

West Deer Township
Board of Supervisors
20 July 2022
6:30 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; Vernon Frey; Jennifer Mann; and James Smullin. Also present were: Daniel Mator, Township Manager and Gavin Robb, Township Solicitor.

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

Joe Wisnieski of Deer Creek Road

- Mr. Wisnieski thanked Chief Loper for the extra police presence on Deer Creek Road. He reported it had decreased the amount of speeders. Mr. Wisnieski reiterated his concern of the 45 mph speed limit on Deer Creek Road.

Mr. Mator responded that the Township had made numerous requests to the Commonwealth to adjust the speed limit of Deer Creek Road – including a “ride along” with the Township’s former State Senator – but that PennDOT refused the requests.

Mr. Wisnieski reported seeing tractor trailers driving on Middle Road Ext. Mr. Mator acknowledged this matter, and explained that many times truck drivers will not use commercial GPS and will instead use consumer GPS devices. He stated that this then leads the drivers on routes not designed for commercial vehicles.

ACCEPT MINUTES

MOTION BY Supervisor Mann and SECONDED BY Supervisor Hollibaugh to accept the minutes of the 15 June 2022 regular business meeting as presented. Motion carried unanimously 5-0.

MONTHLY FINANCIAL REPORT

TOWNSHIP OF WEST DEER
FINANCE OFFICER'S REPORT
30 June 2022

I - GENERAL FUND:

	<u>June</u>	<u>YTD</u>	<u>% of Budget</u>
Revenues	460,776.72	5,603,818.91	62.15%
Expenditures	885,036.13	4,241,285.67	47.04%
 Cash and Cash Equivalents:			
Sweep Account		<u>0.00</u>	
			<u>1,564,607.89</u>

II - SPECIAL REVENUE FUNDS

Cash and Cash Equivalents:

Street Light Fund:

 Restricted 96,229.36

Fire Tax Fund:

 Restricted 68,726.58

State/Liquid Fuels Fund:

 Restricted 194,582.06

359,538.00

Investments:

Operating Reserve Fund:

 Reserved 776,391.44

Capital Reserve Fund:

 Reserved 963,000.78

1,739,392.22

III - CAPITAL PROJECT FUNDS:

Cash and Cash Equivalents:

0.00

0.00

TOTAL CASH BALANCE 6/30/22

3,663,538.11

Interest Earned June 2022

154.50

	<u>6/1/2022</u>	<u>May</u>	<u>6/30/2022</u>
	<u>Debt Balance</u>	<u>Principal</u>	<u>Debt Balance</u>
		<u>Payment</u>	
Mars National - VFC #3	\$85,623.62	\$2,607.94	\$83,275.20
NexTier Bank VFC #2	\$383,579.78	\$2,680.96	\$382,101.37

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

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

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

JUNE LIST OF BILLS

Amerikohl Aggregates Inc.....	2027.25
Amerikohl Transport Inc.	1621.80
Bearcom.....	292.47
Best Wholesale Tire Co. Inc.....	881.38
Hei-Way LLC.....	174.44
Jordan Tax Service, Inc.....	1233.81
Kress Tire.....	2012.56
Mark C. Turnley.....	3350.00
Northeast Paving.....	3224.60
Office Depot.....	261.44
Shoup Engineering Inc.....	24550.50
Toshiba Financial Services.....	498.76
Tristani Brothers Inc.....	475.00
Tucker/Arensberg Attorneys.....	5204.07

MOTION BY Supervisor Mann and SECONDED BY Supervisor Hollibaugh to pay the List of Bills as submitted, and all approved reimbursable items in compliance with generally accepted accounting practices. Motion carried unanimously 5-0.

POLICE CHIEF’S REPORT

Chief Bob Loper was present and provided a summary report of Police Department activities for the month of June 2022. A copy of the report is on file at the Township Building.

PUBLIC WORKS FOREMAN’S REPORT

Mr. Kevin Olar provided a summary report on the Public Works Department for the month of June 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.

Projects

- 2022 Road Improvement Project
 - All hot mix and cold mix asphalt paving work has been completed by contractors A. Liberoni, Inc. and Youngblood Paving, Inc. Backfilling of road edges by Youngblood Paving, Inc is ongoing.

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

- None

MUNICIPAL SEPARATE STORM SEWER (MS4) ANNUAL REPORT

Mr. Shoup discussed the MS4 Permit that the Township has and the obligations that the Township has under the permit. He explained the six minimum control measures that are required to be met, and how they are being addressed.

Mr. Shoup also reviewed the status of the implementation of the Pollution Reduction Plan, and the stream restoration projects associated with the plan.

PLANNING & ZONING COMMUNITY DEVELOPMENT DIRECTOR REPORT

Mr. Harmit Bedi was present and provided a summary report on Code Enforcement and Zoning for the month of June 2022. A copy of the report is on file at the Township Building.

PARKS & RECREATION BOARD REPORT

The Board received the Parks & Recreation Board Report for the month of June 2022. A copy of the reports is on file at the Township Building.

WEST DEER #1 VFC REPORT

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

WEST DEER EMS REPORT

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

ADOPTION: ORDINANCE NO. 447 (ADOPTION OF CANTER LANE)

ORDINANCE NO. 447

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, ADOPTING THE FOLLOWING STREET: CANTER LANE; AND AMENDING ORDINANCE NO. 427 TO INCLUDE THE SAME.

MOTIONED BY Supervisor Frey and SECONDED BY Supervisor Hollibaugh to adopt Ordinance No. 447 accepting the following street; Canter Lane, and authorizing the appropriate Township Official to sign the Deed of Dedication. Motion carried unanimously 5-0.

ADOPTION: RESOLUTION NO. 2022-12 (COMMUNITY BPID AUTHORITY)

RESOLUTION NO. 2022-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WEST DEER, ALLEGHENY COUNTY, PENNSYLVANIA, AUTHORIZING AND DIRECTING THE CHAIRPERSON OF THE BOARD OF SUPERVISORS AND TOWNSHIP MANAGER TO SIGN AN AGREEMENT WITH THE COMMONWEALTH OF PENNSYLVANIA AUTHORIZING ELECTRONIC ACCESS TO PENNDOT SYSTEMS.

Mr. Mator explained the State requested the Township to access PennDOT electronically and this Resolution authorizes the Township to do so.

MOTIONED BY Supervisor Smullin and SECONDED BY Supervisor Mann to adopt Resolution 2022-12 authorizing and directing the Chairperson of the Board of Supervisors and Township Manager to sign an agreement with the Commonwealth of Pennsylvania authorizing electronic access to PennDOT systems. Motion carried unanimously 5-0.

APPROVAL: ALLEGHENY COUNTY WINTER MAINTENANCE AGREEMENT (2022-2025)

The County Winter Maintenance Agreement is for the 2022-2023, 2023-2024, and 2024-2025 winter seasons.

Mr. Mator pointed out that the County reimbursement never covers the Township’s actual expenditures. He explained that past Boards have still approved this agreement so that the roads are clear and safe for residents in a timely manner. He added that the Township Public Works crew has to drive the County roads to access the Township roads anyhow, so it makes sense to agree to clear snow and ice.

MOTIONED BY Supervisor Frey and SECONDED BY Supervisor Smullin to accept the County Winter Maintenance Agreement as presented. Motion carried unanimously 5-0.

APPROVAL/DENIAL: CONDITIONAL USE APPLICATION (TRADITIONS OF AMERICA)

Motion to adopt findings and decision approving the application for final approval of the Rose Ridge Planned residential Development.

Applicant: TOA Rose Ridge, L.P.

Location: Gibsonia Road
Allison Park, PA

Zoning District: R-2 Semi-Suburban Residential

Request: To construct 234 single family detached homes and 12 single family attached homes on 176.49 acres located on Gibsonia Road (Block and Lot Nos. 1216-E-281 and 1215-R-121)

The applicant is requesting approval of its application for final approval of the Rose Ridge Planned Residential Development.

Mr. Robb explained there was a Public Hearing for a modification to the requested Residential Development Plan and this motion is to approve the Plan as amended.

MOTIONED BY Supervisor Smullin and SECONDED BY Supervisor Frey to adopt the findings and decision approving the application for final approval of the Rose Ridge Planned Residential Development. Motion carried unanimously 5-0.

AUTHORIZATION: ADVERTISEMENT OF ORDINANCE NO. XXX (WIRELESS COMMUNICATIONS FACILITIES)

ORDINANCE NO. XXX

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, PROVIDING FOR THE AMENDMENT OF THE WEST DEER ZONING ORDINANCE, AS CODIFIED IN PART II CHAPTER 210, ARTICLE XVIII, § 210-78, ET SEQ., “WIRELESS COMMUNICATIONS FACILITIES” OF THE ZONING ORDINANCE; PROVIDING FOR PURPOSES FOR PURPOSES AND FINDINGS OF FACT RELATED TO THE ADOPTION OF THE AMENDMENT; PROVIDING FOR DEFINITIONS; ESTABLISHING CERTAIN GENERAL AND SPECIFIC STANDARDS RELATING TO THE LOCATION PLACEMENT, CONSTRUCTION AND MAINTENANCE OF TOWER-BASED WIRELESS COMMUNICATIONS FACILITIES, NON-TOWER WIRELESS COMMUNICATION FACILITIES, AND SMALL WIRELESS COMMUNICATIONS FACILITIES; PROVIDING FURTHER FOR THE REGULATION OF SUCH FACILITIES WITHIN THE PUBLIC RIGHTS-OF-WAY AND OUTSIDE THE PUBLIC RIGHTS-OF-WAY; PROVIDING FOR THE ENFORCEMENT OF SAID REGULATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Robb reported that his office did not prepare this Ordinance so he will review the verbiage prior to the Public Hearing.

MOTIONED BY Supervisor Mann and SECONDED BY Supervisor Hollibaugh to authorize the advertisement of Ordinance NO. XXX amending the West Deer Zoning Ordinance regarding Wireless Communications Facilities, & scheduling a Public Hearing on 21 September 2022 at 6:30pm for the same. Motion carried unanimously 5-0.

AUTHORIZATION: ADVERTISEMENT OF A PUBLIC HEARING FOR A USED CAR DEALERSHIP (JK MOTOR CARS, LLC)

Applicant:	JK Motor Cars, LLC
Location:	11 Oak Road, Gibsonia, PA 1.411 Acres
Zoning District:	SU-Special use
Request:	To operate a used car/auto dealership

The applicant is requesting a conditional use in a Special use Development (SU) Zoning District.

MOTIONED BY Supervisor Frey and SECONDED BY Supervisor Smullin to authorize the advertisement of the Conditional Use Public Hearing for the Used Car/Auto Dealership request for a Special Use Development scheduled 17 August 2022 at 6:30pm. Motion carried unanimously 5-0.

AUTHORIZATION: DEER LAKES SCHOOL DISTRICT MEMORANDUM OF UNDERSTANDING

The Memorandum of Understanding between the West Deer Township Police Department and the Deer Lakes School District from June 2022 through June 2024.

The School Board had it on their agenda for approval at their June 2022 meeting.

Dr. Mann expressed very strong feelings about taxpayers having to pay school taxes to pay for their Police surveillance in the schools when the Township taxes also pay the salaries of the Police Department. She stated she felt this was “hitting the taxpayers twice,” and that she would be abstaining.

Mr. Mator asked Dr. Mann to clarify that she was abstaining because she was a teacher within the school district. Dr. Mann confirmed.

MOTIONED BY Supervisor Smullin and SECONDED BY Supervisor Frey to authorize the signing of the Memorandum of Understanding between the West Deer Township Police Department and the Deer Lakes School District as presented. Motion carried: 4-yes, 0-no, 1-abstention.

AUTHORIZATION: HIRING OF PART-TIME POLICE OFFICER

The Board received a memorandum from Chief Loper recommending the hiring of Alexander Cherevka for the position of Part-Time Police Officer.

A satisfactory background check was performed on the applicant.

Chief Loper brought up that the Board was aware the Police Department was still in need of employees. He briefly commented on Officer Cherevka’s background.

MOTIONED BY Supervisor Frey and SECONDED BY Supervisor Hollibaugh to hire Alexander Cherevka as a Part-Time Police Officer of West Deer Township, contingent upon the completion of all the necessary steps to obtain certification from the PA Municipal Officers Training Commission. Motion carried unanimously 5-0.

Officer Cherevka stated he looked forward to working for the Township.

AWARD: EMS AIR CONDITIONER

The West Deer EMS forwarded the attached proposal from Shipeck Heating & Cooling to remove their failing air conditions, and to replace it was a new one.

Mr. Mator reported Chief Humes contacted him because the air conditioner was not working properly at the EMS Building. He reported the Chief Humes reached out to multiple vendors for quotes, but only received one from Shipeck Heating and Cooling. Mr. Mator expressed that he felt their quote was in-line with current rates, and had no issues with an approval based off of past experiences with Shipeck Heating and Cooling.

MOTIONED BY Supervisor Mann and SECONDED BY Supervisor Smullin to award the bid to remove and replace the existing air conditioner at the West Deer EMS Building to Shipeck Heating and colling in the amount of \$3,900.00. Motion carried unanimously 5-0.

OLD BUSINESS

- Mrs. Jordan reported speaking to Mrs. Maudhuit, and she was still looking into dates to hold a dedication for former Supervisor Shawn Maudhuit. She thanked Mr. Shook for researching the plaque options and asked the timeframe to have a plaque prepared.

Mr. Shook responded it was estimated to take three weeks.

More discussion was held.

- Dr. Mann brought up a resident having many Township historical photos and was willing to give copies to the Township. She requested a timeframe of when these photos would be needed.

Mr. Shook responded that currently the Township was in the process of creating a new website, and he became aware that the Township does not have many photos to put on the website.

Dr. Mann suggested that – since the resident has so many photos – the resident send different pictures each month.

More discussion was held.

- Mrs. Jordan reported that Mr. Frey, Mr. Mator, and herself held a Public Safety Meeting since the last Supervisor Meeting with the safety personnel. She commented there was nothing to report because everyone was still digesting the information discussed.

NEW BUSINESS

- Mrs. Jordan announced another Executive Session for personnel issues immediately following the meeting.

ADJOURNMENT

MOTION BY Supervisor Hollibaugh and SECONDED BY Supervisor Frey to adjourn the meeting at 7:45 p.m. Motion carried unanimously 5-0. Meeting adjourned.

Daniel J. Mator Jr., Township Manager