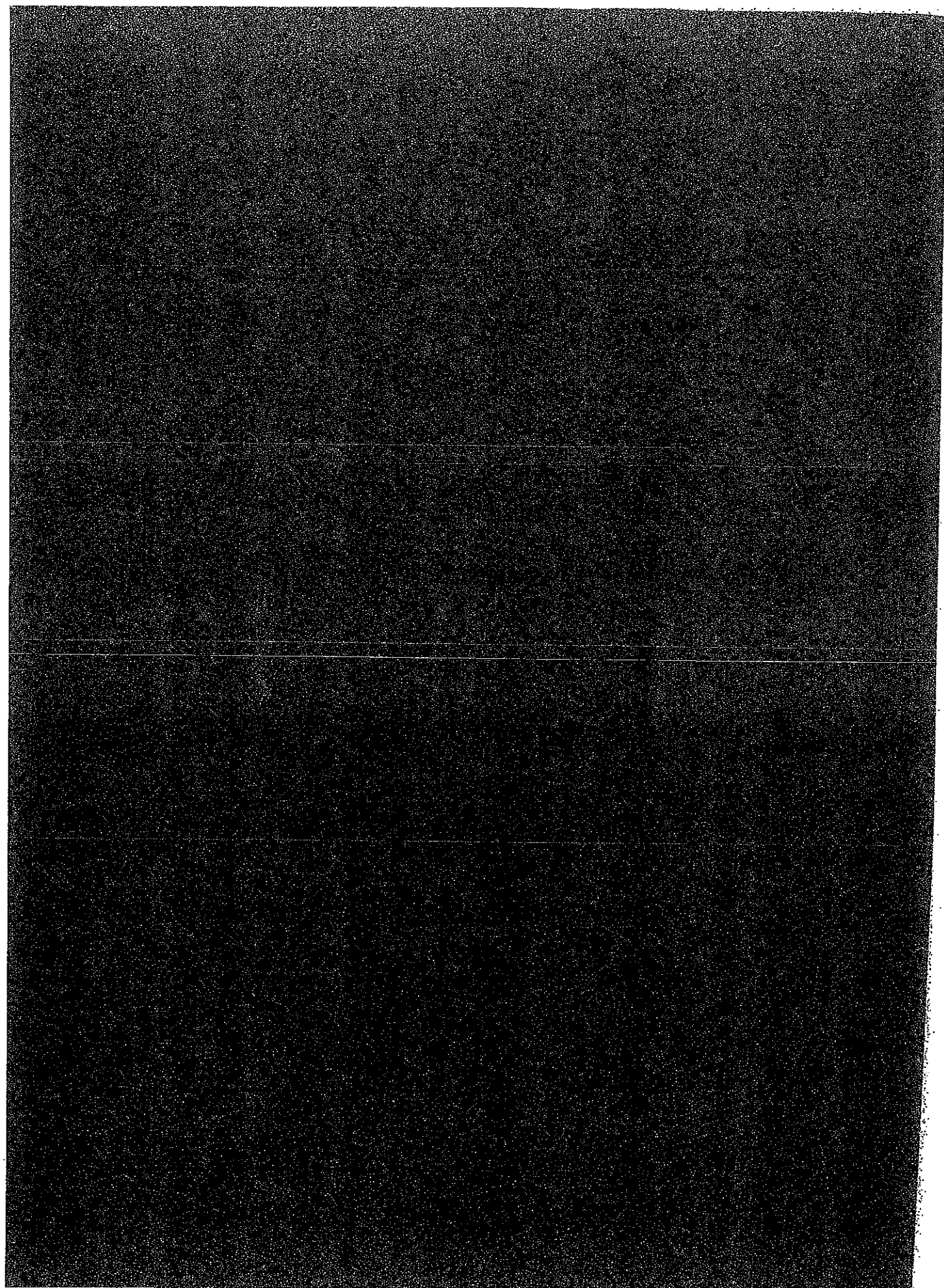
Due Dates: 05/15/2022 thru 05/15/2022

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
00813	TUCKER/ARENSBERG ATT 404.111		633581	119.00				119.00		
Legal	Services:Dionysus well p0422		04/30/2022	05/15/2022	05/06/2022				N	
Name:	TUCKER/ARENSBERG ATTORNEYS			3193.14				3193.14		

FINAL TOTALS:

272849.10

272849.10



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: Robert J. Loper, Chief of Police
From: Jennifer Borczyk, Administrative Assistant
Subject: Officer's Monthly Report
Date: May 9, 2022

Attached is the Officer's Monthly Report for April 2022.

JB

CC: D. Mator, Manager
B. Jordan, Chairwoman
S. Hollibaugh, Vice Chairwoman
Dr. J. Mann
J. Smullin
V. Frey

OFFICER'S MONTHLY REPORT
April 2022

	<u>CURRENT MONTH</u>	<u>PREVIOUS MONTH TO DATE</u>	<u>YEAR TO DATE</u>
REPORTABLE CALLS FOR SERVICE	68	174	242
CALLS FOR SERVICE/FIELD CONTACTS	527	1,318	1845
ALL OTHER CALLS	533	1,479	2012
TOTALS CALLS FOR SERVICE	1128	2,971	4099
 <u>ARRESTS</u>			
ADULT	6	26	32
JUVENILE	0	3	3
TRAFFIC CITATIONS	30	34	64
NON TRAFFIC CITATIONS	2	5	7
PARKING CITATIONS	0	2	2
WARNINGS	43	76	119
 <u>PERSONNEL</u>			
GRIEVANCES FILED BY POLICE OFFICERS	0	0	0
CITIZENS COMPLAINTS ON POLICE OFFICERS	0	0	0
LETTERS COMMENDING POLICE OFFICERS	0	0	0
 <u>VEHICLE REPORTS</u>			
TOTAL MILES TRAVELED	9,456	26,948	36,404
GALLONS OF GASOLINE USED	767.2	2,592.10	3359.3
REPAIRS/MAINTENANCE	1,995.77	4,087.77	6,083.54
 <u>OVERTIME PAID</u>			
COURT (OFF DUTY)	25	76.00	101
PRELIMINARY HEARINGS	8	4.00	12
PRETRIAL	0	0.00	0
INVESTIGATIONS	4	5.50	9.5
ARRESTS	2	13.50	15.5
SPEED CHECKS	0	0.00	0
PRIVATE CONTRACTS	0	0.00	0
MISC. HOURS - FILLED SHIFTS	8	32.00	40
MISC. HOURS - ADMIN. HOURS	0	0.00	0
MISC. HOURS	7	47.50	54.5
TOTAL HOURS	54	0.00	232.5

Points of Interest

April 2022

Budget Figure YTD – 33.49%

Chief Robert Loper

- April 1- Hosted meeting with Merakey leadership. Solicitor Robb, EMS Chief Humes attended.
- April 5- Met with previous part time Officer Dobransky regarding his return to duty.
- April 6- Attended meeting with Deer Lakes School administration regarding cameras.

K9 Officer Edward Newman

- April 7- Training on tracking held at Penn Township Park
- April 14- Prepped for K9 Golf Outing
- April 21- Prepped for K9 Golf Outing
- April 27 & 28- Attended Blueline K9 Training Conference- Officer Elza attended as well.

Sergeant Mikus & Sergeant Petosky

- April 5,6-- Sergeant Petosky attended a virtual Traffic Safety Conference.
- April 6- Sergeant Mikus attended training at the old VA Hospital in Pittsburgh. NHSRT conducted a joint training with other teams on a terrorist active shooter scenario.
- April 11- NHSRT callout to Sharpsburg for armed barricaded male.
- April 26- NHSRT callout to Etna for a warrant service in which male answered door with firearm in hand.
- April 29- Training held at old VA Hospital in Pittsburgh. Operators worked to correct issues from previous training, as well as work on interior movements in a large structure.
- April 29- This is Sergeant Mikus' last training with NHSRT. Sergeant Mikus is stepping down and Officer Fedunok will be testing to take his place during the month of May. Sergeant Mikus was thanked for his leadership and dedication to the team.

EMA- Sergeant Shurina

- See attached EMA report

Deer Lakes School District

- See attached SRO report

Explorers

- April 13- Students learned Defensive Tactics- Sgt. Shurina and Officer Rigous Instructed, Officer Elza attended.
- April 27- Students were met by members of the NHSRT team. Officers Evan and Fedunok attended.

Misc. Details

- April 4 & 5- Officer Brand attended mandatory Updates training.
- April 8- Roving DUI Checkpoint Officer Trocki and Officer Newman attended.
- April 9- Aggressive Driving detail performed by Officer Brand.



EMA Coordinator: Michael Shurina
109 East Union Road - Cheswick, PA 15024 / 724-265-1100
mshurina@westdeertownship.com

EMA Team

Robert Loper
Joshua Wiegand
Mark Lovey
Garv Borsuk

John Krauland
Donald Gerlach
Aaron Skrbini

EMERGENCY MANAGEMENT

Monthly Report

APRIL 2022

Listed below are the activities which the West Deer Township Emergency Management Coordinator and/or Deputies (EMA Team) participated in and/or responded to.

INCIDENT: On-Line Training - National Response Framework
DATE: April 15, 2022
MISC. INFO: Mike Shurina Completed online training (IS-800 Intro to National Response Framework) as required by Allegheny County EMA.

INCIDENT: Received PEMA Basic Certification
DATE: April 22, 2022
MISC. INFO: Mike Shurina Completed all PEMA required Emergency Management training courses and received Basic Certification through PEMA.

INCIDENT: Server Weather Emergency Drills
DATE: April 22, 27, and 28, 2022
MISC. INFO: Mike Shurina participated and completed PEMA required severe weather emergency drills at all Deer Lakes Schools.

Submitted by:

Sgt. Michael J. Shurina
West Deer Township Police Department
West Deer Township EMA Coordinator

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

APRIL 2022

WDPD INCIDENT REPORTS

TOTAL: 6

- 1 **Trespass - Business**
- 3 **Harassment – General**
- 1 **Disorderly Conduct – General**
- 1 **Assault – Strong Arm**

1 **TOTAL ARRESTS / CITATIONS FROM ABOVE INCIDENTS**
(Summary, Misdemeanor, Felony)

SRO / SECURITY DETAILS & LOGS

TOTAL: 67

- 39 **Security General**
- **Security Cafeteria**
- **Security Parking Lot**

- 1 **Instruct SRO Student Program**
- **Instruct SRO Faculty Program**
- 1 **Instruct DARE Program**

- **Attend Court**
- 3 **Attend Meeting**
- **Attend Training**

- 3 **Assist Student**
- **Assist Teacher**
- 3 **Assist Administrator**
- **Assist Juv. Prob. Officer**
- **Assist Nurse / EMS**
- **Assist Other**

- 3 **Student Transport**
- 3 **Student Missing / Search**
- **Student Monitoring**

- 1 **Suspicious Incident / person**
- 2 **K-9 Drug Search**
- 6 **School Safety Drill**
- 2 **Other / Miscellaneous**

TOTAL ACTIVITY

TOTAL: 73

TOTAL ACTIVITY BY SCHOOL

HIGH SCHOOL	22	ADMIN. BUILDING	0
MIDDLE SCHOOL	19	BUS GARAGE	0
E.U. INTERMEDIATE	15	OTHER	6
CURT. PRIMARY	11		

FREQUENT STUDENT INVOLVEMENT

DL School / Student ID #: None TOTAL INVOLVEMENTS THIS PERIOD: None

DARE / SRO CLASSES AND PROGRAMS

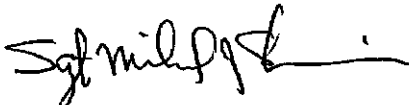
DARE
CLASSES INSTRUCTED DURING THIS PERIOD

<u>Number of Classes</u>	<u>Grade Level</u>
5	5 TH Grade DARE

SRO Programs / Miscellaneous
INSTRUCTED DURING THIS PERIOD

<u>Program</u>	<u>School</u>	<u>Date</u>
2 K-9 Drug Searches	DLHS / DLMS	April 1, 2022
4 Severe Weather Drills	All Schools	April 22 – 28, 2022

Submitted by:



Sgt. Michael J. Shurina
West Deer Township Police Department
Deer Lakes School District SRO

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: 4/1/2022

Report End Date: 4/30/2022

Calls For Service:

911 HANG UP - GENERAL	1
ABANDON VEHICLE - PUBLIC PROPERTY	1
ALARM ACTIVATION - BUSINESS	2
ALARM ACTIVATION - BUSSINESS/FALSE	5
ALARM ACTIVATION - C02	1
ALARM ACTIVATION - FIRE	1
ALARM ACTIVATION - FIRE / FALSE	4
ALARM ACTIVATION - RESIDENTL/FALSE	6
ANIMAL - BITE	1
ANIMAL - COMPLAINT	10
ASSAULT - STRONG ARM	3
ASSIST - EMS	19
ASSIST - EMS (AED USED)	1
ASSIST - OTHER	6
ASSIST - POLICE	3
ASSIST - RESIDENT	6
ASSIST - WELFARE CHECK	7
BURGLARY - FORCE (RESIDENTIAL)	1
CHILD - CHILD LINE REPORTS	1
CIVIL - COMPLAINT	2
CIVIL - LANDLORD TENANT	1
CIVIL - NEIGHBOR DISPUTE	3
CRIMINAL MISCHIEF - GENERAL	3
CRIMINAL MISCHIEF - RESIDENTIAL	1
DISABLED VEHICLE - GENERAL	5
DISORDERLY CONDUCT - GENERAL	5
DOMESTIC - PHYSICAL	1
DOMESTIC - VERBAL	6
DRUG LAWS - GENERAL	1
DUI - OVER LEGAL AGE	2
FIRE - OTHER	1
FRAUD - GENERAL	9
HARASSMENT - COMMUNICATIONS	2
HARASSMENT - GENERAL	3
HARASSMENT - TERRORISTIC THREATS	1
HAZARDOUS CONDITION - ROAD HAZARD	1
HAZARDOUS CONDITION - UTILITY COMP	5
HAZARDOUS CONDITION - WIRE DOWN	2
MENTAL COMMITMENT - INVOLUNTARY	2
MENTAL COMMITMENT - VOLUNTARY	2
MISSING PERSON - JUVENILE MALE	1
MVA - DUI	2
MVA - NON REPORTABLE	3
MVA - REPORTABLE	5

Calls For Service:

NOISE COMPLAINT - RESIDENTIAL	6
NOT ASSIGNED	2
PARKING COMPLAINT - RESIDENTIAL	9
PATROL - GENERAL	109
PHONE CALLS - GENERAL	6
POLICE INFORMATION - FOLLOW UP INVEST	8
POLICE INFORMATION - GENERAL	27
PROPERTY - FOUND	2
PROPERTY - LOST	2
SPECIAL DETAIL - ADMINISTRATIVE	15
SPECIAL DETAIL - FINGERPRINT RESIDENT	1
SPECIAL DETAIL - OTHER / MISC.	4
SPECIAL DETAIL - PATROL	1
SPECIAL DETAIL - PUBLIC RELATIONS	2
SRO DETAIL - ASSIST ADMINISTRATOR	3
SRO DETAIL - ASSIST STUDENT	3
SRO DETAIL - ATTEND MEETING	3
SRO DETAIL - INSTRUCT DARE PROGRAM	1
SRO DETAIL - INSTRUCT SRO PROGRAM (ST	1
SRO DETAIL - K-9 DRUG SEARCH	2
SRO DETAIL - OTHER / MISC.	2
SRO DETAIL - SCHOOL SAFETY DRILL	6
SRO DETAIL - SECURITY (GENERAL)	39
SRO DETAIL - STUDENT MISSING / SEARCH	3
SRO DETAIL - STUDENT TRANSPORT	3
SRO DETAIL - SUSPICIOUS INCIDENT / PERS	1
SUSPICIOUS - NOISE	1
SUSPICIOUS - OTHER	3
SUSPICIOUS - PERSON	3
SUSPICIOUS - VEHICLE	2
THEFT - BUSINESS	3
THEFT - IDENTITY	1
THEFT - OF MOTOR VEHICLE	1
THEFT - OTHER	1
THEFT - RETAIL	1
TRAFFIC - AGGRESSIVE DRIVING DETAIL	1
TRAFFIC - COMPLAINT	16
TRAFFIC - DETAIL	42
TRAFFIC - ROAD RAGE	1
TRAFFIC - SCHOOL ZONE	7
TRAFFIC - STOP	33
TRESPASS - BUSINESS	1
TRESPASS - RESIDENCE	1

TOTAL CALLS FOR SERVICE: 527

West Deer Township Police Department Total Citations & Warnings Report

This report lists the total traffic & non-traffic citations, warnings and parking tickets
issued by each officer with in a given time period.

Report Start Date: 4/1/2022

Report End Date: 4/30/2022

OFFICER	CITATION TYPE	TOTAL
---------	---------------	-------

2336

N-TRAFFIC	1
Total	1

2342

WARNING	6
Total	6

2350

WARNING	3
TRAFFIC	1
Total	4

2351

WARNING	3
Total	3

2353

TRAFFIC	10
WARNING	6
Total	16

2355

WARNING	17
---------	----

OFFICER	CITATION TYPE	TOTAL
	TRAFFIC	6
	Total	23

2357

TRAFFIC	9
WARNING	2
Total	11

2359

WARNING	6
TRAFFIC	3
N-TRAFFIC	1
Total	10

255

TRAFFIC	1
Total	1

CITATION & WARNING TOTALS

TRAFFIC	30
N-TRAFFIC	2
WARNINGS	43
PARKING	0
Grand Total:	75

Date Printed:
5/2/2022

West Deer Township Police Department Officer Assist Report

This report lists the amount of interdepartmental assist's conducted by each officer within a given time period.

Report Start Date:	4/1/2022	Report End Date:	4/30/2022
--------------------	----------	------------------	-----------

<u>Assisting Officer:</u>	<u>Total Assist's:</u>
2310	5
2311	5
2312	2
2336	2
2342	3
2343	3
2344	9
2345	5
2347	8
2348	10
2350	8
2351	25
2353	7
2355	10
2357	4
2359	20
 Total Officer Assist's:	 126

Date Printed:
5/2/2022

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: 4/1/2022

Report End Date: 4/30/2022

ARREST DATE	D I #	SIGNAL CODE	JUVENILE ARREST
4/2/2022	20220186	THEFT - BUSINESS	
4/3/2022	20220180	DOMESTIC - PHYSICAL	
4/11/2022	20220204	DUI - OVER LEGAL AGE	
4/13/2022	20220132	CHILD - CHILD LINE REPORTS	
4/17/2022	20220218	ASSAULT - STRONG ARM	
4/27/2022	20220150	MVA - DUI	

TOTAL ARRESTS: 6

TOTAL ADULT ARRESTS: _____

TOTAL JUV. ARRESTS: _____

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?

2022
MONTHLY REPORT FOR APRIL
PUBLIC WORKS DEPARTMENT

ROADS

- Clean out catch basins and pipes with vactor trailer in Curtisville #1 & #2.
- Berm Logan between Kaufman and Saxonburg Blvd.
- Install 490' of 12" pipe and 3 catch basins on Logan.
- Remove old pipe and catch basin on Logan.
- Install 100' of 6" French drain pipe on West Starz.
- Patch various roads and alleys.

TRUCKS & EQUIPMENT

- Clean/remove augers and spinners to haul to Nike Site for summer storage.
- Work on trailer light plug on Truck #3.
- Fix boom on tool truck.
- Fix fuel tank on boom mower.
- Fabricate tool holders for vactor trailer.
- Clean and grease trucks.

MISCELLANEOUS

- Work on leaks at Nike Site bathrooms and concession stand.
- Cement and mortar catch basin on Superior Road.
- Haul old concrete pipes and slabs to Independence Excavating.
- Plant grass at Ambulance Building.
- Haul scrap to salvage yard.
- Spray Round Up at Nike Site.
- Re-tie caution tape at pavilion.
- Build desk for new hire.
- Haul Easter eggs for Amy for Egg Hunt.
- Move tables and trash cans; haul/setup canopies for Egg Hunt.
- Remove tables, trash cans and canopies plus clean up after Egg Hunt.
- Attend Flagger Class at Ross Township.
- Remove tables from concession stand for baseball.
- Change smoke alarms, replace emergency lights and replace burnt out lights with LED lights (resulting from inspection) at Senior Center Nike Site.
- Stock pile reclaim asphalt.
- Replace stop signs at Crestwood/Haven Crest and West Starz/Mountain View.
- Cut grass.
- Spread stone at batting cage.
- Rehung Veterans Banners that fell off.

PA1 Calls

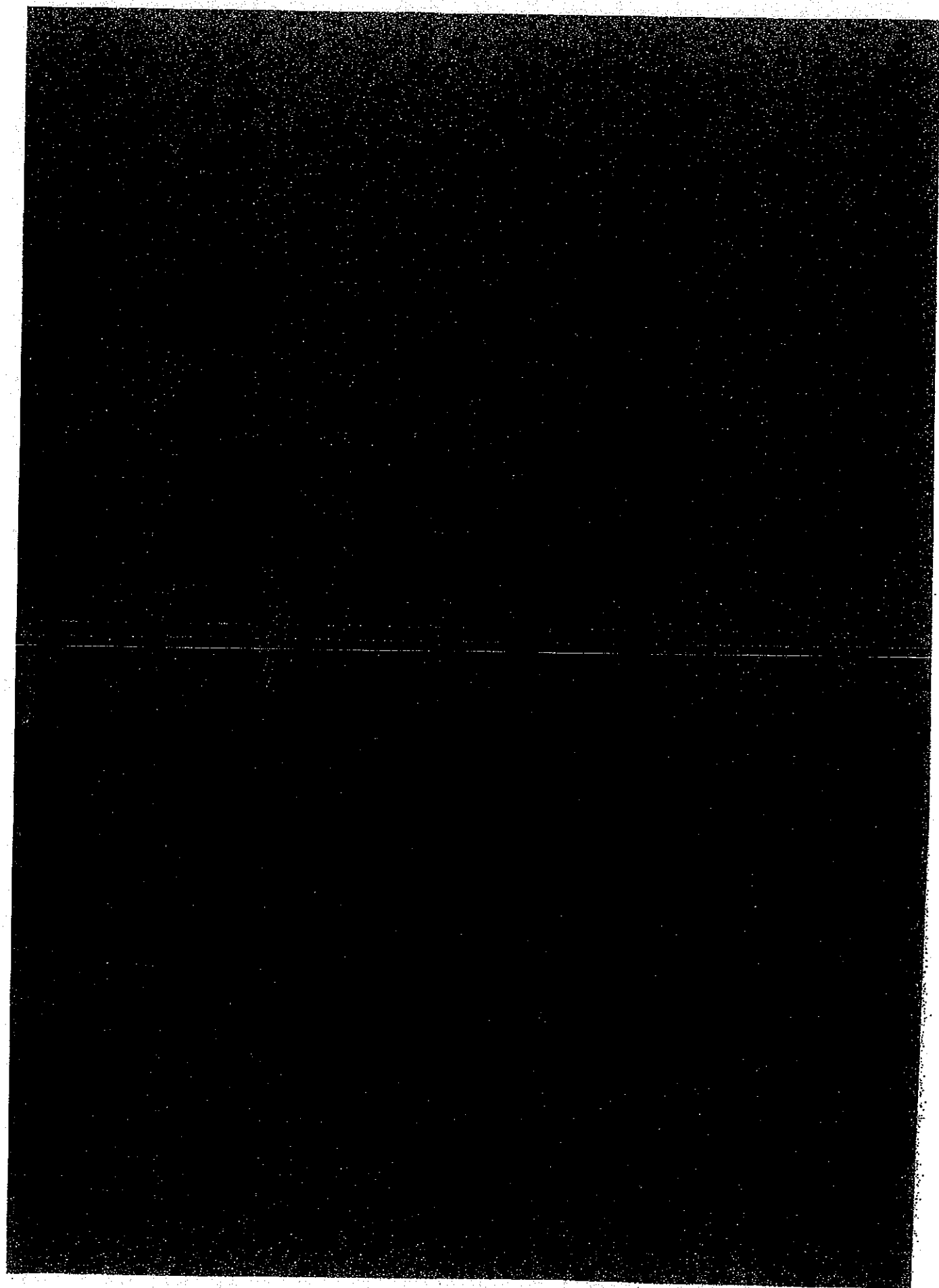
114

OT

6 hrs (tree removal)


Kevin Olar

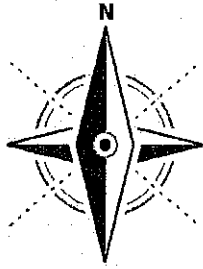
5-6-22
Date



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: 724-869-9560

info@shoupengineering.com

APRIL 2022 ENGINEER'S REPORT
WEST DEER TOWNSHIP
Prepared May 11, 2022

VIA EMAIL

1. MEETING ATTENDANCE

Shoup Engineering attended and participated in the following meetings:

Board of Supervisors Meeting - April 20, 2022

Planning Commission Meeting - April 28, 2022

2. DEVELOPMENTS/PROJECTS

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

Projects:

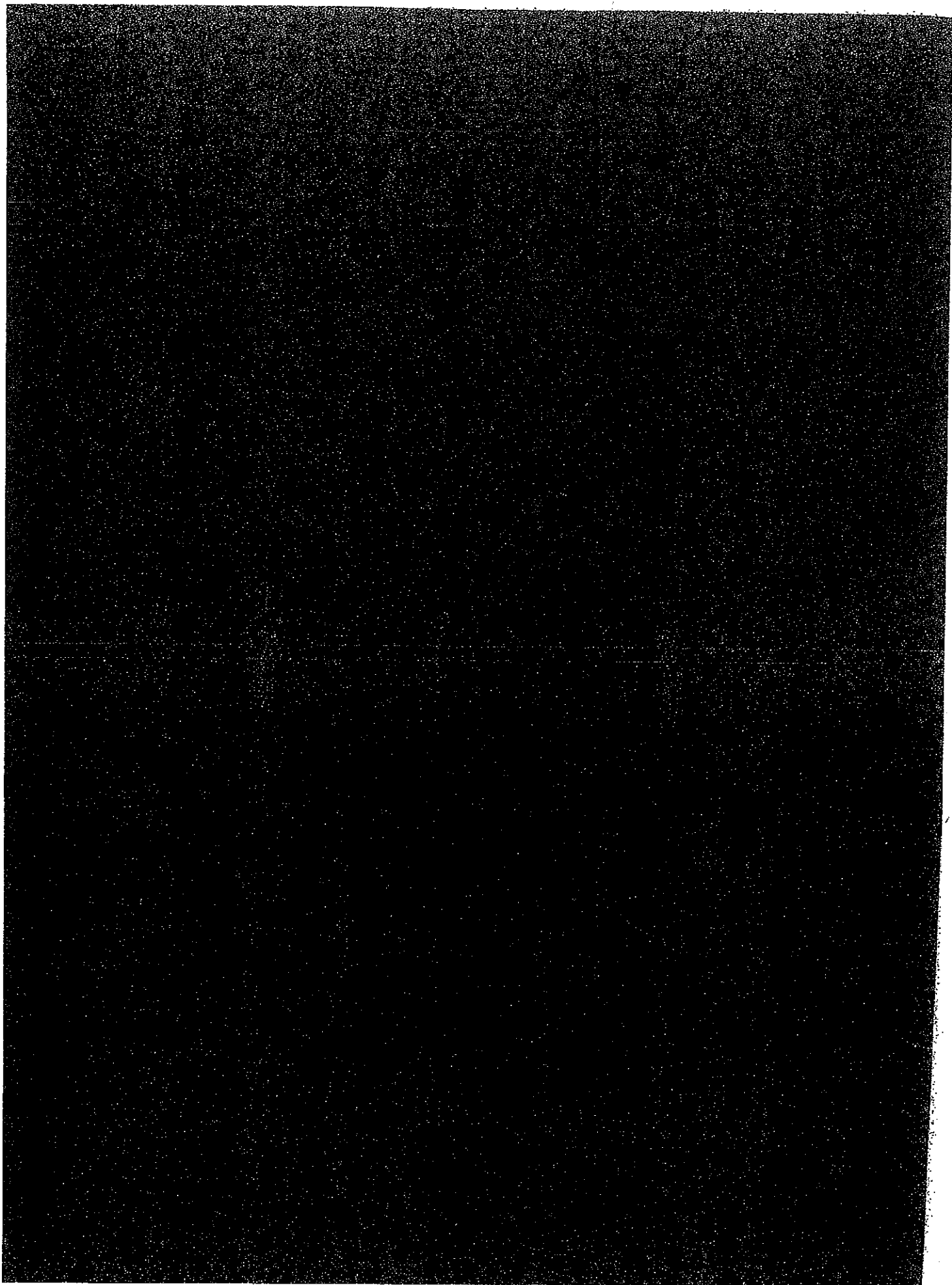
- Stream Restoration Project – The contractor, Sure Shot Excavating, has completed streambank work on the West Branch of Deer Creek at the David Turner property along Route 910 at the Richland Township border. The contractor has also begun streambank work on Dawson Run at the Misch property.
- Bairdford Park Pavilion Project – The contractor, Santamaria Landscape and Cement Contractors, has repaired and replaced the roof on the pavilion. The contractor has replaced most of the 26 posts and work continues on posts and concrete flooring.
- 2022 Road Improvement Project – The hot mix asphalt paving contract was entered into with A. Liberoni, Inc. and work on that project is complete. The cold mix asphalt contract was awarded to Youngblood Paving, Inc. and work has commenced on this project.

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

- Rose Ridge – A review for this final PRD Development was performed and review letters were issued to the Township on February 24, 2022 and April 25, 2022.

Respectfully Submitted,
SHOUP ENGINEERING, INC.

Scott A. Shoup, P.E.
Township Engineer



BUILDING INSPECTOR / CODE ENFORCEMENT OFFICER'S REPORT

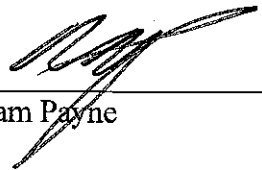
ATTACHED IS THE BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER'S REPORT.

ARE THERE ANY QUESTIONS REGARDING THE REPORT?

Code Enforcement

April 30, 2022

1. Issued 19 Occupancy Permits
2. Issued 27 Building Permits
3. Performed 40 site inspections
4. See attached Project Status report.
5. Planning commission was held and recommended approval of Mischen Plan of lots, TOA final land development and garage modification request.
6. Zoning Hearing board granted dimensional variance for a 10' reduction in the side yard setback off of Cedar Ridge Road to put an addition on the owners single family home. A use variance to construct a single family home on a vacant 3.2 acre lot was granted on Saxonburg Blvd in the C-2 zoning district with the following conditions:
 - A. Must meet all setback requirements of the adjacent R-3 zoning district.
7. Initiated 4 complaint investigations.
8. Issued 4 notices of violation.
9. Attended court for 18 citations.



William Payne

**West Deer Township
Occupancy Permit Report
April 2022**

Permit Date	Permit Number	Lot Block	Applicant Name	Street Address	Use	New Construction
04/05/2022	O22-051	1357-N-32	Joseph Banachowski	5410 MIDDLE RD	Single Family Home	No
04/05/2022	O22-052	1356-M-305	Timothy O. and Marian J. Brady	305 QUAIL RIDGE CT	Single Family Home	No
04/05/2022	O22-053	1214-N-153	Holly Stock and Austin Snyder	4762 BAYFIELD RD	Single Family Home	No
04/05/2022	O22-054	1510-H-255	Sharon Nicole Musser	422 WEST STARZ RD	Single Family Home	No
04/05/2022	O22-055	1509-N-101	Mark & Karen Miller	82-84 CHRISTONIA RD	Single Family Home	No
04/05/2022	O22-056	1669-H-51	Ashlee Phelps	564 BAIRD FORD RD	Single Family Home	No
04/05/2022	O22-057	1670-K-77	Mylene & Mary Ellen Samek	1432 SANDSTONE DR	Single Family Home	No
04/06/2022	O22-058	1361-H-152	Robert Jermalowski	808-812 LITTLE DEER CREEK VALLEY RD	Single Family Home	No
04/06/2022	O22-059	1219-A-25	BRICKYARD HOLDINGS	942 LITTLE DEER CREEK VALLEY RD.	Business	No
04/18/2022	O22-060	1510-D-20	Amanda Daugherty	871 ASHLEY RD	Single Family Home	No
04/18/2022	O22-061	1361-H-146	Christian A. Lechner	20 PLANT ST	Single Family Home	No

**West Deer Township
Occupancy Permit Report
April 2022**

04/18/2022	022-062	1357-F-140	Richard Y. and Pamela A. Bolton	140 STEEPLECHASE	Single Family Home	No
04/25/2022	022-063	1361-M-145	Crystal D. and Sean Weist	2006 CHURCH ST	Single Family Home	No
04/25/2022	022-064	1361-M-148	Crystal D. and Sean Weist	2006 CHURCH ST	Single Family Home	No
04/26/2022	022-065	1360-S-301	EAST UNION CHURCH	292 EAST UNION RD	Miscellaneous	No
04/27/2022	022-066	1359-C-315	Jason and Jennifer Sherrill	296 WEST STARZ	Single Family Home	No
04/27/2022	022-067	1213-M-51	Thomas and Meghan Cooper	4822 TREMONT DR	Single Family Home	No
04/27/2022	022-068	1357-B-394	Daniel and Elizabeth Foley	123 RACCOON WAY	Single Family Home	No
04/27/2022	022-069	1508-E-164	Jerry and Lisa Knouff	4412 SKYVIEW TERR	Single Family Home	No

Total Fees Collected by Month

April- \$425

Total Fees Collected

Grand Total - \$425

West Deer Township Building Permit Report April 2022

Permit Date	Permit Number	Type	Owner	Address	Parcel ID	Construction Cost	Fees Collected
04/01/2022	P22-055	Deck	JOSEPH & LINDSAY RETHAGE	3405 CEDAR GLEN DR	1214-F-118	\$11,000.00	\$107.00
04/01/2022	P22-056	Fence	JESSICA POTTER	3417 E STAG DR	1356-D-374	\$2,401.42	\$51.00
04/05/2022	P22-057	Emergency Generator	MARCI ANN GRDEN	259 SHAGBARK DR	1360-H-124	\$12,500.00	\$121.00
04/05/2022	P22-058	Porch with Roof	JAMES & HEATHER MCCOY	875 ASHLEY RD.	1510-D-16	\$18,000.00	\$156.00
04/06/2022	P22-059	Solar Panel	Erin C. Bedillion	4786 BAYFIELD RD	1079-B-204	\$26,000.00	\$425.00
04/06/2022	P22-061	Commercial Structure	COPAM Properties	45-62 Hampshire Lane	2010-F-284	\$650,000.00	\$9,153.80
04/06/2022	P22-062	Commercial Structure	COPAM Properties	45-62 Hampshire Lane	2010-F-284	\$650,000.00	\$9,153.80
04/06/2022	P22-063	Addition	Rock-Built, Inc. K-Cor, Inc.	144 DEER CREEK VALLEY RD	1671-H-36	\$50,000.00	\$1,467.00
04/06/2022	P22-064	Shed	JAMES M & DONNA J FISHER	406 LINDEN DR	1360-H-222	\$2,000.00	\$44.00
04/06/2022	P22-065	Solar Panel	STEPHEN & DAWN MCWILLIAMS	201 LAGER DR	1356-H-037	\$29,249.70	\$425.00
04/08/2022	P22-066	Pole Building/Barn	JAMES M CHAMBERS	314 CHRISTY RD	2195-C-13	\$22,701.12	\$191.00

**West Deer Township
Building Permit Report
April 2022**

04/11/2022	P22-067	Shed	VERDA RENNE WARREN JOANNE HEALY	2024 B CHURCH ST	1361-M-125	\$400.00	\$10.00
04/14/2022	P22-068	Electrical	MICHAEL & LORI DUDASH	1450 SANDSTONE DR	1670-K-59	\$2,760.00	\$25.00
04/14/2022	P22-069	Addition	James G. Smullin	2033 SAXONBURG BLVD	1511-F-381	\$30,000.00	\$365.00
04/18/2022	P22-070	Structural Alteration	Charla MacDonald	15 A-B SCHOOL ST	1361-M-101	\$20,000.00	\$170.00
04/19/2022	P22-071	Shed	NICOLES WANSON & GERALD IRVINE	81 MILLERSTOWN CULMERVILLE	2014-J-317	\$5,000.00	\$65.00
04/20/2022	P22-072	Car Port	KEITH & GREGG HEFFLEY	49 BAIRD FORD RD	2010-J-84	\$4,474.99	\$65.00
04/20/2022	P22-074	In Ground Pool	SHANNON KIEL	8 KELLY CT	1510-R-191	\$15,000.00	\$75.00
04/21/2022	P22-075	Structural Steel Building	SHANNON KIEL	8 KELLY CT	1510-R-191	\$17,000.00	\$149.00
04/26/2022	P22-076	Antenna	M C I TELECOMMUNICA TIONS CORP	114 HILLTOP LANE	1509-P-387	\$15,000.00	\$475.00
04/26/2022	P22-077	Shed	BRIAN J & KALLI K BRITTON	248 SHAGBARK DR	1361-E-299	\$5,900.00	\$72.00
04/27/2022	P22-078	Demolition	Coletta Michael & Terri	201 STARR RD	1361-D-298	\$9,000.00	\$100.00

**West Deer Township
Building Permit Report
April 2022**

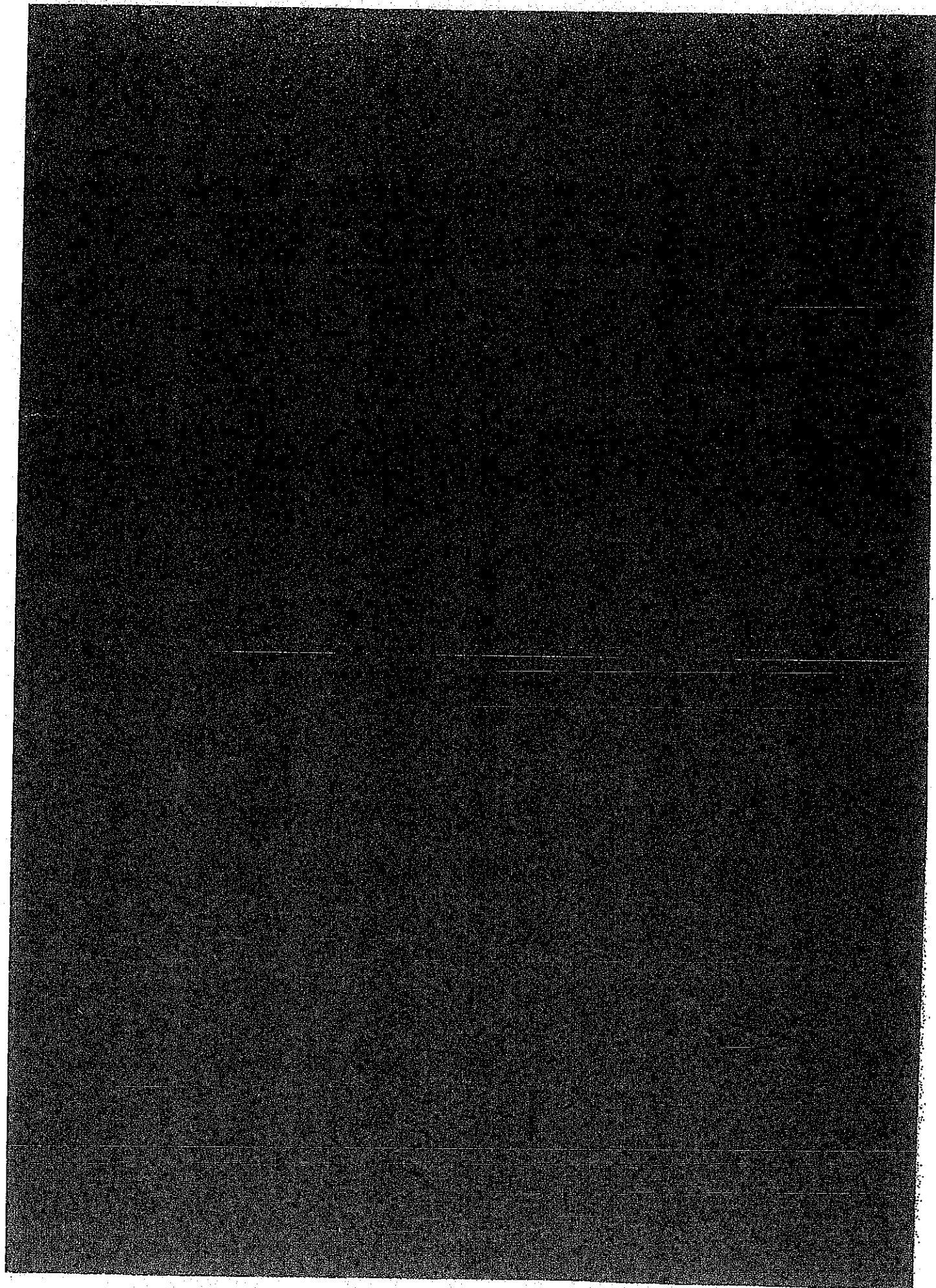
04/27/2022	P22-079	Porch/Deck Roof only	VINCENT & ALDONA ANTONELLI	118 REAGHARD DR	1511-J-164	\$3,000.00	\$51.00
04/27/2022	P22-080	Fence	Mark S. & Giselle L. Dudek	102 LEX LANE	1214-E-321	\$1,254.00	\$44.00
04/27/2022	P22-081	Deck	RAY & DAWN KNIGHT	3506 VALLEYFIELD DR	1214-J-021	\$11,484.00	\$114.00
04/28/2022	S22-002	Sign Permit	BRICKYARD HOLDINGS	942 LITTLE DEER CREEK VALLEY RD.	1219-A-25	\$	\$59.75
04/29/2022	P22-082	Garage	Martin and Dawn Miller	4592 BAKERSTOWN CULMERVILLE RD	2194-K-109	\$65,500.00	\$360.00
Totals: 27						\$1,679,625.23	\$23,494.35

Permit Type	Count	Construction Cost	Fee Total
Addition	2	\$80,000.00	\$1,832.00
Antenna	1	\$15,000.00	\$475.00
Car Port	1	\$4,474.99	\$65.00
Commercial Structure	2	\$1,300,000.00	\$18,307.60
Deck	2	\$22,484.00	\$221.00
Demolition	1	\$9,000.00	\$100.00
Electrical	1	\$2,760.00	\$25.00
Emergency Generator	1	\$12,500.00	\$121.00
Fence	2	\$3,655.42	\$95.00

**West Deer Township
Building Permit Report
April 2022**

Garage	1		\$65,500.00		\$360.00
In Ground Pool	1		\$15,000.00		\$75.00
Pole Building/Barn	1		\$22,701.12		\$191.00
Porch with Roof	1		\$18,000.00		\$156.00
Porch/Deck Roof only	1		\$3,000.00		\$51.00
Shed	4		\$13,300.00		\$191.00
Sign Permit	1		\$		\$59.75
Solar Panel	2		\$55,249.70		\$850.00
Structural Alteration	1		\$20,000.00		\$170.00
Structural Steel Building	1		\$17,000.00		\$149.00

Permit Status	Count	Construction Cost	Fee Total
Issued	27	\$1,679,625.23	\$23,494.35



WEST DEER #1 VFC REPORT

ATTACHED IS THE WEST DEER #1 VFC REPORT.

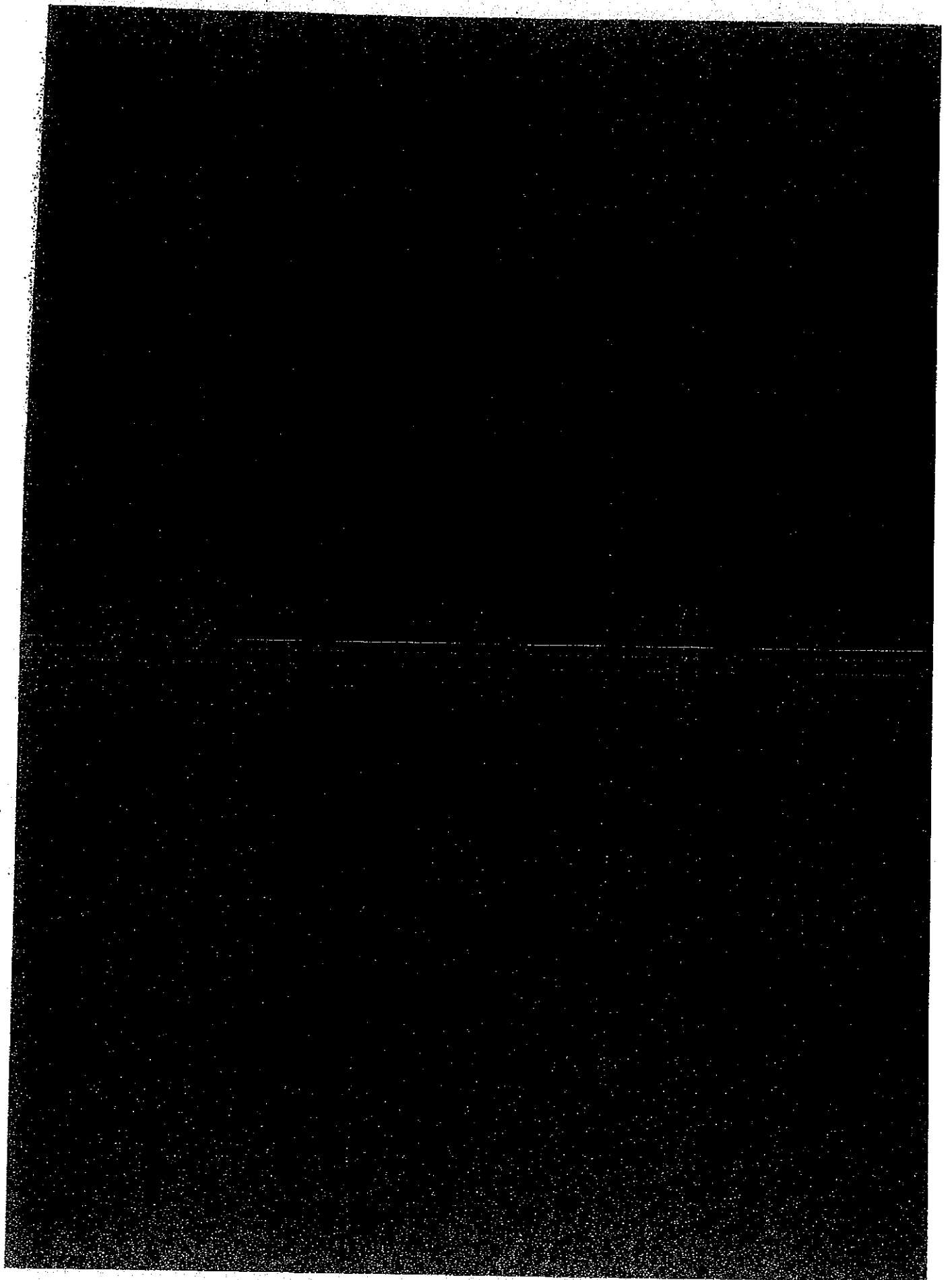
ARE THERE ANY QUESTIONS REGARDING THE REPORT?

West Deer VFD #1

1520 Saxonburg Blvd Tarentum PA 15084

APRIL 2022

- 15 calls
- Cascade training with breathing air
- Hydrant/Pump training
- ESI serviced rescue tools
- Scrubbed, waxed & buffed social hall floor
- Had 2 hall rentals



WEST DEER #2 VFC REPORT

ATTACHED IS THE WEST DEER #2 VFC REPORT.

ARE THERE ANY QUESTIONS REGARDING THE REPORT?

West deer #2 monthly report for April 13th 2022 to May 10th 2022

For the month of April/May we responded to 19 calls

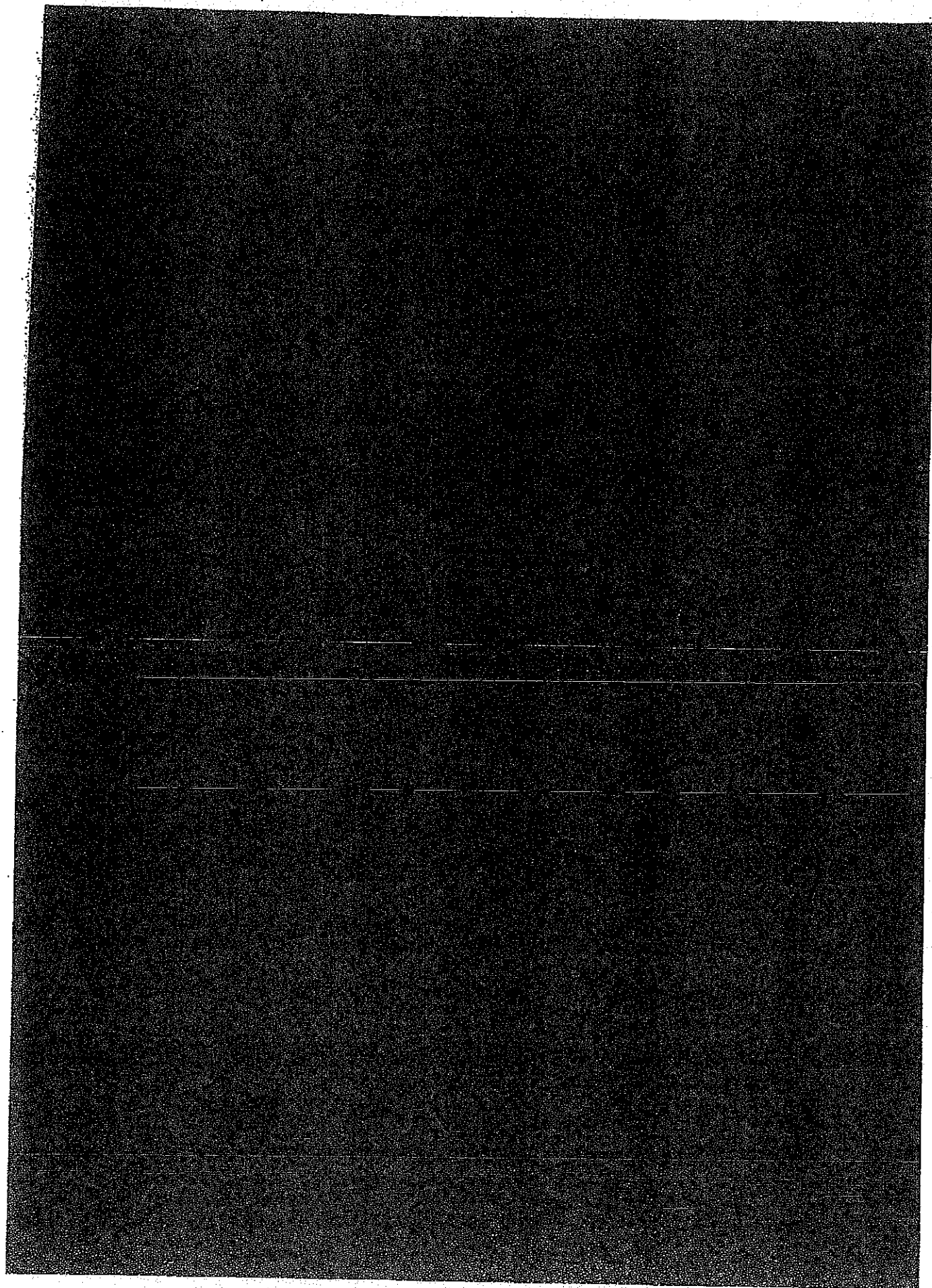
- 8 false fire alarms
- 1 possible residential fire
- 1 assist with a 2nd alarm residential fire in frazer twp
- 5 vehicle crashes
- 1 natural gas leak inside a resident
- 1 containment detail
- 1 tanker assist for a mulch pile fire in Richland twp
- 1 assisted a resident with pumping water out of there yard

West deer # 2 has responded to a total 68 calls for 2022.

Crews trained on ropes, hose line deployment, tanker operations and pump operation. The three companies did a walk though of the middle school and intermediate school.

We are moving forward with the refurbishment of our 02 engine at the cost of \$220,000

Helped paid for by donations by our residents



WEST DEER #3 VFC REPORT

ATTACHED IS THE WEST DEER #3 VFC REPORT.

ARE THERE ANY QUESTIONS REGARDING THE REPORT?

West Deer Twp. VFC # 3
FIRE CHIEF'S REPORT
May 2022

Call Report for April – 62 total calls

34 - QRS Calls with response, 6 - QRS calls with no response (15%)

22 - Fire Calls

- 0 - Commercial Structure Fire
- 4 - Commercial Fire Alarm
- 1 - Residential Structure Fire
- 9 - Residential Fire Alarm
- 3 - MVC
- 0 - MVC w/ entrapment
- 0 - Rescue, other than MVC
- 2 - Misc. (flooding/wires down/trees down)
- 0 - CO Alarm
- 1 - Brush Fire
- 1 - Natural Gas
- 1 - False Call
- 5 - Richland
- 2 - Hampton
- 15 - West Deer
- 13 - 0500-1700
- 9 - 1700-0500

- Equipment/truck checklists – All completed and Meters calibrated

- Operations meeting held May 2nd

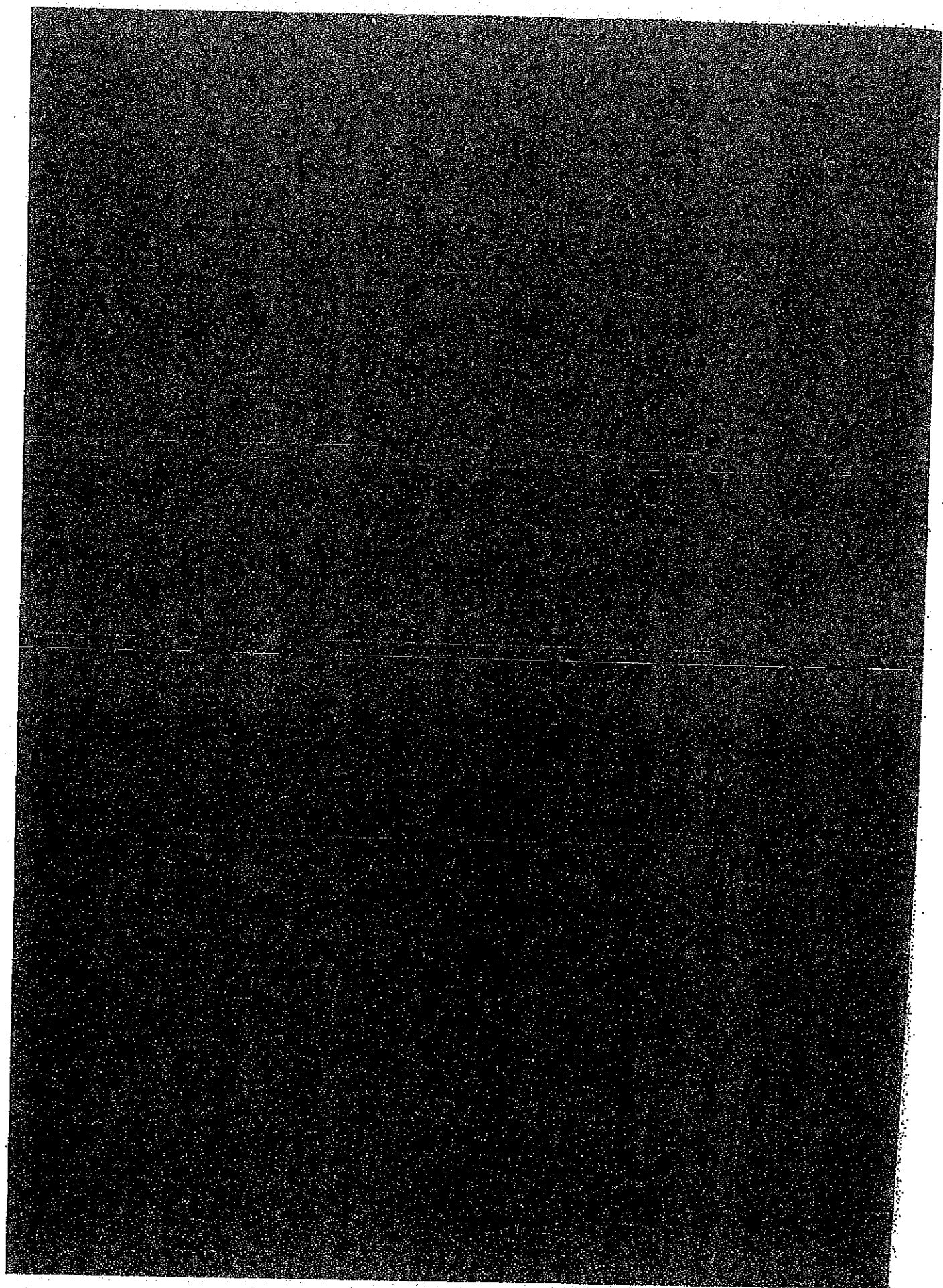
Upcoming events:

- 5/10 – Training (vehicle rescue)
- 5/10 – PA Representative Bob Brooks dinner
- 5/11 – CPR/AED training at Steeplechase
- 5/17 – Training
- 5/20 – Martin Road Cleanup 10am
- 5/20 – 3 Company meeting
- 5/24 – Work Night
- 5/31 – 3 Company Training

Fire Station project – Awaiting architect/engineer drawings

- Hose testing needs completed – will schedule to be completed through North Hills COG
- Rescue Certification inspection completed by the state - Passed
- Command vehicle repairs from deer strike need approved \$1354.79, plus \$300 for corrosion damage
- Township will not release \$9000 allocated this year for insurance and equipment testing until Fire Study is completed by State, no estimated time for completion
- ISO Fire Study pending
- Radios were ordered through County – awaiting delivery
- Donated police SUV requires \$3647.97 in repairs for inspection
- COVID PPE policy N-95 or surgical masks required for patient care
- Smoke Detector Program – SD batteries replaced in 2 houses, Smoke detectors replaced in 1 house
- Submitted Community Project Grant for \$750,000 through Senator Bob Casey's office
- Received \$2,500 Grant from People Natural Gas Company
- Received \$1,000 Donation from WD resident
- FEMA grants require Performance Period Reports completed
- Tanker scheduled for state inspection 5/4/2022

Respectfully submitted by:
Josh Wiegand, Fire Chief



WEST DEER EMS REPORT

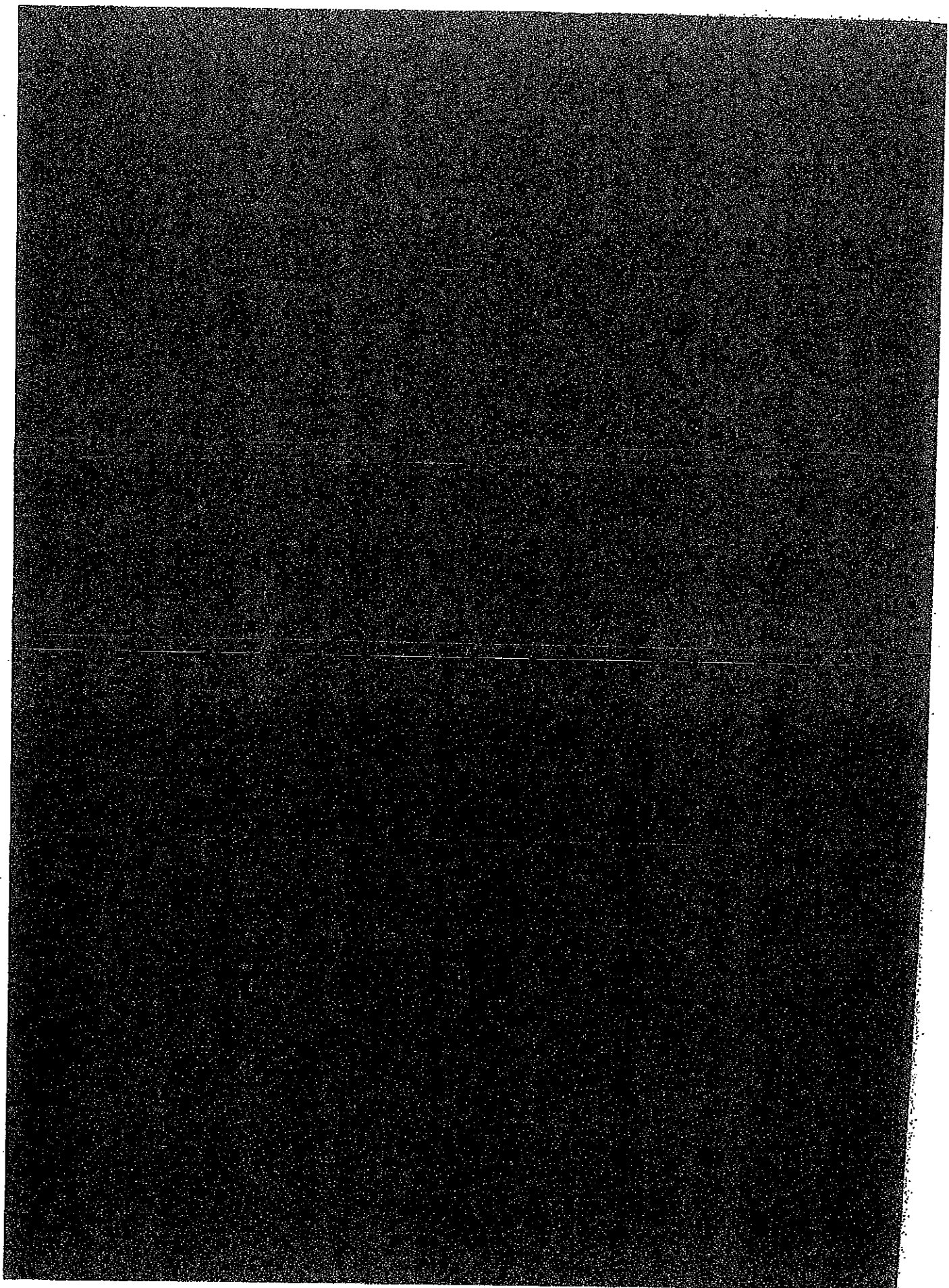
ATTACHED IS THE WEST DEER EMS REPORT.

ARE THERE ANY QUESTIONS REGARDING THE REPORT?

West Deer EMS

April of 2021

- 138 Total Requests for Service
- Subscription preparation has begun for the 2022-2023 subscription year. The packets will be in the mail by the first week of June
- We will be doing a capital fund drive later in the year with the intent on fundraising for an additional vehicle that needs replaced.
- Income for April was \$39,248. Expenses were \$43,341. We make enough money to maintain. But funding for any needed upgrades is very limited.
- We are hoping the awards for the Act 10 grant will be released soon. It will be used to purchase updated equipment that desperately needs replaced
- We were forced to purchase a used ambulance due to significant problems with our fleet and the continued delay for our new unit that was ordered August of 2021. The delay has been blamed on significant supply issues, specifically from Ford. Delivery for the used unit will be the week of May 8th. Delivery of the new unit is still slated for July.
- Our collaboration with Seneca EMS is moving forward. They will soon have 100% of their administrative offices at our station. This will benefit both services and alleviate any contact issues for collaboration moving forward having all administration in one building.



ADOPTION: RESOLUTION NO. 2022-9 (VACANT PROPERTY PROGRAM)

RESOLUTION NO. 2022-9

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WEST DEER CONFIRMING THAT THE ACQUISITION AND SUBSEQUENT DISPOSITION OF A PARCEL OF VACANT PROPERTY KNOWN AS BLOCK AND LOT NUMBER 1838-P-314 IS IN ACCORDANCE WITH THE COMPREHENSIVE PLAN OF THE MUNICIPALITY.

RESOLUTION ATTACHED.

PROPERTY LOCATION: FORD STREET, TARENTUM, PA 15084

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO ADOPT RESOLUTION NO. 2022-9 CONFIRMING THAT THE ACQUISITION AND SUBSEQUENT DISPOSITION OF A PARCEL OF VACANT PROPERTY KNOWN AS BLOCK AND LOT NUMBER 1838-P-314 IS IN ACCORDANCE WITH THE COMPREHENSIVE PLAN OF THE MUNICIPALITY.

	MOTION	SECOND	AYES	NAYES
MR. SMULLIN	_____	_____	_____	_____
MR. FREY	_____	_____	_____	_____
MRS. HOLLIBAUGH	_____	_____	_____	_____
DR. MANN	_____	_____	_____	_____
MRS. JORDAN	_____	_____	_____	_____

RESOLUTION OF COUNCIL OF THE TOWNSHIP OF WEST DEER APPROVING THAT THE ACQUISITION AND SUBSEQUENT DISPOSITION OF NUMEROUS PARCELS OF VACANT PROPERTY KNOWN AS BLOCK AND LOT NUMBERS; 1838-P-314 WOULD BE IN ACCORD WITH THE COMPREHENSIVE PLAN OF THE MUNICIPALITY

RESOLUTION 2022-09

WHEREAS, the TOWNSHIP of WEST DEER, hereinafter referred to as "Municipality", in cooperation with the County of Allegheny and the Redevelopment Authority of Allegheny County are participating in the Allegheny County Vacant Property Program (Program); and

WHEREAS, certain properties have been submitted to the County for consideration under the Program known and identified as Block and Lot Numbers: 1838-P-314 and;

WHEREAS, under the Program the Municipality is required to review the property acquisition and propose disposition, and submit its approval to the County that said acquisition and proposal resale is in accordance with the Municipality's comprehensive plan.

NOW, THEREFORE, BE IT RESOLVED by the WEST DEER TOWNSHIP Board of Supervisors as follows:

1. That the above listed properties have been reviewed by the Municipality and it approves that its acquisition and subsequent disposition under the Program would be in accordance with the comprehensive plan of the Municipality.
2. That the Municipality has reviewed the current Policies Regarding Municipal Participation in the Program prior to acting on the above listed properties.
3. That a certified copy of this Resolution should be forwarded to the County of Allegheny and the Redevelopment Authority.

RESOLVED this _____ day of __, ____.

ATTEST:

TOWNSHIP OF WEST DEER

Township Manager

Chairwoman of the Board of Supervisors

EXAMINED AND APPROVED by me this _____ day of __, ____.

**ALLEGHENY COUNTY
VACANT PROPERTY RECOVERY PROGRAM**

APPLICATION

Please submit the complete application and all required supporting documentation to the address below. Applications may be accepted via email (VPRP@AlleghenyCounty.us). Failure to submit all required information may result in termination of the application.

Allegheny County Vacant Property Recovery Program - Applications
One Chatham Center, Suite 900
112 Washington Place
Pittsburgh, PA 15219

SECTION 1: PROPERTY INFORMATION

Address	Ford Street
Block and Lot # (Parcel ID)	1838-P-00314-0000-00
Condition	<input checked="" type="checkbox"/> Vacant Lot <input type="checkbox"/> Vacant Structure
Approximate Size (in square feet)	5,568
Assessed value	\$ 1900
Has the property been tax delinquent for at least 3 years?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
Are you related to the record owner of the property?	<input type="checkbox"/> Yes (Please Specify _____) <input checked="" type="checkbox"/> No
Have you engaged in sales negotiations with the record owner in the last 12 months?	<input type="checkbox"/> Yes (Please Specify _____) <input checked="" type="checkbox"/> No

SECTION 2: APPLICANT INFORMATION

Legal Name of Applicant(s) (The name of each individual or the organization applying for the property, as it should appear on all legal documents) ¹	Brian Plummer
Address of Applicant (Street Address, City, State and Zip)	119 Ford St. Tarantum, PA 15084
Name of Contact Person	Brian Plummer
Telephone Number of Contact Person	Home: _____ Cell: 724-584-6055
Email Address (optional)	chevy-trk@hotmail.com

Do you currently own property that shares a common boundary with the subject property?	Yes: <input checked="" type="checkbox"/> Homeowner Occupant <input type="checkbox"/> Business <input type="checkbox"/> Residential Rental Property <input type="checkbox"/> Other (Please specify _____) No: <input type="checkbox"/>
Please identify the address and Block and Lot number of all property that you own in Allegheny County. <i>Including property owned individually, jointly, or owned by any entity (LLC, corporation, partnership, etc.) in which you have an interest.</i>	119 Fed St. Tarentum, PA 15084 Block 1838 P-00310-0000-00

¹ If the applicant is an entity, a request for additional information will follow.

SECTION 3: REUSE/DEVELOPMENT PLAN

Type of Application	<input checked="" type="checkbox"/> Side Yard to Primary Residence <input type="checkbox"/> Demolition of Blighted Structure <input type="checkbox"/> Rehabilitation of Blighted Structure <input type="checkbox"/> Other
Please describe the current condition of the property.	Grass lot that I have been maintaining for 8 years.
How will you use the property (ex. side yard, residential rental property, etc.)? Please be specific. ¹	Side yard, Eventually for a garage.
If you own abutting property, how does your proposed re-use relate to that property?	more space for garage and bigger yard.
Describe any changes or improvements you will make to the condition of the property. Please be specific. ¹	Put up garage.
What are the estimated costs of these improvements? ²	\$ 30,000

¹ Applicants are responsible for ensuring that their plan adheres to all local zoning, property maintenance, and building code requirements and should contact the municipality in advance to determine the applicable requirements. Applicants may be required to provide information about these requirements as part of the application process.

² Depending upon the applicant's proposed plan, applicants may be required to submit supplemental information, such as bids or quotes, schematic plans, and information about relevant experience.

SECTION 4: ESTIMATED PURCHASE PRICE^{1,2}

(The purpose of this section is to ensure that applicants fully understand the pricing structure of the Program. Amounts listed in the section will be estimates only, and will not determine the actual costs of property acquisition. Please refer to the attached "Products and Pricing Structure".)

Applicant's Share of Appraised Value <ul style="list-style-type: none">Side Yard Abutting Applicant's Primary Residence: <u>50% of appraised value</u>Demolition of Blighted Structure: 100% of appraised valueRehabilitation of Blighted Structure: 100% of appraised valueAll Other Applications: 100% of appraised value Estimate the applicant's share of the appraised value based upon information such as recent comparable sales, the current assessed value of the property, etc.	\$ 950
Good Faith Deposit \$181.75 or 10 percent of the estimated appraised value of the property for properties valued over \$2,000.00	\$ 181.75
Parcel Fee <ul style="list-style-type: none">Side Yard Abutting Applicant's Primary Residence: <u>WAIVED</u>Demolition of Blighted Structure: WAIVEDRehabilitation of Blighted Structure: \$1,400.00All Other Applications: \$3,000.00	\$ X
Closing Costs Average of \$500.00	\$ 500.00
Estimated Total Purchase Price	\$ 1631.75

¹ The Pricing Structure is subject to the availability of funding.


² Applicants may elect to purchase title insurance at an additional cost.

SECTION 5: FINANCING

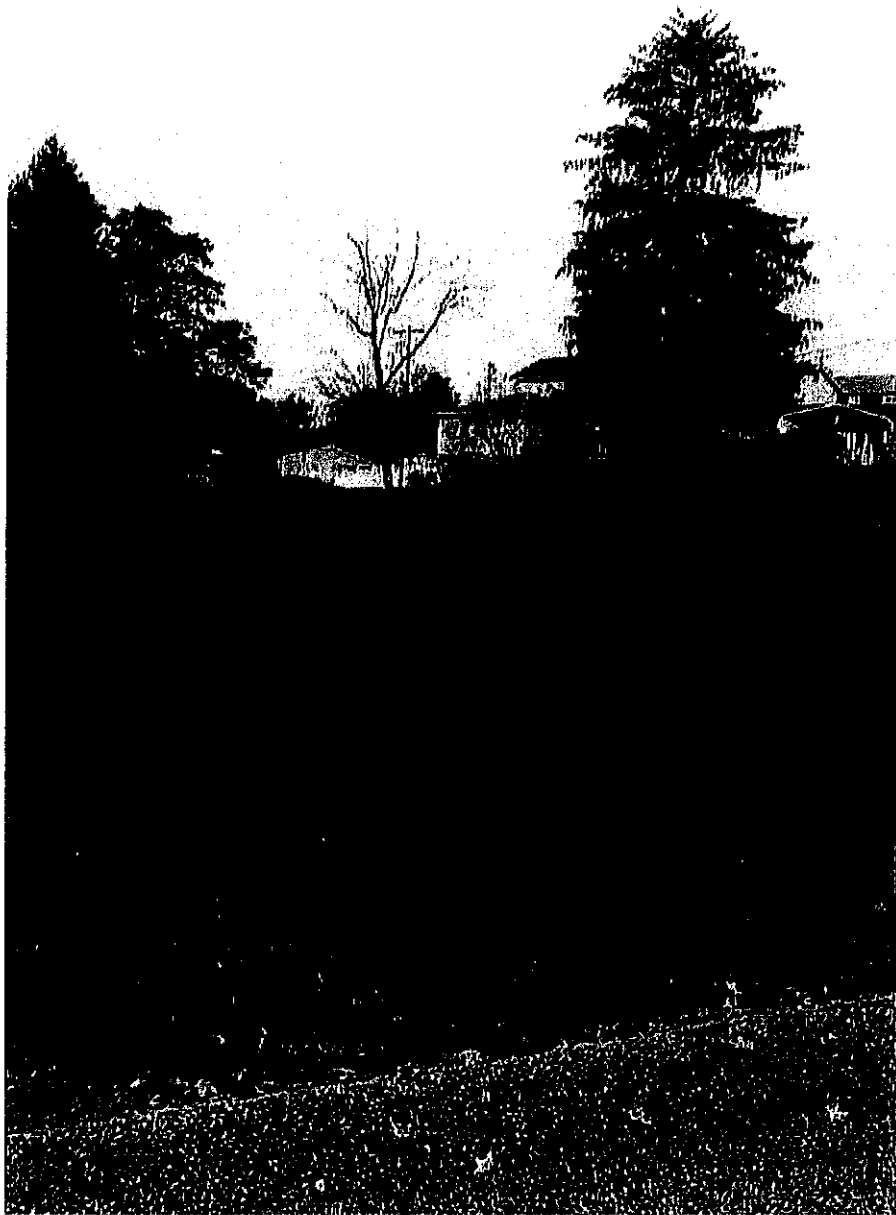
How will you fund the purchase of the property and implementation of your reuse plan (e.g. personal funds, line of credit, etc.)? Please attach documentation of sufficient funds.	Personal Funds
--	----------------

I hereby attest that the above written information is true and correct to the best of my knowledge. I have received, reviewed, and understand the Allegheny County Vacant Property Recovery Program's "Applicant Eligibility Requirements," "Property Eligibility Requirements," "Timeline for Payment and Acquisition," "Products and Pricing Structure," and "Parcels with Existing/Future Structures Policy," and agree to abide by these policies. I understand that failure to submit all required information may result in the termination of my application. I understand that the Redevelopment Authority of Allegheny County (RAAC) may share my application materials and information pertaining to my application as part of the review and approval process.

I understand that my application will be considered for participation in the Allegheny County Vacant Property Recovery Program, but there is no guarantee of acceptance into the Program. The approval of an application and the acquisition and transfer of a property is at all times at the sole discretion of RAAC and the Program. Neither RAAC nor the Program guarantees the acquisition and/or transfer of any property.

7-21-21		Brian Pflumm
Date	Signature	Print Name
_____	_____	_____
Date	Signature	Print Name





Redevelopment Authority
of Allegheny County



One Chatham Center, Suite 900
112 Washington Place
Pittsburgh, PA 15219

Administered by
Allegheny County
Economic Development

TEL (412) 350-1000 • FAX (412) 642-2217

October 1, 2021

Brian Pflumm
119 Ford Street
Tarentum, PA 15084

RE: Allegheny County Vacant Property Recovery Program Application
Block and Lot No. 1838-P-314 (Ford St)

Dear Brian Pflumm:

This letter is in response to your application to acquire the above referenced property through the Allegheny County Vacant Property Recovery Program. Thank you for your interest in our Program.

In order to further consider your application, we request that the following items be submitted or clarified within 60 days of the date of this letter, or your application will be closed:

- 1) The following is an estimate of the approximate costs to you to acquire this property through the Program. Please note that this is an estimate and is subject to increase or decrease based upon the actual appraisal of the property.

Block and Lot No. 1838-P-314 (FORD ST)	
Estimated Appraised Value*	\$700.00 - \$1,400.00
Parcel Fee	\$3,000.00
Good Faith Deposit**	\$ 181.75
Estimated Closing Costs	\$500.00
Total	\$4,381.75 - \$5,081.75

*Please note that this is an approximate value range and could increase or decrease pending the actual appraisal of this parcel.

**The Good Faith Deposit is \$181.75 or 10% of the appraised value for properties valued over \$2,000.

If you still wish to acquire this property, please indicate your willingness to pay the estimated price outlined above by signing the statement included at the bottom of this

letter. No payments are due at this time. Please do not submit the Good Faith Deposit or any other payment at this time.

- 2) Please clarify if you intend on building a garage as part of your proposed re-use. If so, please provide a construction budget, schematics, and quotes as applicable.
- 3) Please submit proof of financing sufficient to cover the costs to acquire the property and implement your re-use plan. Acceptable proof of financing includes an account statement, letter from the bank, letter of credit/line of credit, etc.
- 4) Please submit two color photographs showing the current condition of the exterior of the property.

Please return all requested materials to my attention at the following address:

Jordan Jasper
Allegheny County Economic Development
One Chatham Center, Suite 900
112 Washington Place
Pittsburgh, PA 15219

Should you have any questions or if you are no longer interested in acquiring the property, please contact me at 412-350-1045 or by email (Jordan.jasper@alleghenycounty.us).

Sincerely,


Jordan Jasper, Project Manager
Development Division

Enc.: Program Guidelines
Parcels with Existing/Future Structures Policy

Brian Pflumm
Block/Lot 1838-P-314
Page 3

RECEIVED

2021 NOV -3 PM 1:53

Please Complete and Return the Following:

ALLEGHENY COUNTY
ECONOMIC DEVELOPMENT

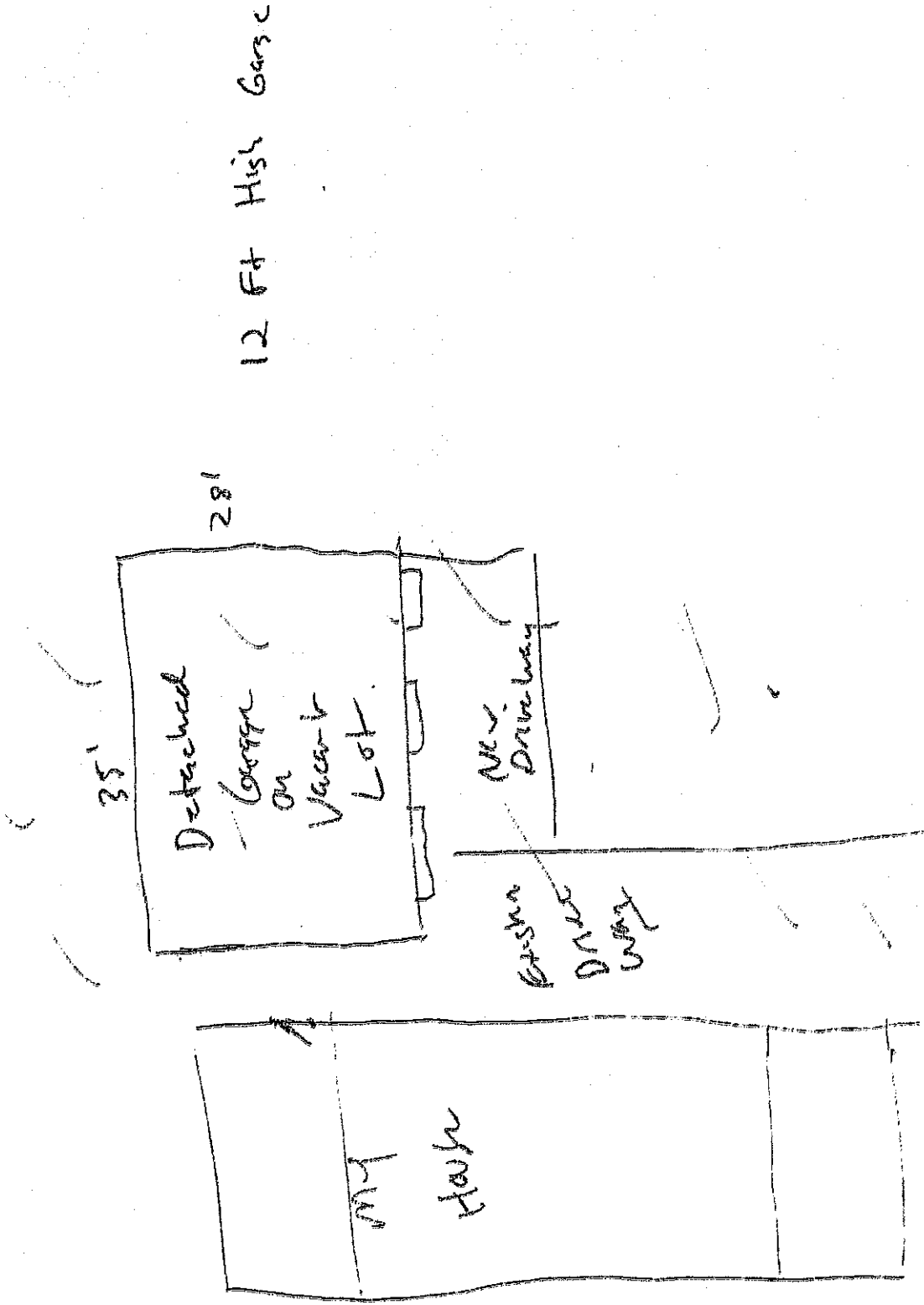
I/We, Brian Pflumm, have read the items above and understand and agree to the pricing structure of the Program.


Signature

Signature

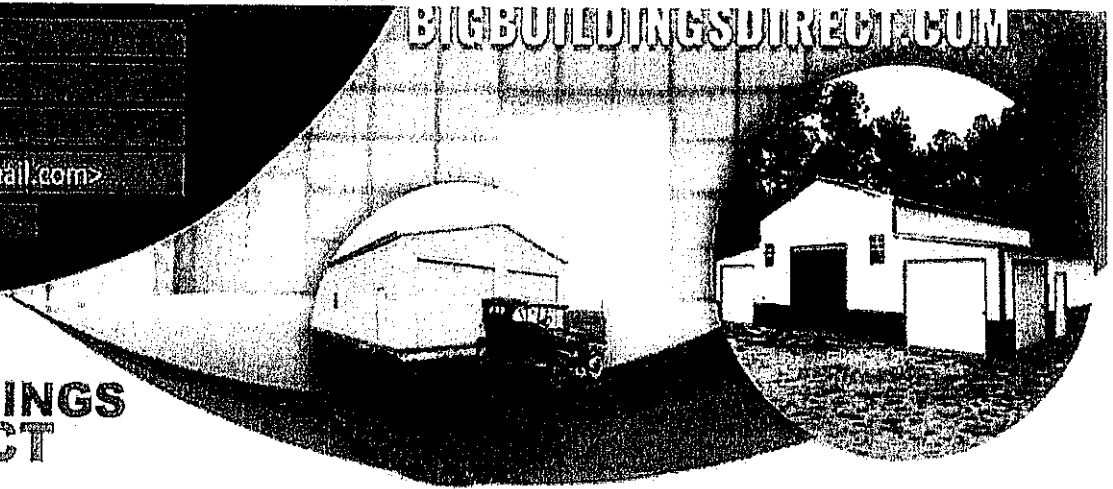
10-10-21
Date

Future
Plans For Lot



Name: Brian Pflumm
 State: PA 15084
 Phone: 7245846065
 e-mail: chevy-trk@hotmail.com>
 Date: 10/18/2021

BIGBUILDINGSDIRECT.COM



1	Base Price Galvanized Steel Framework	28x35x12	\$ 9,730.00
2	Vertical Roof Upgraded Roof System		\$ 1,140.00
3	Certification of Braces and Anchors	30 PSF x 115 MPH	\$ 600.00
4	Leg Height Option 12		\$ 1,155.00
5	Sides Closed	Horizontal <input checked="" type="checkbox"/> Vertical <input type="checkbox"/>	\$ 1,650.00
6	Ends Closed	Horizontal <input checked="" type="checkbox"/> Vertical <input type="checkbox"/>	\$ 3,990.00
7	Roll-Up Doors	Quantity Size Position	
8	Roll-Up Doors	Quantity Size Position	
9	Walk in Doors	Quantity 1 Size 36 x 80	\$ 355.00
10	Windows	Quantity 2 Size 36 x 36	\$ 510.00
11	Additions		
12	FREE HORIZONTAL WAINSCOT INCLUDED		
13	12 GAUGE UPGRADE INCLUDED		
14			
15	(2) 10'x10' Framed Openings on the side		\$ 550.00
16			
17	Installation surface=concrete		
18	Roof Peak Height (15.5') 3/12 Pitch		
19	Generic drawings included in certain states(PA)		
20	As- Built Engineered Drawings NOT INCLUDED in purchase price		
21	Steel Surcharge (%) 0 <input checked="" type="checkbox"/>		\$ 0.00

READ BELOW: (QUOTES ARE ONLY GOOD FOR 48 HOURS)

Total: \$ 19,680.00

- Price is before local sales tax.
- Quotes are subject to change until initial deposit is placed.
- Buildings taller than 12', or 32' or wider require Lull Lift rental by customer.
- Customer must verify local codes and regulations with their building/permitting office.
- As-Built Engineered drawings are NOT included in purchase price and can only be purchased after deposit is placed.

DEPOSIT	
(%):	15
Amount:	\$ 2,952.00

DISCLAIMER:

Buildings come delivered and installed. We do not do ground work. If your land is not level and square we will not install buildings. Lead times vary by state, location. All prices are subject to change before deposit is placed, processed, and approved by our installers.



Chairman of the Board
Arlind Karpuzi

Vice-Chairperson of the Board
Beverly Jordan

Township Manager
Daniel J. Mator, Jr.

11-22-21

RE: VPRP for 1838-P-214

To whom it may concern:

Mr. Brian Plumm contacted me today about the requirement for the Township to provide verification that his indented parking plans meet Township zoning requirements. Brian has stated his intention is to buy the vacant parcel next to him (a corner parcel) through the VPRP so he can construct a 30' x 30' detached garage on it. He is planning on putting the garage 5' off his existing home. The distance from the existing home to the edge of the new parcel is 65-68 feet depending on the location measured. $65' - 5' - 30' =$ leave at least 30' for the side yard setback at the closest point along the corner property line. Brian's property and the application property are both in the R-4 zoning district. The side yard setback for a corner lot in the R-4 zoning district is a minimum of 25'. Brian's current plans meet those requirements. The R-4 zoning district does permit by right detached garages.

West Deer Township acknowledges Mr. Plumm's plans stated above are in compliance with all of the West Deer Township's zoning requirements.

Sincerely,

A handwritten signature in black ink, appearing to read "William Payne".

William Payne
Code Enforcement Officer
West Deer Township



ALLEGHENY COUNTY
ECONOMIC DEVELOPMENT

ALLEGHENY COUNTY VACANT PROPERTY RECOVERY PROGRAM

CODE VIOLATION REVIEW

The following Applicant has applied to the Allegheny County Vacant Property Recovery Program for a property located in West Deer. To be eligible for the Program, an Applicant cannot have outstanding code violations on any property in which the Applicant has an ownership interest. We request your assistance in verifying this.

Applicant: Brian Pflumm

Properties Owned by Applicant: Based upon information provided by the Applicant in Section 2 of the application and a search of Allegheny County Department of Real Estate Records, properties in which the Applicant has an ownership interest located in West Deer include, but may not be limited to, those listed below. Please add additional properties to the list as necessary.

Parcel ID	Owner Name	Address	Municipality
1838-P-310	BRIAN A PFLUMM	119 FORD ST	West Deer

Does the Applicant have any outstanding code violations on any property in which the Applicant has an ownership interest in the Township of West Deer?

☐ Yes (Please provide documentation.)

☒ No

William Payne Code Enforcement Officer
Name and Title

5-6-22
Date of Review

[Signature]
Signature



ALLEGHENY COUNTY
ECONOMIC DEVELOPMENT

ALLEGHENY COUNTY VACANT PROPERTY RECOVERY PROGRAM

ASSESSMENT OF PROPERTY BY MUNICIPAL CODE OFFICIAL

Block and Lot No.: 1838-P-314

Mailing Address: FORD ST

Date of Inspection:

Municipality: West Deer

Property Status as of Date of Inspection:

☐ Structure exists on property

☐ Structure has been demolished

☒ Property is a vacant lot

Occupancy Status as of Date of Inspection:
(If structure exists.)

☐ Structure is vacant

☐ Structure is occupied

Do any of the following conditions exist on the property as of the date of inspection? Please check all that apply.

	Property contains a structure (Check all that apply)	Property does NOT contain a structure (Check all that apply)
Because of its physical condition or use it is regarded as a public nuisance at common law or has been declared a public nuisance in accordance with the local housing, building, plumbing, fire and related codes.		
Because of its physical condition, use or occupancy it is considered an attractive nuisance to children including but not limited to abandoned wells, shafts, basements, excavations and unsafe fences or structures.		
Dwelling which because it is dilapidated, unsanitary, unsafe, vermin-infested or lacking in the facilities and equipment required by the housing code of the municipality, has been designated by the department responsible for enforcement of the code as unfit for human habitation. <i>(Please attach a copy of the notice provided by the municipality to the record owner.)</i>		Not applicable
It is a fire hazard, or is otherwise dangerous to the safety of persons or property.		Not applicable
The utilities, plumbing, heating, sewerage or other facilities have been disconnected, destroyed, removed, or rendered ineffective so that it is unfit for its intended use.		Not applicable

It is a vacant or unimproved lot or parcel of ground in a predominantly built-up-neighborhood, which by reason of neglect or lack of maintenance has become a place for accumulation of trash and debris, or a haven for rodents or other vermin.	Not applicable	
It is vacant and has not been rehabilitated within one year of the receipt of notice to rehabilitate from the appropriate code enforcement agency. <i>(Please attach a copy of the notice sent by the municipality to the record owner.)</i>		
None of the above conditions apply.		X


 Signature of Director of Code Enforcement

William Payne
 Printed Name

5-6-22
 Date

ALLEGHENY COUNTY VACANT PROPERTY RECOVERY PROGRAM

CONFLICT OF INTEREST FORM

All applicants requesting participation in an Allegheny County Economic Development (ACED) or Redevelopment Authority of Allegheny County (RAAC) program are requested to disclose whether they or any of their relatives are one or more of the following:

1. An employee of Allegheny County;
2. An elected or appointed official at the local, county, state or federal level; and/or
3. A person who has a personal financial interest or benefit and/or has decision-making ability that could influence the outcome of any application.

If one or all of these categories applies, a formal Conflict of Interest waiver must be obtained from the appropriate party. If the source of funding for your participation in an ACED/RAAC program is the U. S. Department of Housing and Urban Development (HUD), then a formal Conflict of Interest waiver must be submitted to HUD for approval.

APPLICANT INSTRUCTIONS: Please read all of the sections below and complete all sections as applicable to each applicant. More than one section may apply. Please sign the bottom of the form.

<i>Check the appropriate box for each category</i>			Category
I am*	I am related to*	I am not nor am I related to	
<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	An Allegheny County Employee
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	An Elected or Appointed Official
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	A person who has a personal financial interest or benefit and/or has decision-making ability that could influence the outcome of any application.

* If you checked anything in the "I am" and/or the "I am related to" Category above, please provide the following information regarding this relation (attach additional pages as necessary):

Name	Title	Organization/Department	Relationship to Applicant

I/we acknowledge and agree that any misrepresentation contained in this Conflict of Interest Disclosure may result in the cancellation of my application for acquisition assistance or, if the misrepresentation is discovered after the acquisition assistance has been granted, I/we may be required to repay the entire amount of acquisition assistance upon demand.

Brian Plummer [Signature] 7-21-21
Applicant Name (Printed) Applicant Signature Date

Co-Applicant Name (Printed) Co-Applicant Signature Date

Address (Property applied for) Block/Lot Municipality

In addition, the applicant(s) have completed all required Municipal Conflict of Interest processes and it has been determined that no Conflict of Interest exists. Copies of such documentation will be made available to ACED/RAAC upon request.

DANIEL MATOZ [Signature] 6 MAY 2022
Municipal Official Name (Printed) Municipal Official Signature Date



Allegheny A ▾

119 Ford St, Tarentum, PA, 150 X Q



Show search results for 119...



251

253

255

224

210

101

119

122

120

118

114

111

110

100

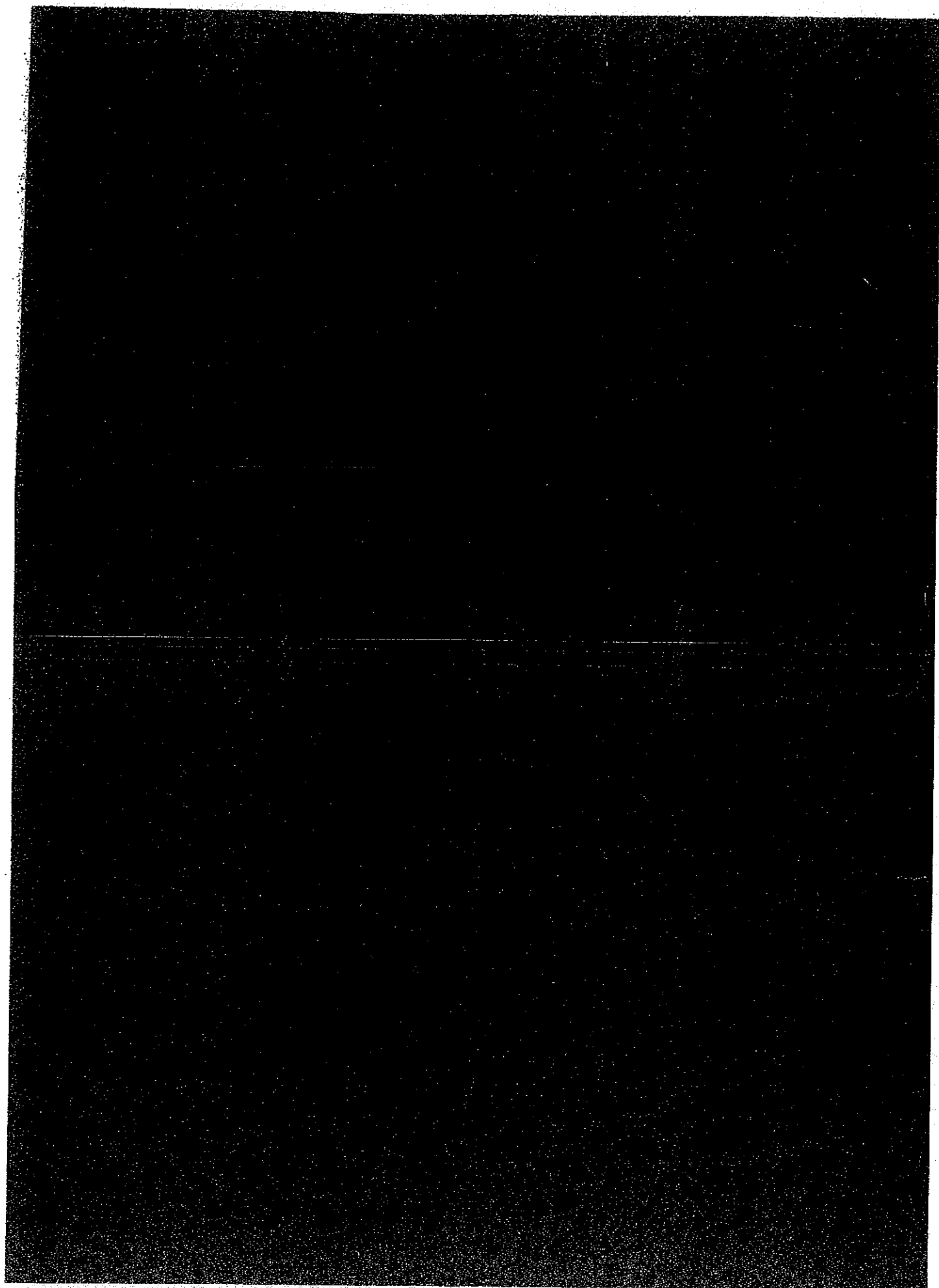
107

521

0 50 100 Feet

60ft

App State



ADOPTION: RESOLUTION NO. 2022-10 (DUI GRANT APPLICATION)

RESOLUTION NO. 2022-10

ATTACHED IS RESOLUTION NO.2022-10 AUTHORIZING THE TOWNSHIP MANAGER TO SIGN THE DUI GRANT ON BEHALF OF WEST DEER TOWNSHIP. THE GRANT IS FOR TWO YEARS (2022 – 2023 AND 2023 – 2024).

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. 2022-10 AUTHORIZING THE TOWNSHIP MANAGER TO SIGN THE DUI GRANT ON BEHALF OF WEST DEER TOWNSHIP.

	MOTION	SECOND	AYES	NAYES
MR. FREY	_____	_____	_____	_____
MRS. HOLLIBAUGH	_____	_____	_____	_____
DR. MANN	_____	_____	_____	_____
MR. SMULLIN	_____	_____	_____	_____
MRS. JORDAN	_____	_____	_____	_____

AUTHORIZATION: ADVERTISEMENT PRD MODIFICATION REQUEST
PUBLIC HEARING – TOA ROSE RIDGE, L.P.

APPLICANT: TOA ROSE RIDGE, L.P.

LOCATION: GIBSONIA ROAD ALLISON PARK, PA

ZONING DISTRICT: R-2 SEMI-SUBURBAN RESIDENTIAL

REQUEST: A MODIFICATION ON AN APPROVED PRD
DEVELOPMENT FOR THE REQUIRED GARAGE
WIDTH.

THE APPLICANT RECENTLY OBTAINED A CONDITIONAL USE APPROVAL FOR A PRD LOCATED AT 4769 GIBSONIA ROAD, FORMERLY THE ROSE RIDGE GOLF COURSE. IN THE FINAL LAND DEVELOPMENT PROCESS, THE PLANNING COMMISSION IDENTIFIED THAT AN ADDITIONAL MODIFICATION WAS NEEDED. THE APPLICANT IS REQUESTING A MODIFICATION TO SECTION §210-75.D.2.A WHICH STIPULATES THAT ONE (1) TWENTY-TWO-FOOT GARAGE BE ATTACHED TO EACH DWELLING UNIT. THIS MODIFICATION REQUEST IS TO REDUCE THE REQUIRED WIDTH OF THE INTEGRAL GARAGES TO A MINIMUM OF 18'-9".

AT THIS TIME, THE BOARD WILL NEED TO SET A PUBLIC HEARING.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE THE ADVERTISEMENT OF THE PRD
MODIFICATION REQUEST PUBLIC HEARING FOR TOA ROSE RIDGE,
L.P. SCHEDULED JUNE 15, 2022 AT 6:30PM.

	MOTION	SECOND	AYES	NAYES
MRS. HOLLIBAUGH	___	___	___	___
DR. MANN	___	___	___	___
MR. SMULLIN	___	___	___	___
MR. FREY	___	___	___	___
MRS. JORDAN	___	___	___	___



Pennsylvania
Waterfront Corporate Park III
2000 Georgetown Drive, Suite 101
Sewickley, PA 15143
724.444.1100
www.PVE-LLC.com

Civil Engineering | Structure Design | Environmental | Land Planning | Survey | Municipal | Energy | Landscape Architecture

April 25, 2022

West Deer Board of Supervisors
C/O Mr. William Payne
Zoning and Code Enforcement Officer
West Deer Township
109 East Union Road
Cheswick, PA 15024

RE: Rose Ridge PRD for Age Restricted Community
Modification Request – Visitor Parking per §210-75.D.2.b

Honorable Board of Supervisors,

On behalf of TOA Rose Ridge, L.P., we are respectfully requesting a modification to Section §210-75.D.2.a which stipulates that one (1) twenty-two-foot-wide garage be attached to each dwelling unit. There are several home designs proposed for this development that provide for a two-car garage that is less than the required twenty-two-foot width. The home designs, as proposed, are identical to the homes constructed in eight (8) other active adult communities developed by TOA across the Mid-Atlantic region. The developer anticipates that approximately 380 homes will be constructed in the 2022 calendar year with a total construction of over 6,000 homes by this developer, each with the same garage design as proposed for this development. For context, these developments have been constructed in Adams Township, Cranberry Township, Richland Township, Cecil Township, Economy Borough, New Sewickley Township, and Ohio Township.

Specifically, this modification request is to reduce the required width of the integral garages to a minimum of 18'-10". This is the minimum width of the available home products anticipated for the Rose Ridge project. The information provided below identifies the unit type and proposed interior garage width:

Adams	= 18'-10"	Franklin	= 20'-9"
Betsy Ross	= 19'-0"	Franklin Pinnacle	= 21'-0"
Jefferson	= 19'-6"	Grant	= 21'-0"
Washington	= 19'-4"	Hancock	= 20'-9"
		Hancock Pinnacle	= 21'-0"

The Traditions of America's project are Active Adult Communities, limited to residents 55 years of age and older, predominantly "empty nesters" whose children do not live in the age restricted neighborhood. Thus, the number of residents, and consequently the number of resident vehicles or need for additional garage space for storage within the community, is less than traditional developments.

New York
25 West 39th Street
12th Floor
New York, NY 10018
646.602.4999

Hudson Valley
48 Springside Avenue
Poughkeepsie, NY 12603
845.454.2544

California
535 Mission Street
14th Floor
San Francisco, CA 94105
628.243.6445

Ohio
1156 E. State Street
Salem, OH 44460
330.332.5200

Texas
3250 Briarpark Drive
Suite 140
Houston, TX 77042
713.375.1400



It should be noted that future residents select the home package that best suits their needs, including the size of the garage to accommodate preferred vehicles. Please note that pursuant to the requirements of the declaration that will be applicable to this community, the garages are required to be kept free of storage such that the garage may accommodate two (2) vehicles and residents are required to park their vehicles in the garage.

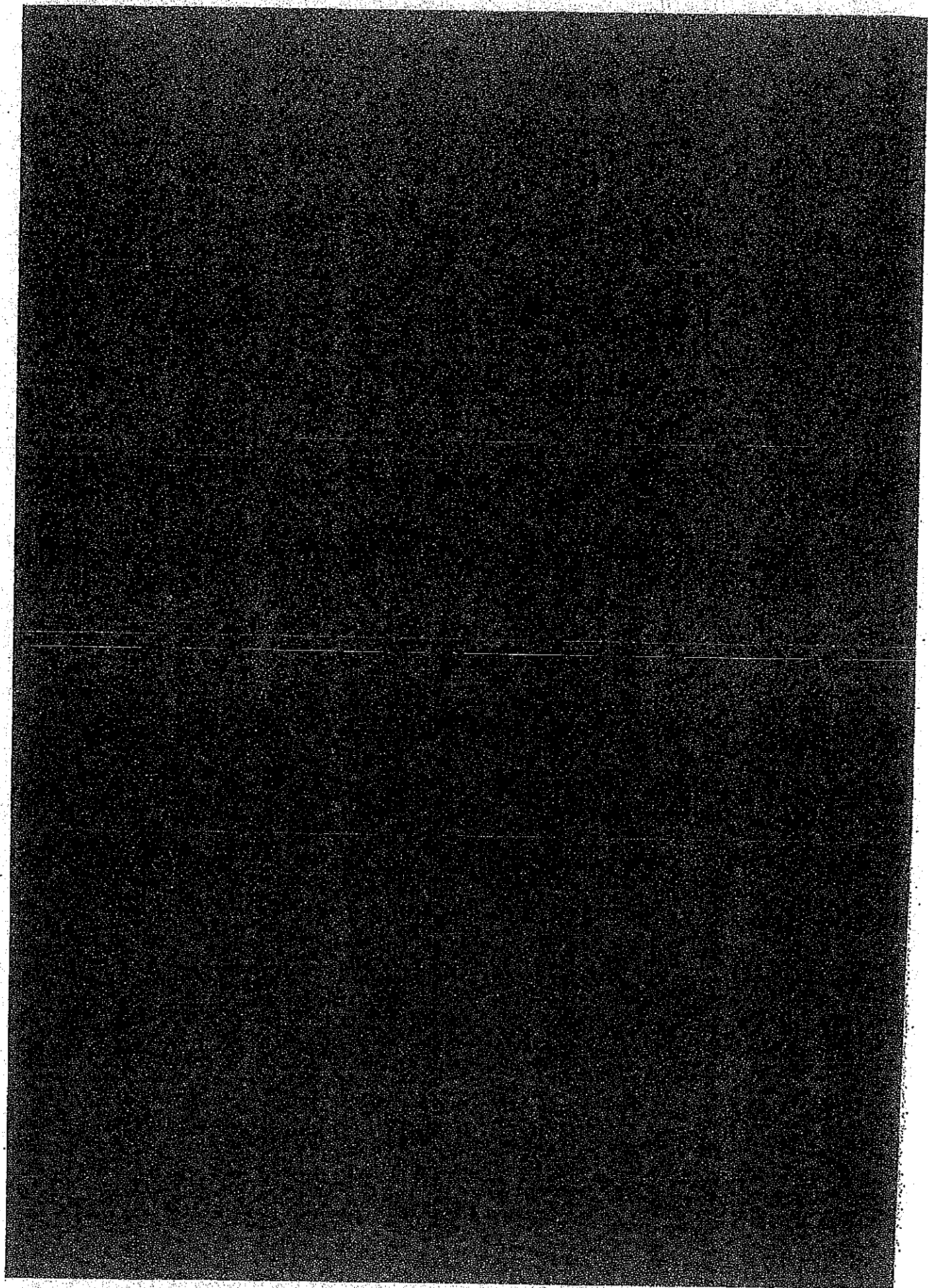
Further, the requested modification reduces the amount of grading, impervious surface and associated infrastructure that would be required to construct the additional pad and associated roof area to meet this requirement. Any additional increase in the width of the garages would substantially increase labor and materials, thereby increasing the base purchase price for a unit above those previously anticipated. In addition, those changes would adversely impact the configuration, layout, construction, and architectural design of the development.

Finally, based on the unique dynamics of the age restricted community, the requested modification will not impair the appropriate use or development of adjacent property, nor will the reduction of the internal garage width be detrimental to public welfare. Rather, such modification is in the public interest and would promote the conservation of the environment, health, safety, and general welfare of the public by minimizing the size, scope, and scale of the development where practical.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rocco Magrino', is written over a circular stamp. The signature is fluid and cursive, with a large loop at the end.

Rocco Magrino, P.E.
Principal Land Development



AUTHORIZATION: CHANGE ORDER (DAWSON RUN STREAM RESTORATION PROJECT)

THE BOARD OF SUPERVISORS AWARDED THE DAWSON RUN STREAM RESTORATION PROJECT TO SURE SHOT EXCAVATING, LLC.

IN CONNECTION WITH THE PROJECT THE FOLLOWING CHANGE WAS ORDERED: REMOVAL AND OFF-SITE DISPOSAL OF FALLEN AND STREAM TRANSPORTED TREES AND BRUSH IMMEDIATELY DOWNSTREAM OF WORK AREA.

A CHANGE ORDER IS ATTACHED

MR. SHOUP...

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE THE CHANGE ORDER FOR THE DAWSON RUN STREAM RESTORATION PROJECT IN THE AMOUNT OF \$1,000.00 TO SURE SHOT EXCAVATING, LLC AS PER THE RECOMMENDATION OF THE TOWNSHIP ENGINEER.

	MOTION	SECOND	AYES	NAYES
DR. MANN	_____	_____	_____	_____
MR. SMULLIN	_____	_____	_____	_____
MR. FREY	_____	_____	_____	_____
MRS. HOLLIBAUGH	_____	_____	_____	_____
MRS. JORDAN	_____	_____	_____	_____

CHANGE ORDER NO. 1
CHANGES IN WORK, LABOR, and MATERIALS

Contractor Name: Sure Shot Excavating, LLC
Contractor Address: 544 Green Tree Road
Kittanning, PA 16201
Phone Number: 724-859-5566

Date: May 9, 2022
Municipality: West Deer Township
Project Name: Dawson Run Stream
Restoration Project (#9962)

In connection with the above-referenced project, the following change is ordered:

Removal and off-site disposal of fallen and stream transported trees and brush immediately downstream of work area.

The Contract Price is **INCREASED** by the following amount:

One Thousand Dollars and Zero Cents (\$1,000.00) for a new total contract price of **Thirty-Nine Thousand Six Hundred Twelve Dollars and Nineteen Cents (\$39,612.19)**.

CHANGE ORDER NUMBER 1 IS ACCEPTED BY:

SURE SHOT EXCAVATING, LLC

SHOUP ENGINEERING, INC.

WEST DEER TOWNSHIP

By: Josef Woodside
Printed Name

By: Scott Shoup
Printed Name

By: Daniel Mator
Printed Name

Written Name


Written Name

Written Name

Printed Title: _____

Printed Title: Township Engineer

Printed Title: Township Manager

DATE: _____

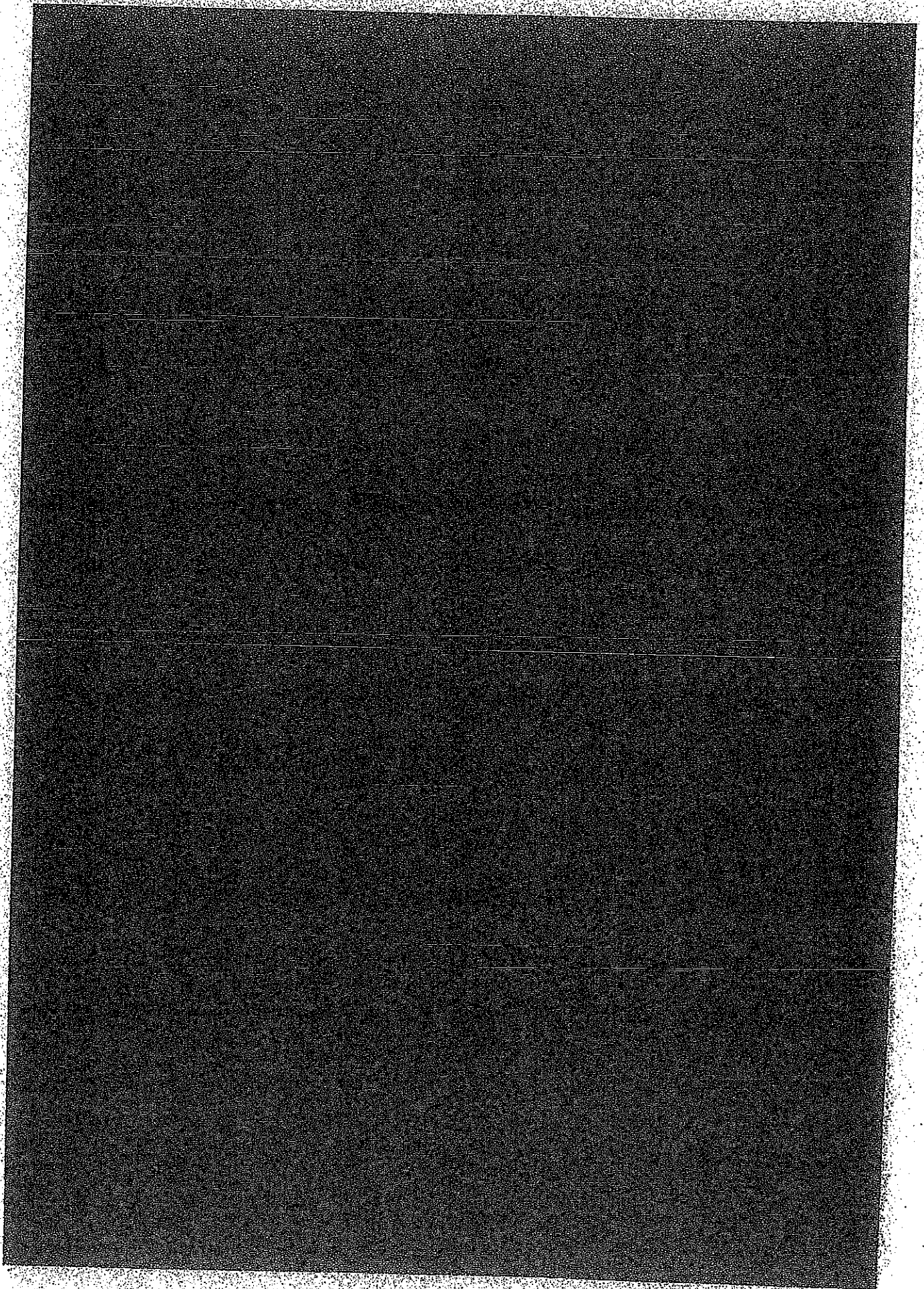
DATE: 5/9/22

DATE: _____

Phone No: 724-859-5566

Phone No: 724-869-9560

Phone No: 724-265-3680



AUTHORIZATION: CHANGE ORDER (PAVILION POSTS)

THE BOARD OF SUPERVISORS AWARDED THE BAIRDFORD PARK PAVILION PROJECT TO SANTAMARIA LANDSCAPE & CEMENT CONTRACTORS, INC.

UPON REPLACING THE POSTS, IT WAS FOUND ADDITIONAL WORK WAS REQUIRED: THE INSTALLATION OF EIGHT (8) NEW SLOT DRAINS EMBEDDED IN THE CONCRETE FLOOR ARE NEEDED TO ATTACH TO THE DOWNSPOUTS.

A THIRD CHANGE ORDER IS ATTACHED

MR. SHOUP...

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE THE THIRD CHANGE ORDER FOR THE BAIRDFORD PARK PAVILION PROJECT IN THE AMOUNT OF \$3,140.00 TO SANTAMARIA LANDSCAPE & CEMENT CONTRACTORS, INC. AS PER THE RECOMMENDATION OF THE TOWNSHIP ENGINEER.

	MOTION	SECOND	AYES	NAYES
MR. SMULLIN	_____	_____	_____	_____
MR. FREY	_____	_____	_____	_____
MRS. HOLLIBAUGH	_____	_____	_____	_____
DR. MANN	_____	_____	_____	_____
MRS. JORDAN	_____	_____	_____	_____

CHANGE ORDER NO. 3
CHANGES IN WORK, LABOR, and MATERIALS

Contractor Name: Santamaria Landscape & Cement Contractors, Inc. Date: May 9, 2022
Contractor Address: 1441 Gilmar Road Municipality: West Deer Township
Apollo, PA 15613 Project Name: Bairdford Park Pavilion
Phone Number: 724-337-6137 Plan Construction Project - GEDF
Grant (19-GEDF-021) (#10064)

In connection with the above-referenced project, the following change is ordered:

Due to the installation of steel base plates and collars on the new posts (see Change Order No. 2) the existing downspouts on eight (8) posts can no longer be connected to the existing underground piping.

The installation of eight (8) new slot drains embedded in the concrete floor are needed to attach to the downspouts.

Cost for eight (8) new slot drains is \$392.50 per slot drain for a total cost of \$3,140.00.

The Contract Price is INCREASED by the following amount:

Three Thousand One Hundred Forty Dollars and Zero Cents (\$3,140.00) for a new total Contract Price of One Hundred Sixty-One Thousand Seven Hundred Fifty-Four Dollars and Fifty-Nine Cents (\$161,754.59).

CHANGE ORDER NUMBER 3 IS ACCEPTED BY:

SANTAMARIA LANDSCAPE &
CEMENT CONTRACTORS, INC.

SHOUP ENGINEERING, INC.

WEST DEER TOWNSHIP

By: William H. Geiselhart, Jr.

By: Scott Shoup

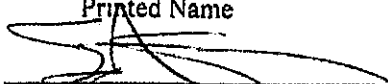
By: Daniel Mator

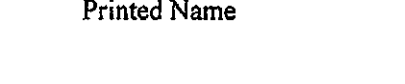
Printed Name

Printed Name

Printed Name


Written Name


Written Name


Written Name

Printed Title: Authorized Agent

Printed Title: Township Engineer

Printed Title: Township Manager

DATE: 5/12/2022

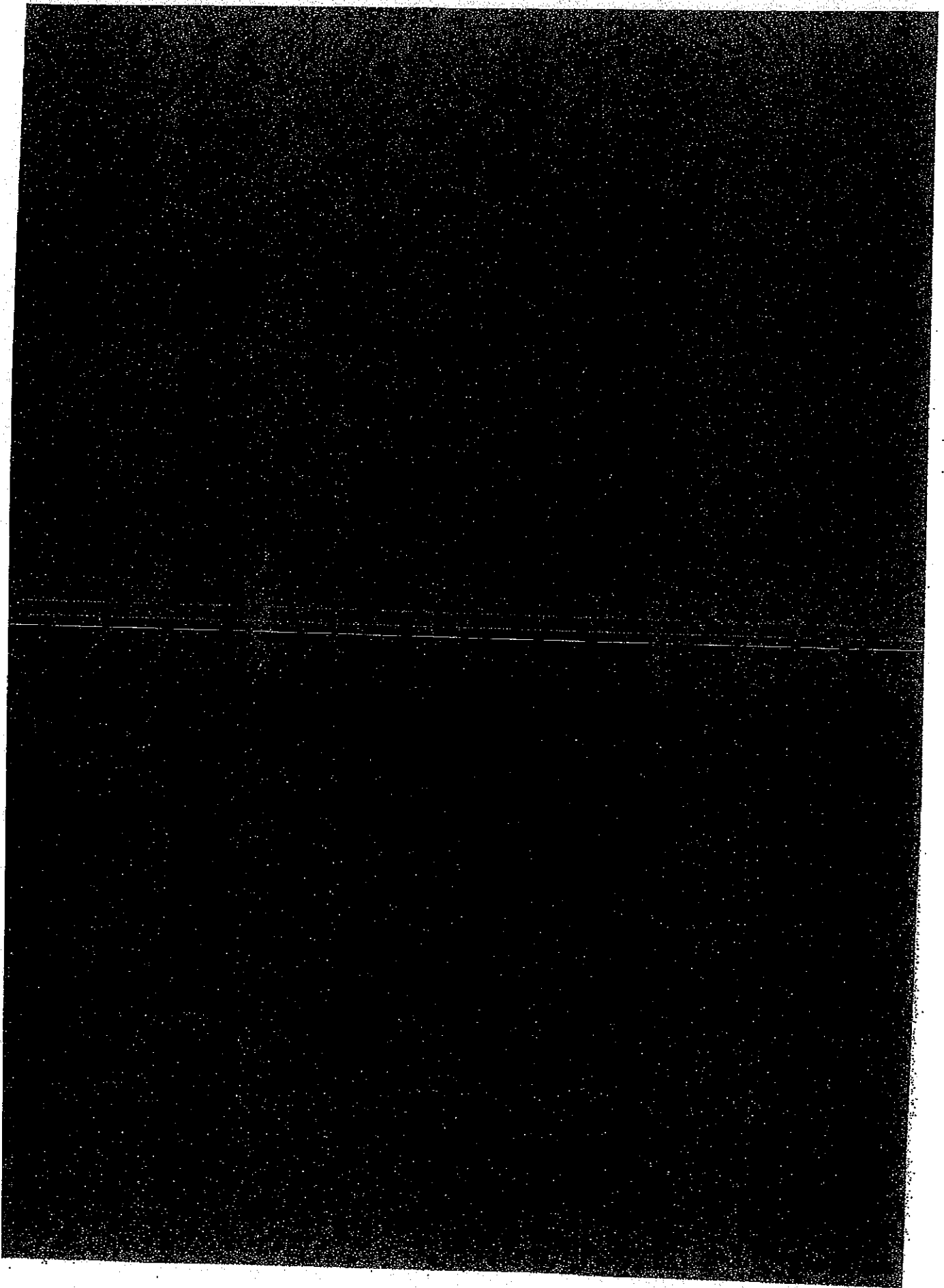
DATE: 5/11/2022

DATE: _____

Phone No: 724-337-6137

Phone No: 724-869-9560

Phone No: 724-265-3680



AUTHORIZATION: HIRING OF PART-TIME POLICE OFFICER

THE BOARD RECEIVED THE ATTACHED MEMORANDUM FROM CHIEF LOPER RECOMMENDING THE HIRING OF CONNOR DOBRANSKY FOR THE POSITION OF PART-TIME POLICE OFFICER.

SATISFACTORY BACKGROUND CHECKS WAS PERFORMED ON THE APPLICANT.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO HIRE CONNOR DOBRANSKY AS PART-TIME POLICE OFFICER OF WEST DEER TOWNSHIP.

	MOTION	SECOND	AYES	NAYES
MR. FREY	_____	_____	_____	_____
MRS. HOLLIBAUGH	_____	_____	_____	_____
DR. MANN	_____	_____	_____	_____
MR. SMULLIN	_____	_____	_____	_____
MRS. JORDAN	_____	_____	_____	_____

West Deer Twp. Police

MEMO

To: Daniel Mator, Township Manager
From: Robert J. Loper, Chief of Police
Subject: Hiring of Part Time Police Officer
Date: May 9, 2022



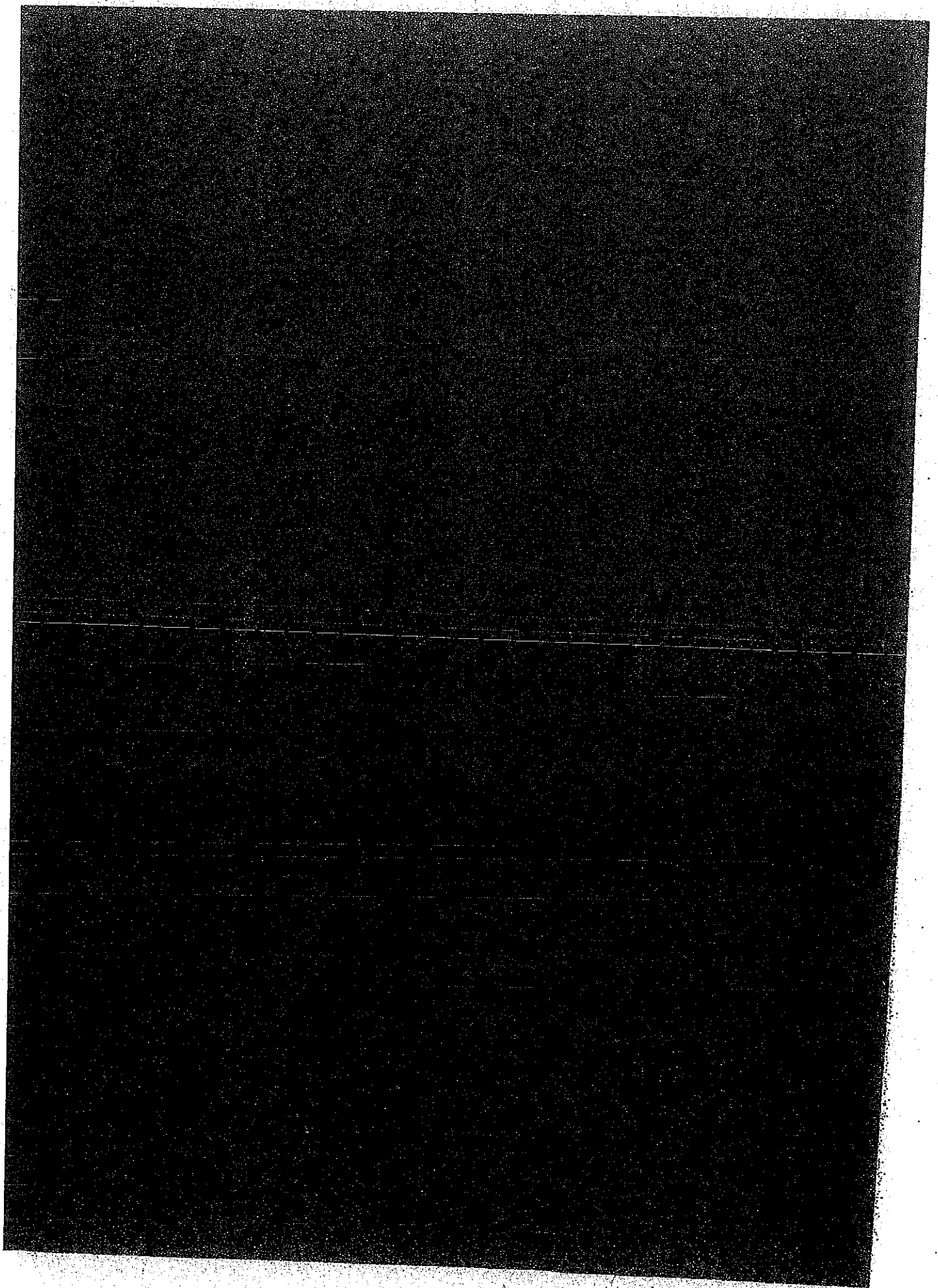
Mr. Mator,

Due to the resignation of part time police officers over the past year, the Police Department is still not at a compliment of officers in which it takes to serve the various needs of our community efficiently. I am requesting that the hiring of a part time police officer be placed on the agenda for the May 18, 2022 Board of Supervisors meeting.

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

Connor is originally from the Freeport area and graduated from Freeport High School. He is currently living in the Kittanning area. He attended Butler County Community College and obtained an Associate's degree in Parks and Recreation Management. He graduated from IUPUI Police Academy in August of 2020. Connor was previously employed as a part time officer with West Deer Police Department from August 2020 to July 2021. Connor resigned to accept a full time position with the Pennsylvania Fish and Boat Commission. Connor has realized that this is not the career path in which he hoped and is once again pursuing his true passion as a police officer.

A background check was performed for Mr. Dobransky and nothing was found that would prevent them from working with our department. I would like to recommend to the Board of Supervisors to hire Connor Dobransky as a part time officer with the West Deer Township Police Department.



AUTHORIZATION: MISCHEN PLAN OF LOTS VIII

THE PLANNING COMMISSION RECOMMENDED APPROVAL OF THE MISCHEN PLAN OF LOTS VIII PRELIMINARY AND FINAL SUBDIVISION PLAN AT THEIR APRIL 28, 2022 MEETING.

PROPERTY LOCATION: 80 OAK ROAD & 51 DILLNER LANE
GIBSONIA, PA

ZONING DISTRICT: R-1 – RURAL RESIDENTIAL &
R-3 – SUBURBAN RESIDENTIAL

2-LOT SUBDIVISION:
LOTS TO MEASURE _____ ACRES
TOTAL PARCEL TO MEASURE ____ ACRES

THE PLANNING COMMISSION RECOMMENDED APPROVAL OF THE MISCHEN PLAN OF LOTS VIII SUBJECT TO FOLLOWING CONDITIONS:

1. FULFILLMENT OF ANY OUTSTANDING ISSUES IN SCOTT SHOUP'S ENGINEERING LETTER DATED MARCH 25, 2022.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO APPROVE THE PRELIMINARY AND FINAL SUBDIVISION OF THE MISCHEN PLAN OF LOTS VIII AS PER THE RECOMMENDATION BY THE PLANNING COMMISSION.

	MOTION	SECOND	AYES	NAYES
MRS. HOLLIBAUGH	_____	_____	_____	_____
DR. MANN	_____	_____	_____	_____
MR. SMULLIN	_____	_____	_____	_____
MR. FREY	_____	_____	_____	_____
MRS. JORDAN	_____	_____	_____	_____



West Deer Township Planning Commission
Meeting Report for April 28, 2022

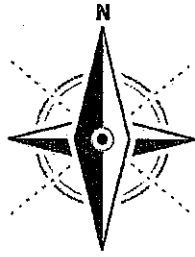
Project Name: **MISCHEN PLAN OF LOTS VIII**

Property Location: West Deer Twp. – Allegheny County: 80 Oak Rd. and 51 Dillner Lane –
Parcel # 1509-E-0319

Zoned: SU – Special Use

First motion by Mr. Stark and second motion by Mr. Butala to **RECOMMEND APPROVAL**, voting was unanimous, of the Mischen Plan of Lots VIII with the following conditions:

1. Fulfillment of any outstanding issues in Scott Shoup's Engineering letter dated March 25, 2022.



SHOUP ENGINEERING

FOR OVER 50 YEARS

329 Summerfield Drive, Baden, PA 15005

Phone: 724-869-9560

info@shoupengineering.com

March 25, 2022

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

Via Email

Re: Mischen Plan of Lots VIII
Preliminary and Final Subdivision (plan dated February 28, 2022)

Dear Mr. Payne,

I have reviewed the above-referenced preliminary and final subdivision plan located in the R-1 and R-3 Zoning Districts and the following comments should be considered:

1. The two signature statements for the Township Supervisors should have a signature line for "Secretary" rather than "Vice-Chairperson".
2. The seal circle for the Township Planning Commission should be removed.
3. The "Property Address for Commercial Building" at the bottom of the drawing should also reference "Lot 7".
4. The names of David L. Mischen and David Lee Mischen are used interchangeably in the signature statements. The county seems to have a policy that the name should be consistent with the name found in the deed.

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
Dorothy Moyta, via email
Jodi French, via email
Gavin Robb, via email
Mark Schmidt, Hampton Technical Associates, via email

WEST DEER TOWNSHIP
109 East Union Rd. • Cheswick, PA 15024
724-265-2780 (Code Enforcement Office)

SUBDIVISION AND LAND DEVELOPMENT APPLICATION

APPLICATION NO. _____

Application For:
☐ Preliminary Subdivision
☒ Final Subdivision
☐ Land Development
☐ PRD
☐ Lot Line Revision

Location of Property: 80 Oak Road and 51 Dillner Lane, Gibsonia, PA 15044
Parcel Lot and Block No.: 1509-E-0319
Name of Subdivision/Land Development: Mischen Plan of Lots VIII

Name of Applicant: David L. Mischen
E-Mail Address: mischen@pbds.net mischend @ comcast.net
Address: 51 Dillner Lane Gibsonia, PA 15044
Telephone No.: 724-584-7918

Name of Property Owner(s): Thomas O. & Linda L. Mischen & David L. Mischen
E-Mail Address: mischen@pbds.net mischend @ comcast.net
Address: 51 Dillner Lane Gibsonia, PA 15044
Telephone No.: 724-584-7918

Surveyor/Engineer: Mark B. Schmidt, PLS
Address: Hampton Technical Associates
35 Wilson street, Suite 201, Pgh. PA 15223
Telephone No.: 412-781-9660 E-Mail: robynb@hampton-tech.net
Purpose of Development: To separate commercial building and parking along Oak Road from remainder of farm

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

Total Acreage of Tract: 50.8447 ac
No. of Acres to be Developed: 0 Number of Lots: 2
Percentage of Lot Coverage: _____ Min. Lot Size: 77,088 sq. ft.
Estimated Start of Construction: _____

Zoning District: R-1 and R-3

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 0

Proposed for Dedication: ☐ Yes ☐ No

Existing Use: commercial farm market / working farm and residence

Number of Existing Lots: 1 Existing Acreage: 50.8447 ac

Location of Existing Buildings: commercial bldg @ 80 Oak Rd / farm & residence @ 51 Dillner Lane

Current Parking Spaces: 30 at com. bldg, 66 approx in gravel lot / driveways and garage at farm and residence

Existing Parking Surface Area: gravel and asphalt / gravel drive to residence and farm

Access Driveway Location: Oak Road / Dillner Lane Width: 52' @ eop / 18' gravel

Proposed Use: same as above

Description of Building(s): same as above

Additional Parking Spaces: none

Access Driveway Location: no new access Width: _____

Current Employees: _____ New Employees: _____

Percentage of Lot Coverage: _____

Phase:

Total Number of Phases: 1

Phase Number of this Application: 1

Total Acres: 50.8447

Acres this Phase: 50.8447

Total Lots: 2

Lots this Phase: 2

Total Lineal Feet of Storm Sewer: 0

Total Storm Sewer this Phase: 0

Environmental Standards:

Will the proposed use generate any of the following conditions?

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: _____

Applications:

Percolation Test	_____ (date)
DER Planning Module Waiver	_____
Water Authority	_____
Sewer Authority	_____
Allegheny Co. Conservation District	_____
Allegheny Co. Dept. of Economic Development	_____

Right-of-Way:

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

Describe: Right of way & utility easements for residences along Dillner Lane per prior instruments of record
Proposed access easement on Lot 7 at sw corner

Easements:

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

Describe: utility easements of prior record, noted on plan
Proposed utility easement on sw corner of Lot 7 to bldg

SUBDIVISION AND LAND DEVELOPMENT WORKSHEET

This worksheet will be used to evaluate all applications for subdivisions and/or land development review. The following information is required by ordinance. Please check box if information is provided with this application.

SUBDIVISION

General:

<input checked="" type="checkbox"/>	Location Map	<input checked="" type="checkbox"/>	North Arrow
<input checked="" type="checkbox"/>	Zoning District	<input checked="" type="checkbox"/>	Tract Boundary Lines
<input checked="" type="checkbox"/>	Total Acreage to be subdivided	<input checked="" type="checkbox"/>	Acreage of individual parcels

Proposed Subdivision:

<input checked="" type="checkbox"/>	Map at 100 scale or less	<input checked="" type="checkbox"/>	Contour intervals
<input checked="" type="checkbox"/>	Natural and artificial features	<input checked="" type="checkbox"/>	Owners of adjacent properties
<input checked="" type="checkbox"/>	Driveway locations and widths	<input checked="" type="checkbox"/>	Easements (utility and drainage)
<input checked="" type="checkbox"/>	Location and size of utilities	<input checked="" type="checkbox"/>	Floodways
<input checked="" type="checkbox"/>	Sub-surface conditions	<input checked="" type="checkbox"/>	Draft of protective covenants

Engineering:

<input checked="" type="checkbox"/>	Profiles and cross sections of street improvements	<input checked="" type="checkbox"/>	Stormwater management plan
<input checked="" type="checkbox"/>	Grading plan	<input checked="" type="checkbox"/>	Layout and number of lots
<input checked="" type="checkbox"/>	Building setback lines	<input checked="" type="checkbox"/>	Location and size of utilities (gas, telephone, electric, cable TV)
<input checked="" type="checkbox"/>	Distance and bearings	<input checked="" type="checkbox"/>	Location of monuments
<input checked="" type="checkbox"/>	Complete curve data	<input checked="" type="checkbox"/>	Identify dedicated lands

LAND DEVELOPMENT

General:

<input checked="" type="checkbox"/>	Total acreage to be developed	<input checked="" type="checkbox"/>	Property lines
<input checked="" type="checkbox"/>	Number of lots	<input checked="" type="checkbox"/>	Scale shown
<input checked="" type="checkbox"/>	North arrow shown	<input checked="" type="checkbox"/>	Vicinity map
<input checked="" type="checkbox"/>	Abutting property owners identified	<input checked="" type="checkbox"/>	Zoning district
<input checked="" type="checkbox"/>	Existing streets	<input checked="" type="checkbox"/>	Rights of way
<input checked="" type="checkbox"/>	Easements (utility and drainage)	<input checked="" type="checkbox"/>	Streams, watersheds and watercourses
<input checked="" type="checkbox"/>	Location of existing structures	<input checked="" type="checkbox"/>	Building setback lines
	Unusual physical conditions		

Proposed Development:

	Structures		Walkways
	Driveways and entrances		Parking facilities
	Loading and unloading spaces		Landscaping
	Exterior lighting		Fences or walls
	Bench mark(s)		Contours and elevations
	Gradient of access drives		Gradient of parking facilities
	Location and size of utilities		Stormwater management plan
	Grading plan		

APPLICATION MATERIAL CHECKLIST

DATE _____

NO APPLICATION WILL BE CONSIDERED COMPLETE UNLESS THE FOLLOWING MATERIALS AND APPLICABLE ITEMS HAVE BEEN PROVIDED:

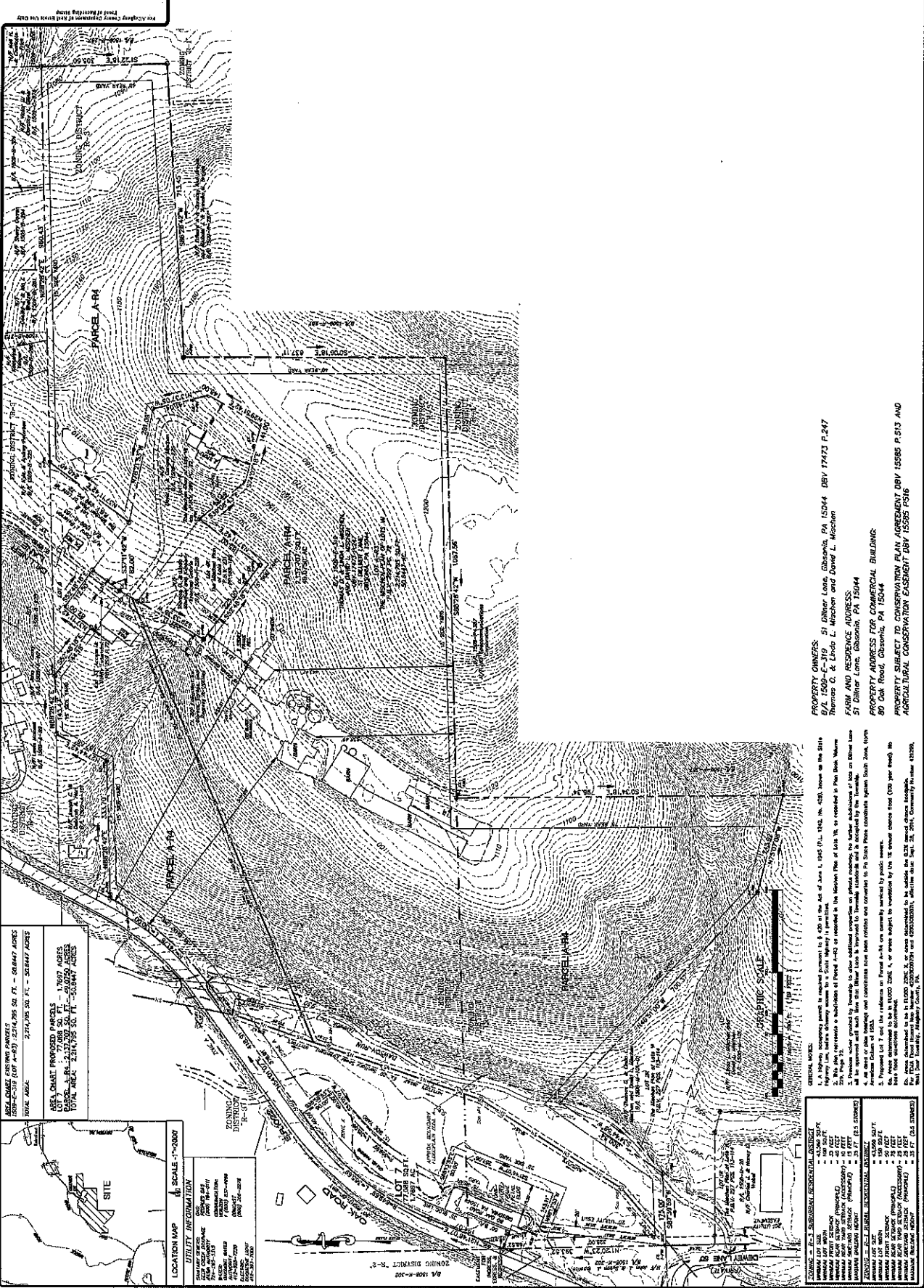
NOTE: ALL plans must be folded to 8 1/2" x 11" or the application will be returned as incomplete. Additional materials may be required depending upon the nature and location of the proposed development and/or subdivision.

- ☒ Eight (8) folded copies of all plans and six (6) reduced to 11" x 17" at initial submission
- ☒ One (1) copy of application
- ☐ Three (3) copies for lot line revisions
 - ☐ SUBDIVISION PLAT
 - ☐ SITE PLAN
 - ☐ CONSTRUCTION PLANS
 - ☐ Grading
 - ☐ Utilities
 - ☐ Landscaping
- ☒ FILING FEE and any applicable ESCROW
(The applicant is responsible for all professional costs incurred relating to review and inspection.)
- ☒ LOCATION MAP of development
- ☐ Two (2) copies of SUPPORTING DATA and/or EXHIBITS
 - ☐ Stormwater Management Plan
 - ☐ Soil Report
 - ☐ Erosion and Sedimentation Control Plan
 - ☐ Environmental Impact Statement
 - ☐ Architectural Drawings
 - ☐ Structural Drawings
 - ☐ Natural Features Plan (tree lines, wetlands, streams, floodplains, etc.)
- ☐ One (1) copy of the SEWAGE FACILITIES APPLICATION (Planning Module) which is submitted to the DEP or ACHD
- ☐ One (1) copy of the PROPOSED DEVELOPER'S AGREEMENT
(when an Agreement is required)

I certify that the information contained herein is true and correct.


Applicant - Signature

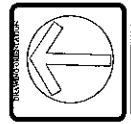
3/3/22 David Mischen
Print Name



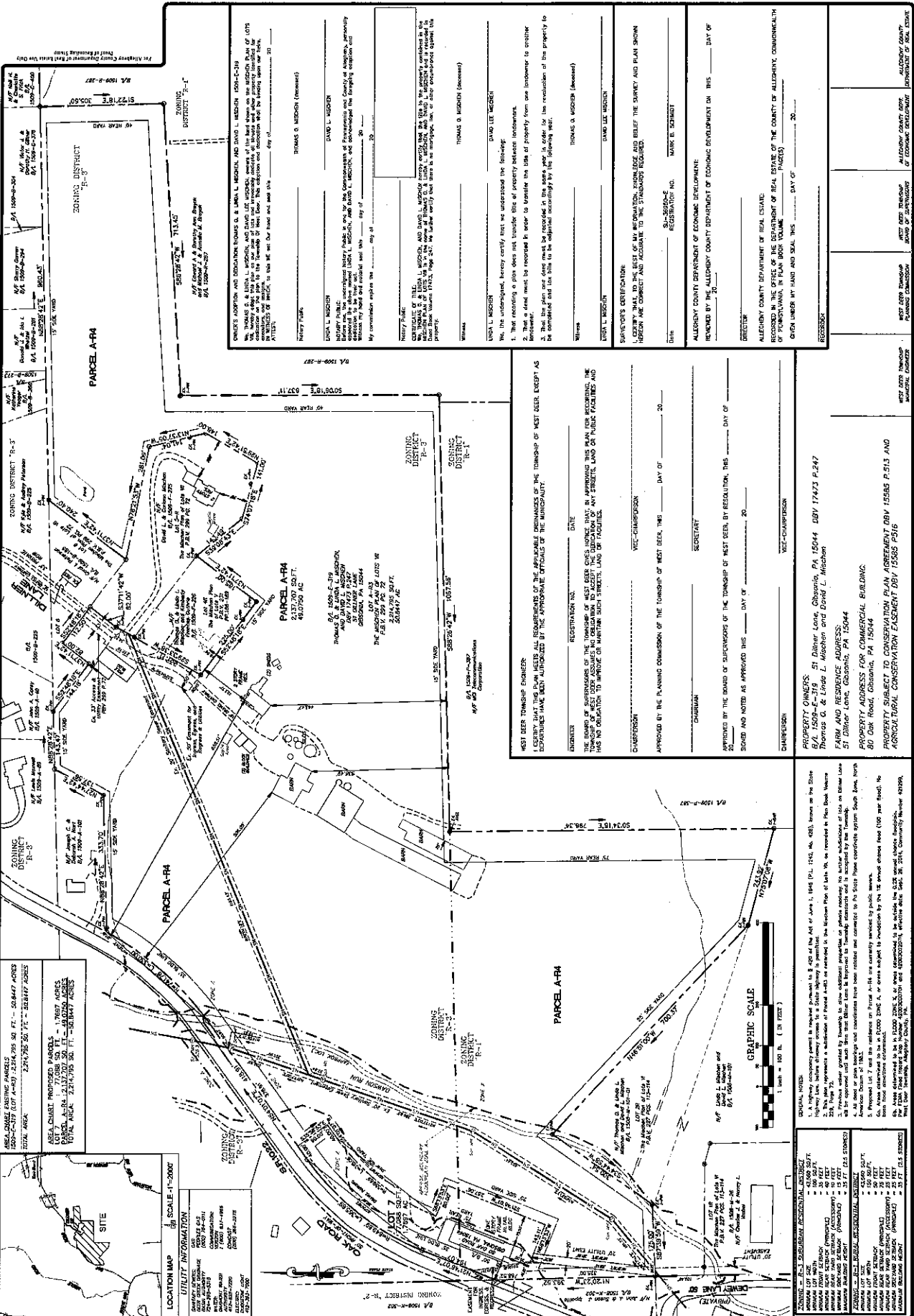


PLANNING AND ECONOMIC DEVELOPMENT
COUNTY OF ALLEGHENY
1000 MARKET STREET, SUITE 1000
PITTSBURGH, PA 15222
TEL: 412-351-2000
FAX: 412-351-2001
WWW.ALLEGHENYCOUNTY.ORG

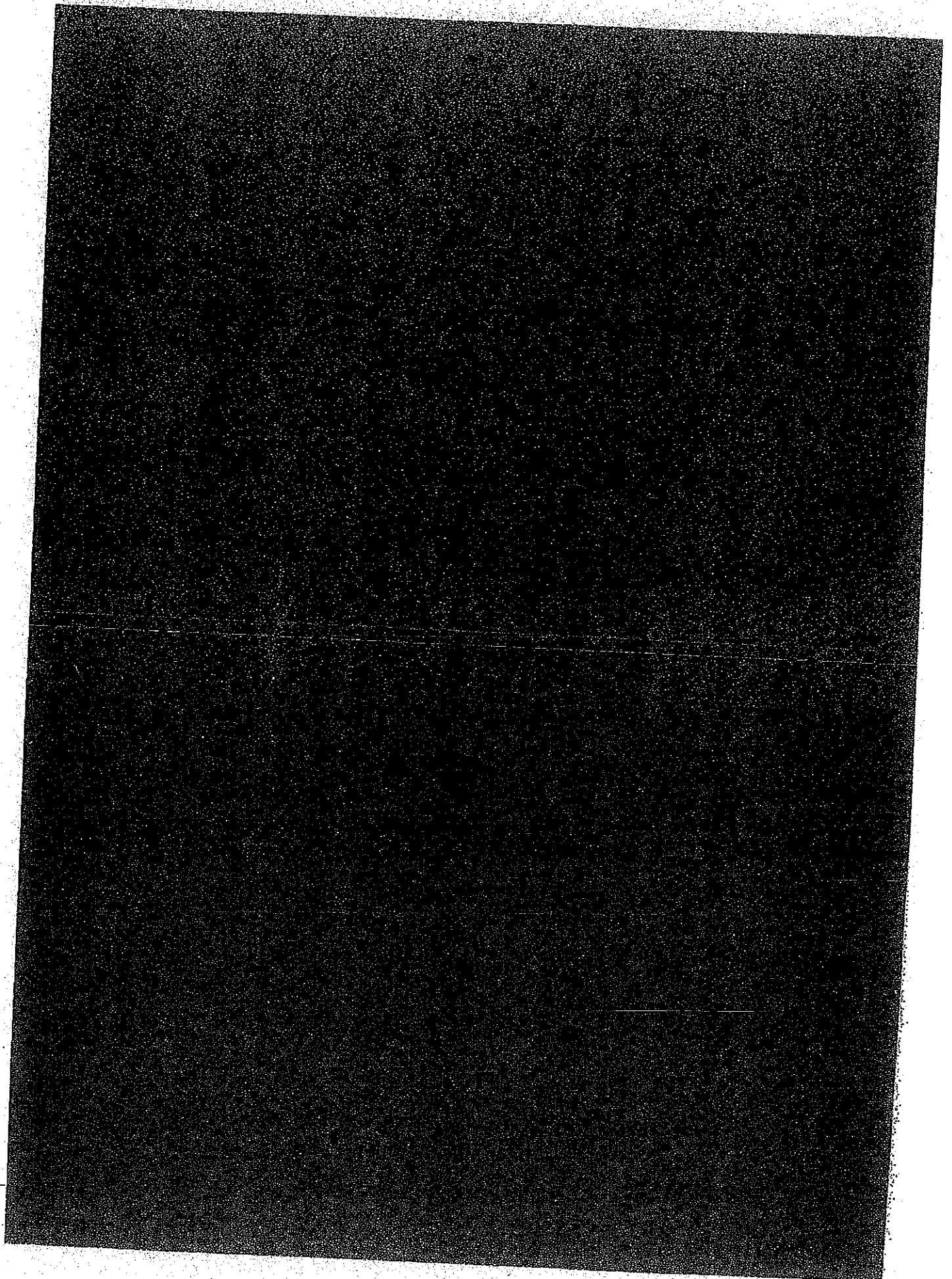
NO.	DESCRIPTION	DATE
1	RECEIVED	10/1/2000
2	RECEIVED	10/1/2000
3	RECEIVED	10/1/2000
4	RECEIVED	10/1/2000
5	RECEIVED	10/1/2000
6	RECEIVED	10/1/2000
7	RECEIVED	10/1/2000
8	RECEIVED	10/1/2000
9	RECEIVED	10/1/2000
10	RECEIVED	10/1/2000



A Subdivision Plan of Lots VIII
WEST DEER TOWNSHIP, ALLEGHENY COUNTY, PA
RECEIVED
10/1/2000
1000 MARKET STREET, SUITE 1000
PITTSBURGH, PA 15222
TEL: 412-351-2000
FAX: 412-351-2001
WWW.ALLEGHENYCOUNTY.ORG



NO.	DESCRIPTION	DATE
1	RECEIVED	10/1/2000
2	RECEIVED	10/1/2000
3	RECEIVED	10/1/2000
4	RECEIVED	10/1/2000
5	RECEIVED	10/1/2000
6	RECEIVED	10/1/2000
7	RECEIVED	10/1/2000
8	RECEIVED	10/1/2000
9	RECEIVED	10/1/2000
10	RECEIVED	10/1/2000



AWARD: MUNICIPAL COMPLEX ARCHITECT

AS THE NEXT STEP OF THE TOWNSHIP'S MUNICIPAL COMPLEX CONSTRUCTION PROJECT, THE TOWNSHIP ENGINEER AND TOWNSHIP MANAGER WERE CHARGED WITH RECEIVING PROPOSALS FROM ARCHITECTS FOR THE DESIGN OF THE COMPLEX.

A REQUEST FOR PROPOSAL WAS ADVERTISED, WITH A DEADLINE OF 3:30PM ON WEDNESDAY, APRIL 13TH.

THE FOLLOWING BIDS WERE RECEIVED:

<u>BIDDERS</u>	<u>TOTAL AMOUNT</u>
1) RSSC ARCHITECTURE	\$398,000.00
2) HHSDR ARCHITECTS	\$419,900.00
3) ENTASIS INC.	\$464,100.00

MR. MATOR....

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AWARD THE MUNICIPAL COMPLEX ARCHITECT BID TO _____ IN THE AMOUNT OF \$_____.

	MOTION	SECOND	AYES	NAYES
DR. MANN	___	___	___	___
MR. SMULLIN	___	___	___	___
MR. FREY	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
MRS. JORDAN	___	___	___	___

DISCUSSION: TOWN HALL MEETINGS

MRS. JORDAN...

OLD BUSINESS

NEW BUSINESS

ANNOUNCEMENT (MEMORIAL DAY SERVICE SCHEDULE)

Memorial Day
Monday, May 30, 2022

8:30 a.m. Bairdford WW II Memorial
9:00 a.m. West Deer Township Municipal Bldg. Memorial
9:30 a.m. Rural Ridge Volunteer Fire Dept.
10:15 a.m. East Deer Township Memorial
11:00 a.m. Indiana Township Memorial
11:45 a.m. Lakewood Memorial Gardens
12:30 p.m. West Deer William Fish American Legion
Post 356

Services are conducted by the Veterans of the West Deer Legion and members of the Sons of the American Legion. There will be a luncheon serviced after the 12:30 p.m. ceremony which is sponsored by the West Deer American Legion Ladies Auxiliary. All welcome to attend.

ADJOURNMENT

I MOVE TO ADJOURN AT _____ P.M.

	MOTION	SECOND	AYES	NAYES
MR. SMULLIN	_____	_____	_____	_____
MR. FREY	_____	_____	_____	_____
MRS. HOLLIBAUGH	_____	_____	_____	_____
DR. MANN	_____	_____	_____	_____
MRS. JORDAN	_____	_____	_____	_____