

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.

6:30 p.m. – PUBLIC HEARING– TRADITIONS OF AMERICA ROSE RIDGE, LLC

Township Solicitor Gavin Robb opened the meeting.

Roll Call taken by Mr. Mator – Quorum present.

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

The court stenographer was present.

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

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

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

Ryan Wotus of Goldberg, Kamin & Garvin Law Firm

- Mr. Wotus spoke on the garage size modification request to the approved conditional use. He requested that the transcript from previous public hearing be included as an exhibit.

Tim McCarthy of Traditions of America

- Mr. McCarthy gave a slide presentation of the proposed project showing the proposed garage modification.

Rocco Magrino of PVE

- Mr. Magrino reported the submission of two permits -Joint Permit for the impact to streams and wetlands on the property and the MPS Permit which is a construction permit. He added there have been revisions to the map for a pond that originally was going to be a stormwater pond. Mr. Magrino explained that it was determined the pond needed to be reserved so the roads have been rerouted to allow more green space around the pond.

Mr. Robb pointed out the Board of Supervisors had 30 days to adopt the findings of the Fact and Conclusions of Law. He requested an extension to the 30 day deadline since the next regular business meeting will be held after this required timeline. Mr. Wotus agreed.

PUBLIC COMMENTS

- None

More discussion was held.

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Frey to close the public hearing. Motion carried unanimously 5-0.

MOTION BY Supervisor Smullin and SECONDED BY Supervisor Mann to approve the modification request to the approved Planned Residential Development Plan for the Applicant TOA Rose Ridge, L.P. as per the recommendation by the Planning Commission with the above listed conditions and comments listed by Shoup Engineering. Motion carried unanimously 5-0.

ADJOURNMENT/PUBLIC HEARING

MOTION BY Supervisor Jordan and SECONDED BY Supervisor Frey to adjourn the meeting at 7:00 p.m. Motion carried unanimously 5-0. Meeting adjourned.

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 reported the Middle Road Ext. no truck sign was being blocked by tree limbs. He voiced his concern of the 45 mph speed limit on Deer Creek Road and added that there had been an increase in speeding.

Scott Woloszyk of Schuster Road

- Mr. Woloszyk requested the return of the second comment section at the end of the regular business meetings. He expressed that he felt it would be helpful for any residents that need to comment on what was discussed during the meeting.

Josh Wiegand, Chief of West Deer Fire Company #3

- Chief Wiegand requested a Public Safety Committee Meeting be scheduled. Mrs. Jordan responded she would look into setting a date and get back to him.
- He asked when each fire company would receive the \$9,000 budgeted from the Township. Mr. Robb replied that this request can be placed on the July business meeting agenda for the Board to discuss, if the Board so chose. Chairperson Jordan stated that the matter would be brought up at the requested meeting.

Adam Wilson, Chief of West Deer Fire Company #2

- Chief Wilson asked when the remaining three fire hydrants would be installed. Mr. Mator answered that they are currently unavailable, and – when they are delivered – Oakmont Water will take care of installing them.
- He questioned if the Fire Study results would be shared with the Fire Departments. Mrs. Jordan responded that the Board had not yet decided, and would make that decision once the study is reviewed.

ACCEPT MINUTES

MOTION BY Supervisor Smullin and SECONDED BY Supervisor Frey to accept the minutes of the 18 May 2022 regular business meeting as presented. Motion carried unanimously 5-0.

MONTHLY FINANCIAL REPORT

TOWNSHIP OF WEST DEER
FINANCE OFFICER'S REPORT

31 May 2022

I - GENERAL FUND:

	<u>May</u>	<u>YTD</u>	<u>% of Budget</u>
Revenues	1,624,579.20	5,143,042.19	57.04%
Expenditures	1,701,621.90	3,356,249.72	37.22%
 Cash and Cash Equivalents:			
Sweep Account		1,955,860.83	
			1,955,860.83

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

Restricted	99,767.03
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Fire Tax Fund:

Restricted	83,874.59
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State/Liquid Fuels Fund:

Restricted	194,451.10
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378,092.72

Investments:**Operating Reserve Fund:**

Reserved	776,385.06
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Capital Reserve Fund:

Reserved	962,995.05
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1,739,380.11

III - CAPITAL PROJECT FUNDS:**Cash and Cash Equivalents:**

0.00

0.00

TOTAL CASH BALANCE 5/31/22

4,073,333.66

Interest Earned May 2022

107.00

5/1/2022

**May
Principal**

5/31/2022

	Debt Balance	Payment	Debt Balance
Mars National - VFC #3	\$87,972.04	\$2,607.94	\$85,564.06
NexTier Bank VFC #2	\$385,058.19	\$2,680.96	\$383,579.78

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

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

JUNE LIST OF BILLS

Bearcom.....	292.47
Best Wholesale Tire Co.....	297.45
Hei-Way, LLC.....	738.51
Jordan Tax Service, Inc.....	3782.70
Kress Tire.....	2260.40
Mark C. Turnley.....	3350.00
Office Depot.....	650.86
Shoup Engineering Inc.....	1802.50
Toshiba Financial Services.....	1280.81
Tristani Brothers, Inc.....	1527.12
Tucker/Arensberg Attorneys.....	5097.88
Wine Concrete Products, Inc.....	2912.00

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

Mrs. Jordan asked Chief Loper to address the rumor of the Police Department having a monthly traffic ticket quota. Chief Loper explained that the increase in traffic tickets within the Township is not due to a quota, but was to address the traffic complaints the Police Department had been receiving. He pointed out that ticketing is not lucrative for the Township, as it would only receive approximately \$25 from a speeding ticket.

Chief Loper added that if the ticket goes to the magistrate for a not-guilty plea, the Township loses money for paying an Officer to attend, which is more than the Township would receive. Chief Loper asked the public to email or call with any traffic complaints within the Township so they can be addressed.

Mrs. Jordan requested an update on the No Parking Ordinance. Chief Loper responded that it is going well and residents are using the email to communicate their parking requests.

More discussion was held.

PUBLIC WORKS FOREMAN’S REPORT

Mr. Kevin Olar provided a summary report on the Public Works Department for the month of May 2022. A copy of the report is on file at the Township Building.

Mrs. Jordan reported speaking with Mr. Olar about repaving the Curtiville Park. She announced Public Works will be digging up the old paving, and that Mr. Smullin offered to provide the labor to repave the park at no cost to the Township. Mr. Smullin concurred. Mrs. Jordan thanked Mr. Smullin, and asked for a timeline of when it should be completed. Mr. Smullin responded possibly next month.

ENGINEER'S REPORT

The Board received the Engineer's Report submitted by Shoup Engineering, Inc.

Projects

- Bairdford Park Pavilion Project
 - The work on the project has been completed by the contractor, Santamaria Landscape and Cement Contractors.

- 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 the contractors 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:

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

Mr. Frey asked if anyone had seen the Bairdford Park Pavilion since it's been completed.

Mr. Mator reported that he had, and that it looked great.

MUNICIPAL SEPARATE STORM SEWER (MS4) ANNUAL REPORT

Mr. Mator requested that due to the absence of Mr. Shoup, that this report be moved to next months' meeting agenda.

BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER'S REPORT

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

Mrs. Jordan reported last month, the Movie in the Park, Food Truck, Senior Luncheon, and the Family Fishing Events were held and very successful. Mrs. Jordan announced that any schedule monthly events will be posted on Parks and Recreation Board's Facebook page. She pointed out that Community Days had now been renamed the West Deer Festival.

WEST DEER #1 VFC REPORT

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

ADOPTION: RESOLUTION NO. 2022-11 (IPPOLITO SEWAGE PLANNING MODULE)

RESOLUTION NO. 2022-11

RESOLUTION 2022-11 APPROVES THE PA DEP SEWAGE FACILITIES PLANNING MODULE FOR THE PLAN LOCATED AT 628 MIDDLE ROAD EXTENSION GIBSONIA, PA IN THE SU SPECIAL USE ZONING DISTRICT.

MOTIONED BY Supervisor Frey and SECONDED BY Supervisor Hollibaugh to adopt Resolution No. 2022-11 approving the PA DEP Sewage Facilities Planning Module for the Ippolito Sewage Module Plan. Motion carried unanimously 5-0.

AUTHORIZATION: ADVERTISEMENT OF THE CONDEMNATION & DEMOLITION OF 17-19 SCHOOL ST. & 1130 – 1132 EISENHOWER DR.

Information and photographs of the structures located at 17-19 School Street & 1130-1132 Eisenhower Drive were given to the Board.

17 School Street
Lot/Block#: 1361-M-108
Owner: Anna & Arthur Reynolds

19 School Street
Lot/Block#: 1361-M-105
Owner: Lori Callwood

1130-1132 Eisenhower Drive
Lot/Block# 1218-M-126

Owner: Holy Spirit Revival & Evangelistic Ministries

Mr. Payne inspected the properties and determined – pursuant to Chapter 90 of the Code of the Township of West Deer (“Dangerous Buildings”), the Township of West Deer has determined that the above-referenced properties located at 17 and 19 School street (which are attached, duplex) and 1130-1132 Eisenhower Drive (which were attached duplexes converted into singly family dwelling), constitutes dangerous structures and/or public nuisance and the structures located on the properties are a threat to health, safety and welfare of the residents of the Township.

Mr. Robb requested that if the Board approved the advertisement of the public hearing to postpone to August 17th at 6:30pm for additional notifications to be completed prior to the hearing.

MOTIONED BY Supervisor Mann and SECONDED BY Supervisor Frey to authorize the Township Manager to advertise the public hearing for the condemnation & demolition of the structures located at 17 & 19 School Street and 1130-1132 Eisenhower Drive scheduled on 17 August 2022 at 6:30pm. Motion carried unanimously 5-0.

AUTHORIZATION: ADVERTISEMENT ORDINANCE NO. XXX (ADOPTION OF CANTER LANE)

ORDINANCE NO. XXX

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

MOTIONED BY Supervisor Mann and SECONDED BY Supervisor Smullin to authorize the advertisement of Ordinance No. XXX accepting the following street: Canter Lane, and authorizing the appropriate Township Official to sign the Deed of Dedication. 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, 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 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 COMMUNICATION 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. Mator recommended further review with the Cohan Law Group and requested a postponement till next months’ regular business meeting.

Mr. Robb agreed and added there are potential variables to discuss with this ordinance. He added there are items the Township needed to give some input on and added that it could take another month to review.

AUTHORIZATION: DEER LAKES SCHOOL DISTRICT SERVICE AGREEMENT

The Board of Supervisors was given a copy of the Service agreement between West Deer Township and the Deer Lakes School District from 24 August 2022 through the last student school day in June of 2023.

The School Board voted on the agreement at their May 2022 meeting.

MOTIONED BY Supervisor Hollibaugh and SECONDED BY Supervisor Frey to authorize the signing of the Service Agreement between the Township and the Deer Lakes School District as presented. Motion carried unanimously 5-0.

AUTHORIZATION: DOLLAR GENERAL HIGHWAY OCCUPANCY PERMIT

The Board received the Highway Occupancy Permit for the Starr Road Dollar General.

Mr. Robb explained this permit was required by PennDOT when a development requested to tap into their existing storm drain. He added that the Township is required to be the co-applicant on the permit.

MOTION BY Supervisor Smullin and SECONDED BY Supervisor Mann to approve the Highway Occupancy Permit for the Starr Road Dollar General. Motion carried unanimously 5-0.

AUTHORIZATION: DOLLAR GENERAL STORMWATER AGREEMENT

The Board of Supervisors received the Stormwater Agreement for the Starr Road Dollar General.

Mr. Robb pointed out this agreement insured that the developer installed and maintained the best management practices.

MOTION BY Supervisor Mann and SECONDED BY Supervisor Smullin to approve the Stormwater Agreement for the Starr Road Dollar General. Motion carried unanimously 5-0.

AUTHORIZATION: MORTON SALT AGREEMENT

The Board of Supervisors received the Salt Agreement with Morton Salt Inc. for 1 September 2022 through 31 August 2023.

Mr. Mator informed the Board that this was a standard agreement that the Township enters into every year to maintain salt deliveries.

MOTIONED BY Supervisor Frey and SECONDED BY Supervisor Hollibaugh to authorize the Salt Agreement between the Township and Morton Salt Inc. Motion carried unanimously 5-0.

AUTHORIZATION: SALE OF THE PUBLIC WORKS TRUCK

The Township advertised for the sale of the 2014 F350 1-Ton Dump Truck with salt box, and plow.

Sealed bids were received and opened on 7 June 2022 at 1:30pm.

The following six bids were received:

- 1.) D.A.R.O.C.O. Inc.....\$25,050.00
- 2.) John Hollibaugh.....\$17,642.00
- 3.) Creative Images Landscaping, Inc.....\$16,525.00
- 4.) Daniel Loughlin.....\$15,141.31
- 5.) Kevin Olar.....\$12,562.25
- 6.) Edward Colosimo.....\$12,450.00

MOTIONED BY Supervisor Smullin and SECONDED BY Supervisor Hollibaugh to authorize the sale of the 2014 F350 1-Ton Dump Truck to D.A.R.O.C.O. Inc. in the amount of \$25,050.00 in as-is condition. Motion carried unanimously 5-0.

AWARD: 2022 NEWSLETTER

The Board directed the Township Manager to inquire and receive bids for the Township newsletter. The Assistant Manager led the project, and the Township received the following bids:

<u>Bidders</u>	<u>Total</u>
Raff Printing Inc.	\$6,345.00
Print King, Inc.	\$7,219.05
Print Tech	\$7,327.00
Alphagraphics	\$10,867.00

Mr. Shook gave a detailed explanation of the proposals. He recommended Raff Printing Inc. Mr. Shook reported this company was referred by the Township’s current branding consultant (Dorsey Design), who vouched for their creditability and reliability.

Mrs. Jordan pointed out that with the increase to the printing cost of the newsletter, going forward there will be an online newsletter for the residents. Mr. Shook agreed and added that a monthly online newsletter will be displayed on the Township Website. He mentioned for those residents with no internet access, the online newsletter will be printed and placed throughout the Township as well as at the Township Building.

Mr. Shook informed the Board that the above cost does not include the additional \$700 to \$800 in postage to mail the newsletters.

MOTIONED BY Supervisor Mann and SECONDED BY Supervisor Frey to award the bid for the Township newsletter to Raff Printing, Inc. in the amount of \$6,345.00. Motion carried unanimously 5-0.

AWARD: WEBSITE REDESIGN AND HOSTING

The Board directed the Township Manager to inquire and receive bids for the Township website redesign and hosting. The Assistant Manager led the project, and the Township received the following bids:

<u>Bidders</u>	<u>Setup Cost</u>	<u>Annual Cost</u>
Townweb	\$10,602.00	\$4,188.00
Revize	\$12,900.00	\$2,900.00
Civicplus	\$19,665.00	\$6,178.00
Granicus	\$32,900.00	\$30,765.00

Mr. Shook gave a detailed explanation of the proposals. He recommended Revize due to the longevity of the business and the best customer retention statistics. Mr. Shook pointed out they were the only business that offered an alternative payment plan which was to divide the cost over four years. He added that the new site should be launched within three to four months.

Mr. Frey questioned if the website company would be responsible for updating the website after it is launched. Mr. Shook responded website training was included in the setup cost for any employee responsible for updating the website.

Mrs. Jordan thanked Mr. Shook.

MOTIONED BY Supervisor Mann and SECONDED BY Supervisor Frey to award the bid for the Township newsletter to Raff Printing, Inc. in the amount of \$5,400.00. Motion carried unanimously 5-0.

OLD BUSINESS

- None

NEW BUSINESS

- Mrs. Jordan suggested a plaque dedication at the Bairdford Park Pavilion in remembrance of Mr. Shawn Maudhuit.

The Board agreed.

More discussion was held.

ADJOURNMENT

MOTION BY Supervisor Mann and SECONDED BY Supervisor Smullin to adjourn the meeting at 8:29 p.m. Motion carried unanimously 5-0. Meeting adjourned.

Daniel J. Mator Jr., Township Manager