



**BOARD OF
SUPERVISORS
MEETING**

August 16, 2023

7:00pm: Regular Business Meeting

Members present: Mr. Frey
Mr. Harrison
Mrs. Hollibaugh
Mr. Smullin
Mrs. Jordan

West Deer Township Board of Supervisors
August 16, 2023

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. Planning, Zoning, and Code Enforcement Report
11. Parks and Recreation Board Report
12. West Deer #1 VFC Report
13. West Deer #2 VFC Report
14. West Deer #3 VFC Report
15. West Deer EMS Report
16. Acceptance: 2024 Minimum Municipal Obligations (MMOs)
17. Acceptance: Resignation of Part-Time Police Officer
18. Adoption: Resolution 2023-6 (Kingston Sewage Facilities Planning Module)
19. Appointment: Alternate Zoning Hearing Board Member
20. Authorization: Advertisement (Finance Officer Position)
21. Authorization: Advertisement (Natural Gas Compressor Station Hearing)
22. Authorization: Bon Tool Lot Line Revision
23. Authorization: Change Order (Crest Street Bridge)
24. Authorization: Deer Lakes School Security Agreement?
25. Authorization: Graystone Estates Subdivision
26. Authorization: Hiring of Part-Time Police Officer
27. Award: 2023 Guiderail Program
28. Award: Sale of Public Works Truck
29. Discussion: Zoning Ordinance
30. Old Business
31. New Business
32. 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.

5

ACCEPT MINUTES

ATTACHED ARE THE MINUTES OF THE JULY 19, 2023 REGULAR BUSINESS MEETING.

DO I HAVE A MOTION TO ACCEPT THE MINUTES OF THE JULY 19, 2023 REGULAR BUSINESS MEETING?

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

West Deer Township
Board of Supervisors
19 July 2023
7:00pm

The West Deer Township Board of Supervisors held their Regular Business Meeting at the West Deer Township Municipal Building. Members present were: Beverly Jordan, Chairperson; Shirley Hollibaugh, Vice-Chairperson; Vernon Frey; David Harrison; and James Smullin. Also present were: Daniel Mator, Township Manager; Joseph Shook, Assistant Township Manager; Gavin Robb, Township Solicitor; and Scott Shoup, Township Engineer.

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

- Jack Rearick of Corbiwood Lane
 - Mr. Rearick referred to the PA Code of Conduct for supervisors and spoke on the duties of the Board. He voiced his concern with the safety and welfare of the residents with the upcoming gas and oil company requests.
- Erin Williams of Middle Road Extension
 - Ms. Williams voiced that she was not concerned with fracking entering the Township because gas is a resource that is needed. She instead stressed her concern over the abandoned mines under her home, and the possible danger of methane exposure or the mine collapsing.

ACCEPT MINUTES

MOTION BY Supervisor Harrison and SECONDED BY Supervisor Smullin to accept the minutes of the 21 June 2023 regular business meeting as presented. Motion carried unanimously 5-0.

MONTHLY FINANCIAL REPORTTOWNSHIP OF WEST DEER
FINANCE OFFICER'S REPORT30 June 2023**I - GENERAL FUND:**

	<u>June</u>	<u>YTD</u>	<u>% of Budget</u>
Revenues	610,713.00	5,023,179.68	53.58%
Expenditures	1,147,003.12	3,627,566.43	38.69%

Cash and Cash Equivalents:

Sweep Account

1,648,993.805,276,560.23**II - SPECIAL REVENUE FUNDS****Cash and Cash Equivalents:****Street Light Fund:**

Restricted

110,215.26

Fire Tax Fund:

Restricted

72,331.86

State/Liquid Fuels Fund:

Restricted

227,810.05410,357.17**Investments:****Operating Reserve Fund:**

Reserved

951,787.09

Capital Reserve Fund:

Reserved

991,633.261,943,420.35**III - CAPITAL PROJECT FUNDS:****Cash and Cash Equivalents:**0.000.00**TOTAL CASH BALANCE 6/30/23**7,630,337.75**Interest Earned June 2023**

5,632.67

	<u>6/1/2023</u>	<u>June</u>	<u>6/30/2023</u>
	<u>Debt Balance</u>	<u>Principal</u>	<u>Debt Balance</u>
		<u>Payment</u>	
Mars National - VFC #3	\$56,404.86	\$2,607.94	\$53,917.57
NexTier Bank VFC #2	\$365,677.41	\$2,680.96	\$365,176.16

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
Hei-Way, L.L.C.....	1593.90
Jordan Tax Service, Inc.....	757.61
Kress Tire	875.00
MRM Property & Liability Trust.....	133813.00
Office Depot.....	654.10
Shoup Engineering Inc.....	8711.45
Stephenson Equipment Inc.....	18766.20
Tristani Brothers, Inc.....	3708.52
Tucker/Arensberg Attorneys.....	500.00

MOTION BY Supervisor Frey and SECONDED BY Supervisor Smullin 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 provided a summary report of Police Department activities for the month of June 2023. 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 2023. 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

- Municipal Building Project
 - Supervision of site construction work occurs as needed.
- Bairdford Park
 - Plans, specifications, and bid documents have been prepared for an improved parking lot, new sports courts, and other features at Bairdford Park. The main project has been awarded to Youngblood Paving. Various other projects have been awarded to COSTARS vendors.
- Crest Street Bridge
 - Design of a replacement bridge for Crest Street is complete. Bids for the project will be opened on 17 July 2023, and will be presented to the Board of Supervisors for consideration.
- 2023 Road Improvement Project
 - Shields Asphalt has completed the hot mix asphalt paving work. Youngblood paving has also completed the double bituminous seal coat work.

Development/Subdivision Review

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

- Hyperion Midstream
 - A review of this land development plan and conditional use application located on Gibsonia Road was performed and a review letter dated 27 April 2023 and 25 May 2023 was sent to the Township.

Mr. Smullin asked if there was a plan for the traffic during the Crest Street Bridge Project. Mr. Shoup answered there is a plan to have a meeting with the residents that reside on Crest Street to discuss, and he explained that the goal is to have one side of the bridge remain open so residents can access their homes.

Mrs. Jordan mentioned that she read in the Engineer's Report that the Bairdford Park paving would begin soon, and asked if that was still the plan. Mr. Shoup confirmed by stating the bulk of the paving should be completed in August.

Mrs. Jordan asked for an update on the paving of the Township roads. Mr. Shoup responded the hot mix and double sealcoat (tar and chip) work is complete, but that West Starz Road is still in progress due to gas company delays.

Mr. Smullin requested an update on a Michael Road stormwater complaint. Mr. Shoup reported that he found there had been no changes to existing storm drains, and that the only work completed were upgrades to existing pipes. He also informed the Board that he was still investigating the matter, and would be in contact with Mr. Thomas Piltoff, who was present at the meeting.

More discussion was held.

PLANNING, ZONING, AND CODE ENFORCEMENT REPORT

The Board received the Planning, Zoning, and Code Enforcement Report for the month of June 2023. A copy of the report is on file at the Township Building.

PARKS AND RECREATION BOARD REPORT

The Board received the Parks and Recreation report for the month of June 2023. A copy of the report 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 2023. 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 2023. 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 2023. 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 2023. A copy of the report is on file at the Township Building.

ADOPTION: ORDINANCE NO. 452 (CHARTER ELECTED AUDITOR AMENDMENT)

ORDINANCE NO. 452

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, ALLEGHENY COUNTY, COMMONWEALTH OF PENNSYLVANIA, ADOPTING PROPOSED LANGUAGE AMENDING SECTION C-1149 OF THE WEST DEER TOWNSHIP HOME RULE CHARTER BY PROVIDING FOR TOWNSHIP AUDITS BY A CERTIFIED PUBLIC ACCOUNTANT OR ACCOUNTING FIRM DULY LICENSED IN PENNSYLVANIA, AND RECOMMENDING SPECIFIC LANGUAGE REGARDING THE SAME TO BE PLACED ON THE NOVEMBER 2023 GENERAL ELECTION BALLOT AS A REFERENDUM QUESTION TO BE VOTED UPON BY THE ELECTORATE OF WEST DEER TOWNSHIP.

Mr. Smullin requested that the referendum be explained in the Township Newsletter. Mr. Mator stated that the staff had already discussed doing so, and that it was planned.

MOTIONED BY Supervisor Smullin and SECONDED BY Supervisor Frey to adopt Ordinance No. 452 amending Section C-1149 of the West Deer Township Home Rule Charter by providing for Township audits by a certified public accountant or accounting firm duly licensed in Pennsylvania, and recommending specific language regarding the same to be placed on the November 2023 General Election Ballot as a referendum question to be voted upon by the Electorate of West Deer Township. Motion carried unanimously 5-0.

ADOPTION: ORDINANCE NO. 453 (CHARTER FIRE TAX AMENDMENT)

ORDINANCE NO. 453

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, ALLEGHENY COUNTY, COMMONWEALTH OF PENNSYLVANIA, ADOPTING PROPOSED LANGUAGE AMENDING SECTION C-1197 OF THE WEST DEER TOWNSHIP HOME RULE CHARTER BY AUTHORIZING THE LEVY OF A FIRE TAX IN AN AMOUNT NOT TO EXCEED .5 MILLS, AND RECOMMENDING SPECIFIC LANGUAGE REGARDING THE SAME TO BE PLACED ON THE NOVEMBER 2023 GENERAL ELECTION BALLOT AS A REFERENDUM QUESTION TO BE VOTED UPON BY THE ELECTORATE OF WEST DEER TOWNSHIP.

Mr. Smullin asked for this referendum to be explained in the Township Newsletter, as well, and Mr. Mator again clarified that the plan was to explain both referenda in detail so the residents fully understood them.

MOTIONED BY Supervisor Smullin and SECONDED BY Supervisor Frey to adopt Ordinance No. 453 adopting proposed language amending section C-1197 of the West Deer Township Home Rule Charter by authorizing the Levy of a fire tax in an amount not to exceed one-half (.5) mills, and recommending specific language regarding the same to be placed on the November 2023 General Election Ballot as a referendum question to be voted upon by the electorate of West Deer Township. Motion carried unanimously 5-0.

ADOPTION: RESOLUTION NO. 2023-05 (FEE SCHEDULE)

RESOLUTION NO. 2023-05 AMENDING THE FEES CHARGED BY THE TOWNSHIP AS PER THE SCHEDULE OF FEES.

The Board received a copy of the Resolution 2023-05.

Mr. Frey asked Mr. Mator and Mr. Shook to explain the difference between the old fee schedule and the one before the Board. Mr. Shook responded that the only fee affected was the Zoning Text and Zoning Map fees to cover the cost of researching and documentation preparation. He added that currently the cost is a flat fee of \$500 for each item and with this amendment they will be increased to \$750 each with an escrow of \$2,000.

MOTIONED BY Supervisor Frey and SECONDED BY Supervisor Hollibaugh to adopt Resolution No. 2023-05 amending the fees charged by the Township as per the attached schedule of fees. Motion carried unanimously 5-0.

AUTHORIZATION: DCDBA DEVELOPER'S AGREEMENT

The Township has requested and will need sewage service from the Deer Creek Drainage Basin Authority for the new Township Municipal Building – Lot and Block # 1511-L-71 - located at 133 East Union Road Cheswick, PA 15024.

The Board received the Developer's Agreement.

MOTION BY Supervisor Frey and SECONDED BY Supervisor Harrison to authorize the Township to enter into a Developer's Agreement with the Deer Creek Drainage Basin Authority for the new Township Municipal Building – Lot and Block # 155-L-71 – located at 133 East Union Road, Cheswick, PA 15024 as presented, and to authorize the Township Manager to execute said agreement. Motion carried unanimously 5-0.

Mr. Robb announced that the Board wanted to add a motion to tonight's agenda for the Moving Realty Animal Kennel.

AUTHORIZATION: MOTION ADDED TO THE AGENDA

MOTIONED BY Supervisor Frey and SECONDED BY Supervisor Smullin to add the motion to the agenda to approve/deny Moving Realty Animal Kennel. Motion carried unanimously 5-0.

COMMENTS FROM THE PUBLIC

Jack Rearik of Corbiwood Lane

- Mr. Rearik asked how many dogs would be housed at a time in the kennel. Mr. Robb replied that the applicant testified that during their peak season they anticipate up to 70 dogs.

AUTHORIZATION: MOVING FORWARD REALTY ANIMAL KENNEL

MOTIONED BY Supervisor Frey and SECONDED BY Supervisor Smullin to approve the Moving Realty Animal Kennel application. Motion carried unanimously 5-0.

AWARD: DEMOLITION ASBESTOS ABATEMENT

The Board approved the demolition of 17-19 School Street and 1130-1132 Eisenhower Drive at a public hearing on 17 August 2022. The following were received to remove the asbestos from the properties prior to demolition:

<u>Name</u>	<u>School Bid</u>	<u>Eisenhower Bid</u>
AWJ	\$13,853.00	\$2,605.00
DRI	\$28,890.00	\$7,459.50
Neumeyer	\$39,500.00	\$4,800.00

MOTION BY Supervisor Harrison and SECONDED BY Supervisor Frey to award the Demolition Asbestos Abatement of 17-19 School Street and 1130-1132 Eisenhower Drive to AWJ in the amount of \$16,458.00. Motion carried unanimously 5-0.

AWARD: CREST STREET BRIDGE PROJECT

The Board authorized the advertisement of the Crest Street Bridge Project at its June meeting.

The project was advertised, and bids were opened on Monday, July 17th. The bid results and a recommendation were distributed to the board prior to the meeting.

The following bids were received:

<u>Name</u>	<u>Bid</u>
Gary Metzinger Cement Contractors, Inc.	\$272,700.00
NorthRock Construction, Inc.	\$295,500.00
Carmen Paliotta Contracting, Inc.	\$312,500.00

Mr. Shoup recommended Gary Metzinger Cement Contractors, Inc. He reported that he worked with them in the past, and of being happy with their work.

MOTION BY Supervisor Frey and SECONDED BY Supervisor Harrison to award the Crest Street Bridge Project to Gary Metzinger Cement Contractors, Inc. in the amount of \$272,700.00. Motion carried unanimously 5-0.

AWARD: NEWSLETTER (ANNUAL)

The Board authorized the Township's annual Newsletter as part of the 2023 Budget.

Assistant Township Manager, Joseph Shook solicited bids, and the results were distributed to the Board prior to the meeting.

The following bids were received:

<u>Name</u>	<u>Bid</u>
RAFF Printing Co.	\$5,811.00
Print Tech	\$5,367.17
Alphagraphics	\$10,089.30

Mr. Shook explained the bids did not include shipping, which would add approx. \$1,400 to \$1,500 for postage. He thanked Mrs. French and Mrs. Bonovitz for researching and cleaning up the Township address list.

Mrs. Jordan asked how many pages the newsletter would be. Mr. Shook replied the bid options were for twelve, sixteen, or twenty pages, but that the administration recommended the twenty page newsletter due to the additions of the proposed changes to the Zoning Ordinance and other important items (such as the aforementioned referenda).

Mr. Harrison questioned how often the printed version of the newsletter was distributed. Mr. Shook responded a monthly electronic newsletter is published and placed in high traffic areas of the Township, but that once a year a larger newsletter is mailed to all residents.

MOTION BY Supervisor Frey and SECONDED BY Supervisor Hollibaugh to award the 2023 Newsletter publishing and mailing to Raff Printing Co. in the amount of \$5,811.00 plus postage. Motion carried unanimously 5-0.

RATIFICATION: BROKER OF RECORD

With the retirement of the former Township Insurance Broker of Record, George Mervosh of Mervosh Insurance, the Township needs to appoint a new Broker of Record.

As the Township already has a relationship – through Mervosh Insurance – with HUB International, and HUB has taken on the Broker responsibility on an emergency basis, the Township Manager recommended that the Township appoint HUB International as the Township Insurance Broker of Record.

Mr. Mator explained that with Mr. Mervosh's retirement, there have been other insurance agencies requesting to purchase his book of business. He reported that after speaking to Mr. Robb, it was recommended to add this motion to appoint HUB as the Broker of Record so the Township would work with them directly without any possible distractions.

MOTIONED BY Supervisor Frey and SECONDED BY Supervisor Harrison to ratify the appointment of HUB International as the Township Insurance Broker of Record. Motion carried unanimously 5-0.

DISCUSSION: ZONING ORDINANCE

Mr. Robb mentioned that this discussion began in 2020 and then summarized the revision timeline of the Zoning Ordinance. He added that the Board would hopefully authorize the advertisement at their September meeting. Mr. Robb explained that the Board is required to hold a public hearing within 60 days of the advertisement, and that if they stayed on that schedule, the ordinance could be adopted before the end of the year.

Mr. Frey asked how it would be handled if a resident requested a change. Mr. Robb replied that once the ordinance was sent to the County, no changes can be made. He therefore recommended – for an extra level of transparency – putting the Zoning Map on the Township website for residents to review. He explained that with properties being rezoned, it could possibly impact future uses for those properties.

Mr. Harrison asked if there was a reason for the minimum of three acres to open an Airbnb. Mr. Robb responded that the Planning Commission Board made that recommendation due to the possibility of it being detrimental to the neighboring properties.

More discussion was held.

OLD BUSINESS

- None

NEW BUSINESS

- None

ADJOURNMENT

MOTIONED BY Supervisor Hollibaugh and SECONDED BY Supervisor Frey to adjourn at 7:50 p.m. Motion carried unanimously 5-0. Meeting adjourned.

Daniel J. Mator Jr., Township Manager

6A

MONTHLY FINANCIAL REPORT

A) FINANCE OFFICER'S REPORT

ATTACHED IS THE FINANCE OFFICER'S REPORT.

ARE THERE ANY QUESTIONS ON THE MONTHLY FINANCIAL REPORT?

DO I HAVE A MOTION TO APPROVE THE FINANCE OFFICER'S REPORT
AS SUBMITTED?

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

FINANCE OFFICER'S REPORT

July 31, 2023

I - GENERAL FUND:

	<u>July</u>	<u>YTD</u>	<u>% of Budget</u>
Revenues	373,958.72	5,397,138.40	57.57%
Expenditures	632,016.33	4,260,082.54	45.55%

Cash and Cash Equivalents:

Sweep Account	<u>1,599,880.63</u>	
		<u>5,859,963.17</u>

II - SPECIAL REVENUE FUNDS

Cash and Cash Equivalents:

Street Light Fund:

Restricted	109,425.19
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Fire Tax Fund:

Restricted	73,124.12
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State/Liquid Fuels Fund:

Restricted	228,768.64
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411,317.95

Investments:

Operating Reserve Fund:

Reserved	953,586.62
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Capital Reserve Fund:

Reserved	<u>995,777.67</u>
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1,949,364.29

III - CAPITAL PROJECT FUNDS:

Cash and Cash Equivalents:

Capital Project Fund

Reserved	<u>7,154,620.40</u>
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7,154,620.40

TOTAL CASH BALANCE 7/31/23

15,375,265.81

Interest Earned July 2023 **29,412.35**

	<u>7/1/2023</u>	<u>July</u>	<u>7/31/2023</u>
	<u>Debt Balance</u>	<u>Principal</u>	<u>Debt Balance</u>
		<u>Payment</u>	
Mars National - VFC #3	53,991.04	\$ 2,607.94	51,577.22
NexTier Bank VFC #2	364,176.16	\$ 2,680.96	362,632.62

INTEREST EARNED - 2023

	<u>JULY</u>	<u>YTD</u>
GENERAL FUND	\$2,183.37	\$2,211.17
STREET LIGHT FUND	\$0.00	\$0.00
FIRE TAX FUND	\$0.61	\$3.06
OPERATING RESERVE	\$1,799.53	\$1,847.68
CAPITAL PROJECT FUND	\$20,325.84	\$20,325.84
STATE FUND	\$958.59	\$9,157.60
CAPITAL RESERVE	<u>\$4,144.41</u>	<u>\$27,285.64</u>
TOTAL INTEREST EARNED	<u><u>\$29,412.35</u></u>	<u><u>\$60,830.99</u></u>

6B

B) LIST OF BILLS

DO I HAVE A MOTION TO PAY THE LIST OF BILLS AS SUBMITTED, AND
ALL APPROVED REIMBURSABLE ITEMS IN COMPLIANCE WITH
GENERALLY ACCEPTED ACCOUNTING PRACTICES?

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

ACCOUNTS PAYABLE - UNPAID VOUCHER REGISTER

WEST DEER TOWNSHIP

By Name

Cutoff as of: 12/31/9999

Time: 08:55 am
Date: 08/08/2023
Page: 1

Due Dates: 08/15/2023 thru 08/15/2023

Vendor Name/Desc	Acct#/Proj Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
Name: BEARCOM		292.47				292.47		
Name: CULVERTS, INC		3350.00				3350.00		
Name: HAMPTON CONCRETE PRODUCTS INC		574.00				574.00		
Name: JORDAN TAX SERVICE, INC.		311.71				311.71		
Name: KRESS TIRE		1605.24				1605.24		
Name: OFFICE DEPOT		641.88				641.88		
Name: SHOUP ENGINEERING INC.		12823.00				12823.00		
Name: TEAM FORCE INC		4543.40				4543.40		
Name: TUCKER/ARENSBERG ATTORNEYS		10060.48				10060.48		
FINAL TOTALS:		34202.18				34202.18		

ACCOUNTS PAYABLE - UNPAID VOUCHER REGISTER

Time: 08:55 am
Date: 08/08/2023
Page: 1

By Name
Cutoff as of: 12/31/9999

Due Dates: 08/15/2013 thru 08/15/2023

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
00674	BEARCOM	430.327	5594964	57.47				57.47		N
Road:	Radio Equip Maint	0823	08/01/2023	08/15/2023	08/02/2023					
00674	BEARCOM	410.328	5595838	235.00				235.00		N
POL:	Radio Equip Maint	0823	08/02/2023	08/15/2023	08/03/2023					
Name:	BEARCOM			292.47				292.47		
00002	BON TOOL CO.	430.260	11134626	31.80				31.80		N
Road:	repair kit	0423	04/20/2023	04/24/2023	04/24/2023					
Name:	BON TOOL CO.			31.80				31.80		
00238	CULVERTS, INC	430.611	IN00184888	3350.00				3350.00		N
Road:	2'x4' H-20 Bike Grate	0723	07/25/2023	08/15/2023	07/31/2023					
Name:	CULVERTS, INC			3350.00				3350.00		
00283	HAMPTON CONCRETE PRO	430.611	23517	574.00				574.00		N
Catch	Basins/22"x30"x 24".Angl	0723	07/24/2023	08/15/2023	07/26/2023					
Name:	HAMPTON CONCRETE PRODUCTS INC			574.00				574.00		
00106	JORDAN TAX SERVICE,	403.140	7-C-#111	311.71				311.71		N
Delinquent	R E Tax Commission	0723	07/17/2023	08/15/2023	07/19/2023					
Name:	JORDAN TAX SERVICE, INC.			311.71				311.71		
00362	KRESS TIRE	430.374	10458-2	30.00				30.00		N
Road:	Flat repair	0723	07/11/2023	08/15/2023	07/13/2023					
00362	KRESS TIRE	410.374	10459-1	654.44				654.44		N
POL:	CAR #38 TIRES	0723	07/14/2023	08/15/2023	08/07/2023					
00362	KRESS TIRE	410.374	10466-8	30.00				30.00		N
POL:	CAR #36-Flat Tire	0723	07/24/2023	08/15/2023	08/07/2023					
00362	KRESS TIRE	410.374	10473-35	730.80				730.80		N
POL:	CAR #30-TIRES	0723	07/31/2023	08/15/2023	08/07/2023					
00362	KRESS TIRE	430.374	10474-26	160.00				160.00		N
Road:	Boom mower/tire	0823	08/02/2023	08/15/2023	08/04/2023					
Name:	KRESS TIRE			1605.24				1605.24		
00657	OFFICE DEPOT	406.210	320236756001	31.59				31.59		N
office	supplies	0723	07/11/2023	08/15/2023	07/25/2023					

By Name
Cutoff as of: 12/31/9999

Due Dates: 08/15/2013 thru 08/15/2023

Vendor	Name/Desc	Acct#/proj	Invoice#	Amount Due	Discount	Canceled	Paid	Un-Paid	Check#	Check Amt.
00657	OFFICE DEPOT Cleaning Supplies	409.226 0723	320236756001 07/11/2023	38.63 08/15/2023	07/25/2023			38.63		N
00657	OFFICE DEPOT office supplies	406.210 0723	321862559001 07/07/2023	87.32 08/15/2023	07/14/2023			87.32		N
00657	OFFICE DEPOT Cleaning Supplies	409.226 0723	321862559001 07/07/2023	8.64 08/15/2023	07/14/2023			8.64		N
00657	OFFICE DEPOT office supplies	406.210 0723	321867193001 07/06/2023	139.54 08/15/2023	07/14/2023			139.54		N
00657	OFFICE DEPOT office supplies	406.210 0723	321867195001 07/06/2023	69.77 08/15/2023	07/14/2023			69.77		N
00657	OFFICE DEPOT office supplies	406.210 0723	3238001123001 07/24/2023	42.99 08/15/2023	08/04/2023			42.99		N
00657	OFFICE DEPOT Cleaning Supplies	409.226 0723	3238001123001 07/24/2023	18.66 08/15/2023	08/04/2023			18.66		N
00657	OFFICE DEPOT Cleaning Supplies	409.226 0723	324329278001 07/26/2023	36.78 08/15/2023	08/04/2023			36.78		N
00657	OFFICE DEPOT office supplies	406.210 0723	324329278001 07/26/2023	167.96 08/15/2023	08/04/2023			167.96		N
Name: OFFICE DEPOT				641.88				641.88		
00830	SHOUP ENGINEERING IN Eng: Miscellaneous	408.313 0723	23-247 07/31/2023	996.50 08/15/2023	08/02/2023			996.50		N
00830	SHOUP ENGINEERING IN Eng:Leto Compressor Station	408.319 0723	23-248 07/31/2023	936.25 08/15/2023	08/02/2023			936.25		N
00830	SHOUP ENGINEERING IN Eng: Hyperion Midstream	408.319 0723	23-249 07/31/2023	668.75 08/15/2023	08/02/2023			668.75		N
00830	SHOUP ENGINEERING IN Eng: Ban-Tool-Lot Line Revisio	408.319 0723	23-250 07/31/2023	214.00 08/15/2023	08/02/2023			214.00		N
00830	SHOUP ENGINEERING IN Eng: McIntyre Heights	408.319 0723	23-251 07/31/2023	80.25 08/15/2023	08/02/2023			80.25		N
00830	SHOUP ENGINEERING IN Eng: Ridgewood Heights	408.319 0723	23-252 07/31/2023	240.75 08/15/2023	08/02/2023			240.75		N

WEST DEER TOWNSHIP

By Name

Due Dates: 08/15/2013 thru 08/15/2023

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
00830	SHOUP ENGINEERING IN 408.319	0723	23-253	26.75				26.75		
Eng: Oakwood Heights			07/31/2023	08/15/2023	08/02/2023					N
00830	SHOUP ENGINEERING IN 408.319	0723	23-254	160.50				160.50		
Eng: Graystone Estates			07/31/2023	08/15/2023	08/02/2023					N
00830	SHOUP ENGINEERING IN 408.319	0723	23-255	214.00				214.00		
Eng: Kingston Plan			07/31/2023	08/15/2023	08/02/2023					N
00830	SHOUP ENGINEERING IN 408.319	0723	23-257	26.75				26.75		
Eng: Leto well Pad Site Plan			07/31/2023	08/15/2023	08/02/2023					N
00830	SHOUP ENGINEERING IN 409.740		23-263	1776.50				1776.50		
New Municipal Bldg:7/5-7/31/230723			07/31/2023	08/15/2023	08/03/2023					N
00830	SHOUP ENGINEERING IN 408.316		23-264	7482.00				7482.00		
Crest st Bridge/7/5/23-8/1/23 0723			07/31/2023	08/15/2023	08/03/2023					N
Name: SHOUP ENGINEERING INC.				12823.00				12823.00		
00554	TEAM FORCE INC	407.272	356-9026	4543.40				4543.40		
Police:Docking Stations/printe0723			07/26/2023	08/15/2023	07/28/2023					N
Name: TEAM FORCE INC				4543.40				4543.40		
00813	TUCKER/ARENSBERG ATT 404.111	0723	655285	500.00				500.00		
Legal Services: Retainer			07/31/2023	08/15/2023	08/07/2023					N
00813	TUCKER/ARENSBERG ATT 404.111		655286	136.00				136.00		
Legal Services:Dtonysus well-A0723			07/31/2023	08/15/2023	08/07/2023					N
00813	TUCKER/ARENSBERG ATT 404.111	0723	655287	2318.44				2318.44		
Legal Services: General			07/31/2023	08/15/2023	08/07/2023					N
00813	TUCKER/ARENSBERG ATT 404.111		655288	34.00				34.00		
Legal Services: 2023 Litigatio0723			07/31/2023	08/15/2023	08/07/2023					N
00813	TUCKER/ARENSBERG ATT 404.111		655289	5506.54				5506.54		
Legal Services:Deer Creek Inte0723			07/31/2023	08/15/2023	08/07/2023					N
00813	TUCKER/ARENSBERG ATT 404.111		655290	635.50				635.50		
Legal Svc:Ridgewood Heights La0723			07/31/2023	08/15/2023	08/07/2023					N
00813	TUCKER/ARENSBERG ATT 404.111		655291	217.00				217.00		
Legal Svc:Leto Compressor stat0723			07/31/2023	08/15/2023	08/07/2023					N

ACCOUNTS PAYABLE - UNPAID VOUCHER REGISTER

WEST DEER TOWNSHIP

Time: 08:55 am
Date: 08/08/2023
Page: 4

By Name
Cutoff as of: 12/31/9999

Due Dates: 08/15/2013 thru 08/15/2023

Vendor	Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Canceled	paid	Un-Paid	Check#	Check Amt.
00813	TUCKER/ARENSBERG ATT 404.111		655292	635.50				635.50		
Legal	Svc:Leto Well Pad Appeal0723		07/31/2023	08/15/2023	08/07/2023					N
00813	TUCKER/ARENSBERG ATT 404.111		655293	77.50				77.50		
Legal	Svc:TYCHE Well Pad 0723		07/31/2023	08/15/2023	08/07/2023					N
Name:	TUCKER/ARENSBERG ATTORNEYS			10060.48				10060.48		

FINAL TOTALS:

34233.98

34233.98

7

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: August 7, 2023

Attached is the Officer's Monthly Report for July 2023.

JB

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

OFFICER'S MONTHLY REPORT
July 2023

	<u>CURRENT MONTH</u>	<u>PREVIOUS MONTH TO DATE</u>	<u>YEAR TO DATE</u>
EVENT REPORTS	399	657	1056
INCIDENT REPORTS- REPORTABLE	31	2,320	2351
ALL OTHER CALLS	378	2,944	3322
TOTALS CALLS FOR SERVICE	808	5,921	6729
 <u>ARRESTS</u>			
ADULT	7	50	57
JUVENILE	0	1	1
TRAFFIC CITATIONS	18	245	263
NON TRAFFIC CITATIONS	1	37	38
PARKING CITATIONS	0	30	30
WARNINGS	81	497	578
 <u>PERSONNEL</u>			
GRIEVANCES FILED BY POLICE OFFICERS	0	0	0
CITIZENS COMPLAINTS ON POLICE OFFICERS	0	0	0
LETTERS COMMENDING POLICE OFFICERS	0	1	1
 <u>VEHICLE REPORTS</u>			
TOTAL MILES TRAVELED	11,882	68,832	80,714
GALLONS OF GASOLINE USED	913.7	5,244.40	6158.1
REPAIRS/MAINTENANCE	1,415.24	8,070.63	9,485.87
 <u>OVERTIME PAID</u>			
COURT (OFF DUTY)	60.5	135.50	196
PRELIMINARY HEARINGS	6	10.00	16
PRETRIAL	0	0.00	0
INVESTIGATIONS	1	20.00	21
ARRESTS	2	25.50	27.5
SPEED CHECKS	0	0.00	0
PRIVATE CONTRACTS	0	0.00	0
MISC. HOURS - FILLED SHIFTS	8	56.00	64
MISC. HOURS - ADMIN. HOURS	0	0.00	0
MISC. HOURS	2	104.00	106
 TOTAL HOURS	 79.5	 351.00	 430.5

Points of Interest

July 2023

Budget Figure YTD -- 57.55%

Chief Robert Loper

- July 26- Met with Middle School Administration in regards to Officer coverage for 23-24 school year.
- July 26- Met with School District Central Administration

K9 Officer Trevor Elza

- July 4- Training on narcotics search in buildings and cars. Also worked on article searches in open areas, as well as building searches for suspects.
- July 11- Training on narcotics search in vehicles, area search for suspects with bite, and tracking with scent discrimination.
- July 18- Training on hard surface tracking, area search for suspect with civil find, and narcotics search on vehicles.
- July 19- Training on narcotics search in vehicles.
- July 25- K9 Demonstration at Hampton Township for summer camp program.
- July 25- Training for hard surface tracking.

Sergeant Petosky & Officer Fedunok

- July 9- NHSRT was activated to assist with a suspect barricaded in a large apartment building in Ambridge.
- July 14- Training held at Carson Middle School. NHSRT prepared Active Shooter training which will be available to North Hills Agencies. NHSRT hosted 6 classes for agencies in the area.
- July 28- Training held at Hampton Shooting Range. Operators worked on various weapons and drills.

EMA- Sergeant Shurina

- See attached report.

Deer Lakes School District

- No Report- Summer Break

Misc. Details

- July 3- Provided general security and traffic control assistance for Hampton Community Days. (Sergeants Mikus and Burk, and Officers Wikert, Evan, and Trocki)
- July 13- Held community blood drive at the municipal building.
- July 24- Sergeant Burk performed a car seat install for a resident.

- July 28- Stationary DUI Checkpoint held at West Deer Community Center. Sergeants Mikus and Petosky, and Officers Wikert, Newman, Trocki, Elza, Dobransky, Brand, and Kadlick participated.

Communications

- July 11- Received letter thanking Officers for their assistance with Hampton Community Days from Chief Vulakovich and Sergeant Halli of Hampton Police.
- July 18- Received email from Vitalant thanking us for hosting a blood drive.

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



EMA Team
Robert Loper
Joshua Wiegand
Mark Lovey
Aaron Skrbir

John Krauland
Darryl Morison
Gary Borsuk

EMERGENCY MANAGEMENT

Monthly Report
JULY 2023

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

INCIDENT: **WD EMA Roster Change**
DATE: June 19, 2023
MICS INFO: Received notification the WD WMA Team member Don Gerlach (EMA Representative from WD Fire Station #2) has moved out of the township and will be replaced by Darryl Morison, also a member of WD Fire Station #2. Such changes were also forwarded to Allegheny County EMA.

Submitted by:

A handwritten signature in black ink, appearing to read "Sgt Michael J Shurina", written over a horizontal line.

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



RECEIVED
AUG 03 2023

WEST DEER
TOWNSHIP POLICE

Five Parkway Center
875 Greentree Road
Pittsburgh, PA 15220

vitalant.org

Jennifer Borczyk
West Deer Township Municipal Building
109 E. Union Road
Cheswick, PA 15024

Hello Jennifer,

Thank you again for having us onsite Thursday, July 13, 2023 for the blood drive. Here are the results from this lifesaving event: there were 11 donors, giving 12 units of blood, bringing us close to our blood drive goal of 15 units. Please accept my thanks on behalf of the patients that you and your West Deer Community donors will impact. I'm sure you know that every unit of blood is a precious gift to a patient in need, and it is received with much joy and gratitude.

Along with saving lives and inspiring blood donors, each drive is an opportunity to learn and fine-tune our strategies for future drives. As someone who cares about this vital community service as much as you do, I have some ideas to help continue to grow the blood drive program, and I look forward to sharing them with you prior to the next drive.

Please share your feedback and any ideas for next time with me at your earliest opportunity. On behalf of the hospitals and patients we serve, *we are sincerely grateful for your partnership!* Your role as a blood drive coordinator is key to building and maintaining a safe and available community blood supply. The story below is just one example of why we're both committed to this partnership. Please pass on our thanks to all your donors and we look forward to seeing you again.

The blood collected during your blood drive will have an immediate impact on patients right here in our community. Patients like 7-year-old Marquon, who has sickle cell disease and needs frequent blood transfusions to manage his pain. Or Cheron, who had an amniotic fluid embolism while in labor, and required 50+ units of blood and blood products to survive.

Sincerely,

Cyndi Funk
Account Manager
412.209.7082



Because of you, life doesn't stop.
Donate blood.

Jennifer Borczyk

From: Vitalant <getinvolved@northeast.vitalant.org>
Sent: Tuesday, July 18, 2023 3:31 PM
To: jborczyk@westdeertownship.com
Subject: Thank You for Hosting a Blood Drive!

[View this email in your browser](#)



Dear Jennifer Borczyk,

Thank you for hosting a lifesaving blood drive.

As a dedicated blood drive coordinator, you are the key to ensuring an adequate blood supply is available for patients. Approximately half of the nation's blood supply is collected at blood drives like yours. At Vitalant, we cannot meet the blood needs of patients we serve without you and the blood drives you host.

You are incredibly vital to helping patients survive the medical challenges they face.

We appreciate your partnership, thank you!

If you would like additional follow up, please contact your Vitalant representative or email MakeAnImpact@vitalant.org.





TOWNSHIP OF

Hampton

RECEIVED
JUL 11 2023
WEST DEER
TOWNSHIP POLICE

Chief of Police
Thomas J. Vulakovich

July 5, 2023

Chief Robert Loper
West Deer Police Department
Municipal Building
109 E. Union Road
Cheswick, PA 15024

RE: Hampton Township July 3rd Fireworks

Dear Bob:

I wanted to take this opportunity to thank you and all the members of your police department for your assistance with parking and traffic control on July 3. Without your department's involvement, this event would not have gone as smoothly as it did.

Each member you assigned to this request should be commended. They acted with professionalism and represented your department well.

Please share this letter with your members and let them know that their work and commitment has not gone unnoticed by my department. Thank you again.

Sincerely,

Thomas J. Vulakovich

Sgt. Pete Halli

TJV/PH:kep

8

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?

2023
MONTHLY REPORT FOR JULY
PUBLIC WORKS DEPARTMENT

ROADS

- Install 50' of guide rail on Adler Street.
- Clean out catch basins on Logan Road with Vactor trailer.
- Berm Michael Road.
- Cement & mortar catch basin on Michael Road.
- Base repair on Monier Road.
- Install 100' of 6" French drain pipe on Monier Road and one catch basin.
- Base repair on Logan Road.
- Replace grate on Valleyfield Road.
- Add cold patch to cross cuts on Micheal Road.
- Repair washout on Aspen Alley.

TRUCKS & EQUIPMENT

- Grease backhoe.
- Change oil in Truck #2.
- Tighten tracks on skid steer.
- Wash & grease trucks.

MISCELLANEOUS

- Haul tables to Moscala for Graduation Party.
- Set up meeting room for Blood Drive.
- Repair lights at Nike Site Ladies Room.
- Set up meeting room for meeting.
- Haul picnic tables, cans, & barricades to Nike Site for Food Truck Event.
- Clean up after Food Truck Event.
- Repair sink at Moscala.
- Clean up concrete pipe & dump.
- Set up St. Victors Activity Center for Gas Well Public Hearing and return back to original set up for Church Bingo.
- Unload new signs "Welcome to West Deer".
- Remove limbs & debris after storm.
- Cut grass.
- Mow weeds.

PA1 Calls
122

OT
40.5hrs


Kevin Olar

8-9-23
Date

9

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

JULY 2023 ENGINEER'S REPORT WEST DEER TOWNSHIP

Prepared August 10, 2023

VIA EMAIL

1. MEETING ATTENDANCE

Shoup Engineering attended and participated in the following meetings:

Board of Supervisors Meeting – July 19, 2023

Planning Commission Meeting – July 27, 2023

2. PROJECTS/DEVELOPMENTS

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

Projects:

- Municipal Building Project – Supervision of site construction work occurs as needed.
- Bairdford Park – Plans, specifications and bid documents have been prepared for an improved parking lot, new sports courts and other features at Bairdford Park. The main project has been awarded to Youngblood Paving. Various other projects have been awarded to COSTARS vendors. Youngblood Paving is anticipated to start work soon.
- Crest Street Bridge – Design of a replacement bridge for Crest Street is complete. Award of the project was made to Gary Metzinger Cement Contractor.
- 2023 Road Improvement Project – Shields Asphalt has completed the hot mix asphalt paving work. Youngblood Paving has also completed the double bituminous seal coat work. Work on the cold mix asphalt work by Youngblood Paving is scheduled for fall of this year.

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

- Hyperion Midstream Interconnect – A review of this land development plan and conditional use application located on Gibsonia Road was performed and a review letters dated April 27, 2023 and May 25, 2023 were sent to the Township.
- Bon Tool Company Plan – Reviews of this lot line revision plan located on Gibsonia Road were performed and review letters dated July 20, 2023 and August 2, 2023 were sent to the Township.
- Graystone Estates Revision No. 1 – A review of this two-lot located on Kaufman Road was performed and a review letter dated July, 17, 2023 was sent to the Township.

Respectfully Submitted,
SHOUP ENGINEERING, INC.

Scott A. Shoup, P.E.
Township Engineer

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PLANNING, ZONING, AND CODE ENFORCEMENT REPORT

ATTACHED IS THE PLANNING, ZONING, AND CODE ENFORCEMENT REPORT.

ARE THERE ANY QUESTIONS REGARDING THE REPORT?



Zoning and Planning Report
For BOS Meeting of August 16, 2023
July 2023 Reporting

1. Issued 23 Occupancy Permits.
2. Issued 26 Building Permits.
3. Code Enforcement issued 10 Violations.
4. Code Enforcement 4 Citations.
5. PCS Performed 10 Building Inspections.
6. See August Project Status Report.
7. Planning Commission Meeting was held in July 2023.
8. Zoning Hearing Board was held in July 2023.

1

1

PARKS AND RECREATION BOARD REPORT

ATTACHED IS THE PARKS AND RECREATION BOARD REPORT.

ARE THERE ANY QUESTIONS REGARDING THE REPORT?

Parks & Recreation Report

August 16th, 2023

Proposed 2023 Events (these are subject to change)

- August 15th - Food Truck Event at Nike Site
- September 23-24th - West Deer Festival at Bairdford Park
- December 10th - Breakfast with Santa at #1 VFD

Hunter/Trapper Safety Course on August 5th was the largest class that we have had with 49 participants receiving their certification.

West Deer Township Parks & Recreation 2023 Accounting

[illegible]

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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

July 2023

1. 13 calls
2. Ordered 3 sets of turnout gear. \$7095
3. Ordered forestry hose & 1³/₄ inch attack hose also new fittings
\$4120
4. Finalized rope rescue order
5. Need to replace 1 battery for combi tool
6. Had 3 company rescue training at 289
7. Training on 08/22 at 289
8. Training on 8/29 at 290
9. Received a quote to replace SCBA's that will be outdated \$101,095
10. 4 social hall rentals

13

WEST DEER #2 VFC REPORT

ATTACHED IS THE WEST DEER #2 VFC REPORT.

ARE THERE ANY QUESTIONS REGARDING THE REPORT?

West Deer Township Volunteer Fire Department No. 2

Station 289

2163 Saxonburg Blvd.,
Cheswick, PA 15024
Phone: 724-265-1248
Fax: 724-265-1391
Email: westdeer289@gmail.com

Fire Chief's Report

August 2023

- Total documented calls for June
 - (8) Total
 - (5) In West Deer
 - (2) In Indiana Twp
 - (1) In Butler
- Type
 - (3) Residential Fires
 - (1) Commercial Fire alarm
 - (2) Residential Fire alarm
 - (2) MVAs
- Scheduled events for the month
 - 8/1 Truck Pumps and Nozzle training in house
 - 8/8 Visit Keystone to inspect progress on engine refurbishment
 - 8/10 Monthly Meeting
 - 8/15 Hose Line advancement training in house
 - 8/22 Vehicle Rescue training with West Deer # 1, 2 & 3
 - 8/29 Vehicle Rescue Training with West Deer # 1, 2 & 3
- Misc.
 - (2) Firefighters took Flashover class at the North Park Fire Academy
 - (1) Firefighter finished his Essentials To Firefighting and is now a Interior Firefighter
 - Ordered (5) Motorola Mic's at a cost of 2381.40
 - Ordered (4) additional Batteries for the new radios at a cost of 596.84
 - Ordered complete new gear for (4) Firefighters at a cost of 20,440.00
 - Finish up Radio Identifier spreadsheet with Allegheny County 911
 - Actively working on updating all West Deer # 2's S.O.G's
 - New radio's from the county are in service
 - All 3 West Deer companies took a Solar Panel Awareness class at West Deer # 2

Anthony Creaturo Sr.
Fire Chief

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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
August 2023

Call Report for July – 96 total calls

48 - QRS Calls with response, 13 - QRS calls with no response

54 - West Deer

7 - Richland

35 - Fire Calls

2 - Commercial Structure Fire

6 - Commercial Fire Alarm

5 - Residential Structure Fire

6 - Residential Fire Alarm

3 - MVC

0 - MVC with entrapment

1 - Rescue, other than MVC

10 - Misc. (flooding/wires down/trees down)

0 - Brush Fire

1 - False Call

1 - CO Alarm

17 - West Deer

10 - Richland

1 - Indiana

1 - Middlesex Township (Butler)

4 - Hampton

1 - Shaler

1 - Forward Township (Butler)

19 - 0500-1700

16 - 1700-0500

- Equipment/truck checklists – All truck checklists completed, meters calibrated, Medical equipment needs checked

Upcoming events:

8/1 – Company Meeting

8/8 – Training

8/15 – Training

8/22 – Work Detail

8/29 – 3 Company Training

- Pump testing – waiting to be scheduled

- Township Fire Study – Still waiting for Township Supervisors to schedule a meeting

- Radios provided by Allegheny County picked up 7/12/2023, need to order microphones, install 8/10/23 Bearcom

- Smoke detector program – 13 new smoke detectors and 2 CO detectors installed, batteries changed in 4 detectors

- Conducted fire drill at Concordia 7/25/2023

- Provided lighting for DUI checkpoint 7/28/2023

- Squad – A/C not working

- Engine – Generator needs repaired – estimate from Cummins \$3,832.68

- Building renovations – Structural contractor to start 8/8/2023, Garage doors tentatively 8/14/23

- Monthly P&L

Income \$52,654.35

Expenses \$58,936.59

Respectfully submitted by:

Josh Wiegand, Fire Chief

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WEST DEER EMS REPORT

ATTACHED IS THE WEST DEER EMS REPORT.

ARE THERE ANY QUESTIONS REGARDING THE REPORT?

West Deer EMS

July 2023

- 168 Totals requests for service.
- We are finalizing the purchase of our new ambulance and have secured the loan from our financial institution. We look to have it completed and in service before the end of August.
- The second new ambulance is on track for a deliver in 9 Months. This should put it here late first quarter or early second quarter of 2024. From that point on we are confident we can create a replacement rotation that will prevent our ambulances from being more than 7 or 8 years old before being replaced with a new unit.
- Income for July was \$62,066 with expenses totaling \$61,644.
- Subscription return has been as expected. Our second mailing will be sent in September. This is a reminder mailing for those that haven't become subscribers for the current year.
- On July 25th we had a successful department of health inspection and were re-licensed through 2026
- Mr. Mator and I had another successful meeting and he was provided with the information he requested on specific projects and capital purchase needs by EMS.

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ACCEPTANCE: 2024 MINIMUM MUNICIPAL OBLIGATIONS (MMOs)

ATTACHED ARE THE 2024 MINIMUM MUNICIPAL OBLIGATION REPORTS FOR THE POLICE AND MUNICIPAL EMPLOYEE PENSION PLANS AS SUBMITTED BY THE TOWNSHIP ACTUARY.

AS PER STATE LAW, THE BOARD SIMPLY HAS TO ACKNOWLEDGE RECEIPT OF THE REPORTS.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO ACKNOWLEDGE RECEIPT OF THE 2024 MINIMUM MUNICIPAL OBLIGATIONS FOR THE POLICE AND MUNICIPAL EMPLOYEE PENSION PLANS.

	MOTION	SECOND	AYES	NAYS
MR. SMULLIN	___	___	___	___
MR. FREY	___	___	___	___
MR. HARRISON	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
MRS. JORDAN	___	___	___	___

**MUNICIPAL EMPLOYEES' PENSION PLAN FOR TOWNSHIP OF WEST DEER
FINANCIAL REQUIREMENT AND MINIMUM MUNICIPAL OBLIGATION
FOR 2024 MUNICIPAL BUDGET**

A. Normal Cost

1. Normal Cost as a Percent of Payroll	15.470%
2. Estimated 2023 Payroll for Active Participants	\$ <u>863,258</u>
3. Normal Cost (A1 x A2)	\$ <u><u>133,546</u></u>

B. Financial Requirement

1. Normal Cost (A3)	\$ 133,546
2. Anticipated Insurance Premiums	0
3. Anticipated Administrative Expense	50,932
4. Amortization Payment, if any	<u>0</u>
5. Financial Requirement (B1 + B2 + B3 + B4)	\$ <u><u>184,478</u></u>

C. Minimum Municipal Obligation

1. Financial Requirement (B5)	\$ 184,478
2. Anticipated Employee Contributions (5.0% of Estimated Payroll)	43,163
3. Funding Adjustment, if any	<u>40,198</u>
4. Minimum Municipal Obligation (C1 - C2 - C3)	\$ <u><u>101,117</u></u>

NOTES:

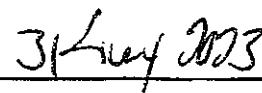
1. 2024 General Municipal Pension System State Aid may be used to fund part or all of the municipal obligation and must be deposited within 30 days of receipt. Any remaining balance must be paid from municipal funds.
 2. Deposit into the Plan's assets must be made by December 31, 2024 to avoid an interest penalty.
 3. Any delinquent Minimum Municipal Obligation from prior years must be included in the 2024 budget along with an interest penalty.
-

I hereby certify that the above calculations, to the best of my knowledge, are true, accurate, and conform with the provisions of Chapter 3 of Act 205 of 1984.

Certified By:



Chief Administrative Officer



Date

Prepared using the January 1, 2023 Valuation.

**TOWNSHIP OF WEST DEER POLICE PENSION PLAN
FINANCIAL REQUIREMENT AND MINIMUM MUNICIPAL OBLIGATION
FOR 2024 MUNICIPAL BUDGET**

A. Normal Cost

1. Normal Cost as a Percent of Payroll	22.316%
2. Estimated 2023 Payroll for Active Participants	\$ <u>1,277,902</u>
3. Normal Cost (A1 x A2)	\$ <u>285,177</u>

B. Financial Requirement

1. Normal Cost (A3)	\$ 285,177
2. Anticipated Insurance Premiums	0
3. Anticipated Administrative Expense	89,453
4. Amortization Payment, if any	<u>0</u>
5. Financial Requirement (B1 + B2 + B3 + B4)	\$ <u>374,630</u>

C. Minimum Municipal Obligation

1. Financial Requirement (B5)	\$ 374,630
2. Anticipated Employee Contributions (5.0% of Estimated Payroll)	63,895
3. Funding Adjustment, if any	<u>11,806</u>
4. Minimum Municipal Obligation (C1 - C2 - C3)	\$ <u>298,929</u>

NOTES:

1. 2024 General Municipal Pension System State Aid may be used to fund part or all of the municipal obligation and must be deposited within 30 days of receipt. Any remaining balance must be paid from municipal funds.
 2. Deposit into the Plan's assets must be made by December 31, 2024 to avoid an interest penalty.
 3. Any delinquent Minimum Municipal Obligation from prior years must be included in the 2024 budget along with an interest penalty.
-

I hereby certify that the above calculations, to the best of my knowledge, are true, accurate, and conform with the provisions of Chapter 3 of Act 205 of 1984.

Certified By:



Chief Administrative Officer

31 Jan 2023

Date

Prepared using the January 1, 2023 Valuation.

17

ACCEPTANCE: RESIGNATION OF PART-TIME POLICE OFFICER

THE BOARD RECEIVED THE ATTACHED MEMORANDUM FROM CHIEF LOPER STATING OFFICER ROSS ORLER HAS RESIGNED FROM HIS POSITION.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO ACCEPT THE RESIGNATION OF PART-TIME POLICE OFFICER ROSS ORLER AND WISH HIM THE BEST OF LUCK.

	MOTION	SECOND	AYES	NAYS
MR. FREY	_____	_____	_____	_____
MR. HARRISON	_____	_____	_____	_____
MRS. HOLLIBAUGH	_____	_____	_____	_____
MR. SMULLIN	_____	_____	_____	_____
MRS. JORDAN	_____	_____	_____	_____



POLICE DEPARTMENT

INTERDEPARTMENTAL MEMORANDUM

To: Daniel Mator, Township Manager
From: Robert J. Loper, Chief of Police *RJL*
Subject: Resignation of Ross Orlor
Date: August 9, 2023

Mr. Mator,

I am in receipt of the resignation for Part Time Police Officer Ross Orlor. Officer Orlor submitted his letter of resignation from the West Deer Township Police Department on July 15, 2023. Officer Orlor obtained full time employment with the Butler County Sheriff's Department and is unable to provide the necessary scheduling obligations with our department. I am requesting that Officer Orlor's resignation be placed on the agenda for the West Deer Township Board of Supervisors meeting scheduled on August 16, 2023.

18

ADOPTION: RESOLUTION 2023-6 (KINGSTON PLAN SEWAGE PLANNING MODULE)

RESOLUTION NO. 2023-6

RESOLUTION 2023-6 APPROVES THE PA DEP SEWAGE FACILITIES PLANNING MODULE FOR THE KINGSTON PLAN.

(SEE ATTACHED)

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.....

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO ADOPT RESOLUTION 2023-6 APPROVING THE PA DEP SEWAGE FACILITIES PLANNING MODULE FOR THE KINGSTON PLAN SEWAGE PLANNING MODULE PLAN.

	MOTION	SECOND	AYES	NAYS
MR. HARRISON	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
MR. SMULLIN	___	___	___	___
MR. FREY	___	___	___	___
MRS. JORDAN	___	___	___	___



RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

Resolution No. 2023-6

RESOLUTION OF THE (SUPERVISORS) (COMMISSIONERS) (COUNCILMEN) of West Deer Township
(TOWNSHIP) (BOROUGH) (CITY), Allegheny COUNTY, PENNSYLVANIA (hereinafter "the municipality").

WHEREAS Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the *Pennsylvania Sewage Facilities Act*, as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (DEP) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

WHEREAS NORTHWEST LAND 1016, LP has proposed the development of a parcel of land identified as
land developer

Kingston, and described in the attached Sewage Facilities Planning Module, and
name of subdivision

proposes that such subdivision be served by: (check all that apply), ☒ sewer tap-ins, ☒ sewer extension, ☐ new treatment facility, ☐ individual onlot systems, ☐ community onlot systems, ☐ spray irrigation, ☐ retaining tanks, ☐ other, (please specify).

WHEREAS, West Deer Township finds that the subdivision described in the attached
municipality

Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the (Supervisors) (Commissioners) (Councilmen) of the (Township) (Borough) (City) of West Deer Township hereby adopt and submit to DEP for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I, _____, Secretary, West Deer Township
(Signature)

Township Board of Supervisors (Borough Council) (City Councilmen), hereby certify that the foregoing is a true copy of the Township (Borough) (City) Resolution # 2023-6, adopted, August 16, 2023.

Municipal Address:

109 EAST UNION ROAD
CHESWICK, PA 15024

Seal of
Governing Body

Telephone 724 - 265 - 3680



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

TRANSMITTAL LETTER
FOR SEWAGE FACILITIES PLANNING MODULE

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH. ID #

TO: Approving Agency (DEP or delegated local agency)

Date August 16, 2023

PENNSYLVANIA DEP
400 WATERFRONT DRIVE
PITTSBURGH, PA 15222

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by Chris Kerns

(Name)

Project Engineer _____ for Kingston

(Title)

(Name)

a subdivision, commercial, or industrial facility located in West Deer TownshipAllegheny

(City, Borough, Township)

County.

Check one

- ☒ (i) The planning module, as prepared and submitted by the applicant, is approved by the municipality as a proposed ☒ revision ☐ supplement for new land development to its Official Sewage Facilities Plan (Official Plan), and is ☒ adopted for submission to DEP ☐ transmitted to the delegated LA for approval in accordance with the requirements of 25 Pa. Code Chapter 71 and the *Pennsylvania Sewage Facilities Act* (35 P.S. §750),

OR

- ☐ (ii) The planning module will not be approved by the municipality as a proposed revision or supplement for new land development to its Official Plan because the project described therein is unacceptable for the reason(s) checked below:

Check Boxes

- ☐ Additional studies are being performed by or on behalf of this municipality which may have an effect on the planning module as prepared and submitted by the applicant. Attached hereto is the scope of services to be performed and the time schedule for completion of said studies.
- ☐ The planning module as submitted by the applicant fails to meet limitations imposed by other laws or ordinances, officially adopted comprehensive plans and/or environmental plans (e.g., zoning, land use, 25 Pa. Code Chapter 71). Specific reference or applicable segments of such laws or plans are attached hereto.
- ☐ Other (attach additional sheet giving specifics).

Municipal Secretary: Indicate below by checking appropriate boxes which components are being transmitted to the approving agency.

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Resolution of Adoption | <input checked="" type="checkbox"/> 3 Sewage Collection/Treatment Facilities | <input checked="" type="checkbox"/> 4A Municipal Planning Agency Review |
| <input checked="" type="checkbox"/> Module Completeness Checklist | <input type="checkbox"/> 3s Small Flow Treatment Facilities | <input type="checkbox"/> 4B County Planning Agency Review |
| <input type="checkbox"/> 2 Individual and Community Onlot Disposal of Sewage | | <input checked="" type="checkbox"/> 4C County or Joint Health Department Review |

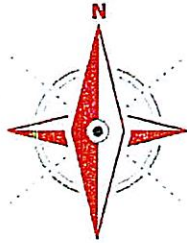
Daniel J. Mator Jr.

August 16, 2023

Municipal Secretary (print)

Signature

Date



SHOUP ENGINEERING

FOR OVER 50 YEARS

329 Summerfield Drive, Baden, PA 15005

Phone: 724-869-9560

info@shoupengineering.com

July 14, 2023

Mr. Daniel Mator
West Deer Township
109 East Union Road
Cheswick, PA 15024

Via Email

Re: Kingston Plan - Planning Module

Dear Mr. Mator,

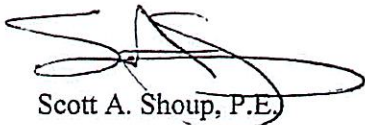
I have reviewed the sewage facilities planning module documents submitted for the Kingston Plan located off of East Union Road and have found the same to be complete and in proper form.

I am therefore in a position to recommend that the enclosed resolution be adopted by the Board of Supervisors approving the planning module.

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.

Enclosure

cc: Joseph Shook, via email
Jodi French, via email



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:

SEWAGE FACILITIES PLANNING MODULE
COMPONENT 4A - MUNICIPAL PLANNING AGENCY REVIEW

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning module package and one copy of this *Planning Agency Review Component* should be sent to the local municipal planning agency for their comments.

SECTION A. PROJECT NAME (See Section A of instructions)

Project Name

KINGSTON PLAN

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by municipal planning agency 7/12/232. Date review completed by agency 7/14/23

SECTION C. AGENCY REVIEW (See Section C of instructions)

Yes

No

1. Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, *et seq.*)?

2. Is this proposal consistent with the comprehensive plan for land use?

If no, describe the inconsistencies _____



3. Is this proposal consistent with the use, development, and protection of water resources?

If no, describe the inconsistencies _____



4. Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation?



5. Does this project propose encroachments, obstructions, or dams that will affect wetlands?

If yes, describe impacts _____



6. Will any known historical or archaeological resources be impacted by this project?

If yes, describe impacts _____



7. Will any known endangered or threatened species of plant or animal be impacted by this project?

If yes, describe impacts _____



8. Is there a municipal zoning ordinance?



9. Is this proposal consistent with the ordinance?

If no, describe the inconsistencies _____



10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance?



11. Have all applicable zoning approvals been obtained?



12. Is there a municipal subdivision and land development ordinance?

SECTION C. AGENCY REVIEW (continued)

Yes No



13. Is this proposal consistent with the ordinance?

If no, describe the inconsistencies _____



14. Is this plan consistent with the municipal Official Sewage Facilities Plan?

If no, describe the inconsistencies _____



15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?

If yes, describe _____



N/A



16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?

If yes, is the proposed waiver consistent with applicable ordinances?

If no, describe the inconsistencies _____

N/A

17. Name, title and signature of planning agency staff member completing this section:

Name: Mark B SchmidtTitle: West Deer Twp. Planning Commission

Signature: _____

Date: 6-17-2023Name of Municipal Planning Agency: WEST DEER TOWNSHIP PLANNING COMM.Address: 109 EAST UNION ROAD, CHESWOLD PA 19024Telephone Number: 724-265-3680**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

This component does not limit municipal planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The planning agency must complete this component within 60 days.

This component and any additional comments are to be returned to the applicant.

Checklist



pennsylvania
DEPARTMENT OF ENVIRONMENTAL
PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF POINT AND NON-POINT SOURCE MANAGEMENT

Completeness Checklist

The individual completing the component should use the checklist below to assure that all items are included in the module package. The municipality should confirm that the required items have been included within 10 days of receipt, and if complete, sign and date the checklist.

Sewage Collection and Treatment Facilities

- ☒ Name and Address of land development project.
- ☒ U.S.G.S. 7.5 minute topographic map with development area plotted.
- ☒ Project Narrative.
- ☒ Letter from water company (if applicable).
- ☒ Alternative Analysis Narrative.
- ☐ Details of chosen financial assurance method.
- ☐ Proof of Public Notification (if applicable).
- ☒ Name of existing collection and conveyance facilities.
- ☒ Name and NPDES number of existing treatment facility to serve proposed development.
- ☒ Plot plan of project with required information.
- ☒ Total sewage flows to facilities table.
- ☒ Signature of existing collection and/or conveyance Chapter 94 report preparer.
- ☒ Signature of existing treatment facility Chapter 94 report preparer.
- ☐ Letter granting allocation to project (if applicable).
- ☒ Signature acknowledging False Swearing Statement.
- ☒ Completed Component 4 (Planning Agency Review) for each existing planning agency and health department.
- ☒ Information on selected treatment and disposal option.
- ☐ Permeability information (if applicable).
- ☐ Preliminary hydrogeology (if applicable).
- ☐ Detailed hydrogeology (if applicable).

Municipal Action

- ☒ Component 3 (Sewage Collection and Treatment Facilities).
- ☒ Component 4 (Planning Agency Comments and Responses).
- ☐ Proof of Public Notification.
- ☐ Long-term operation and maintenance option selection.
- ☐ Comments, and responses to comments generated by public notification.
- ☒ Transmittal Letter

Signature of Municipal Official

7/14/2023

Date submittal determined complete

19

APPOINTMENT: ALTERNATE ZONING HEARING BOARD MEMBER)

THE BOARD APPROVED ALTERNATE MEMBER DANIEL SMULLIN TO BE APPOINTED A TRUE MEMBER WHEN AN EXPIRED MEMBER TERMED OUT.

THE ALTERNATE TERM EXPIRES DECEMBER 31, 2026, SO THERE IS A VACANCY TO FILL HIS UNEXPIRED TERM.

THE BOARD RECEIVED ONE LETTER OF INTEREST FROM RYAN BECKER, AND HIS LETTER OF INTEREST IS ATTACHED.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO APPOINT RYAN BECKER AS AN ALTERNATE MEMBER OF ZONING HEARING BOARD TO FILL THE UNEXPIRED TERM OF DANIEL SMULLIN, WHICH EXPIRES DECEMBER 31, 2026.

	MOTION	SECOND	AYES	NAYS
MRS. HOLLIBAUGH	_____	_____	_____	_____
MR. SMULLIN	_____	_____	_____	_____
MR. FREY	_____	_____	_____	_____
MR. HARRISON	_____	_____	_____	_____
MRS. JORDAN	_____	_____	_____	_____

I'm interested in being an alternate for the zoning board. I've lived in West Deer for 8 years and have several rental units in the district. Appreciate your consideration. Thank you.

Ryan Becker
25 Cedar Ridge Rd Ext
Allison Park, PA 15101

20

AUTHORIZATION: ADVERTISEMENT (FINANCE OFFICER POSITION)

FINANCE OFFICER BARBARA NARDIS SUBMITTED HER FORMAL NOTICE OF RETIREMENT EFFECTIVE MARCH 31, 2023. TOWNSHIP MANAGER IS SEEKING APPROVAL TO ADVERTISE THE FINANCE OFFICER POSITION.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO APPROVE THE ADVERTISEMENT OF THE FINANCE OFFICER POSITION.

	MOTION	SECOND	AYES	NAYS
MR. SMULLIN	___	___	___	___
MR. FREY	___	___	___	___
MR. HARRISON	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
MRS. JORDAN	___	___	___	___

21

**AUTHORIZATION: ADVERTISEMENT (NATURAL GAS COMPRESSOR
STATION HEARING)**

THE TOWNSHIP RECEIVED AN APPLICATION FOR CONDITIONAL USE APPROVAL FILED BY THE APPLICANT, HYPERION MIDSTREAM, LLC, FOR PROPERTY LOCATED ON OAK ROAD. THE APPLICANT PROPOSES TO CONSTRUCT AND OPERATE A NATURAL GAS COMPRESSOR STATION AT THE SUBJECT PROPERTY.

LOT/BLOCK#: 1668-R-0091
ZONING DISTRICT: I-INDUSTRIAL

A NATURAL GAS COMPRESSOR STATION MAY BE AUTHORIZED AS A CONDITIONAL USE IN THE INDUSTRIAL ZONING DISTRICT OF THE TOWNSHIP SUBJECT TO THE REQUIREMENTS OF THE ZONING ORDINANCE OF WEST DEER TOWNSHIP, INCLUDING SECTION 210-120(A)(21).

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

WHAT ACTION DOES THE BOARD WISH TO TAKE

I MOVE TO SET THE PUBLIC HEARING FOR THE LETO COMPRESSOR STATION FOR **SEPTEMBER 26TH AT 6:00 P.M.** AT ST. VICTOR CHURCH - OUR LADY OF THE LAKES PARISH, LOCATED AT 531 BAIRDFORD ROAD.

MOTION	SECOND	AYES	NAYS		
MR. FREY		___	___	___	___
MR. HARRISON		___	___	___	___
MRS. HOLLIBAUGH		___	___	___	___
MR. SMULLIN		___	___	___	___
MRS. JORDAN		___	___	___	___

22

AUTHORIZATION: BON TOOL LOT LINE REVISION

THE PLANNING COMMISSION RECOMMENDED APPROVAL OF THE BON TOOL CO. PLAN LOT LINE REVISION AT THEIR JULY 27, 2023 MEETING.

PROPERTY LOCATION: 4430 GIBSONIA ROAD
ZONING DISTRICT: SU – SPECIAL USE

THE PROPOSAL IS FOR A LOT LINE REVISION AND COSOLIDATION FOR THE CONSTRUCTION OF WAREHOUSE EXPANSION LOCATED AT 4430 GIBSONIA ROAD GIBSONIA, PA. THE TWO PARCELS BEING REVISED ARE 1357-G-32 AND 1357-H-304.

THE PLANNING COMMISSION RECOMMENDED APPROVAL OF THE BON TOOL CO. PLAN LOT LINE REVISION SUBJECT TO THE FOLLOWING CONDITIONS:

1. SATISFACTORILY ADDRESS ALL COMMENTS AND CONCERNS OF MR. SHOUP'S COMMENT LETTER DATED JULY 20, 2023.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO APPROVE THE BON TOOL LOT LINE REVISION AS PER THE RECOMMENDATION BY THE PLANNING COMMISSION WITH THE CONDITION PREVIOUSLY MENTIONED.

	MOTION	SECOND	AYES	NAYS
MR. HARRISON	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
MR. SMULLIN	___	___	___	___
MR. FREY	___	___	___	___
MRS. JORDAN	___	___	___	___



West Deer Township Planning Commission
Recommendation Report for July 27, 2023

Project Name: BON TOOL CO.: LOT LINE REVISION

Property Location: West Deer Twp. – Allegheny County: 4430 Gibsonia Rd.
Gibsonia, PA 15044
Parcel # 1357-D-325

Zoned: SU: Special Use

First motion by Mr. Bechtold and second motion by Mr. Oresick to **RECOMMEND APPROVAL**, voting was unanimous of the Bon Tool Co.: Lot Line Revision with the following conditions:

1. Satisfy all comments in the Scott Shoup Engineering letter dated 7.20.2023.



SHOUP ENGINEERING

FOR OVER 50 YEARS

329 Summerfield Drive, Baden, PA 15005

Phone: 724-869-9560

info@shoupengineering.com

August 2, 2023

Mr. Joseph Shook
West Deer Township
109 East Union Road
Cheswick, PA 15024

Via Email

Re: Bon Tool Co. Plan
Lot Line Revision (plan dated June 29, 2023, revision not noted)

Dear Mr. Shook,

I have reviewed the above-referenced lot line revision plan located in the SU Zoning District and have found that the comments contained in my July 20, 2023 review letter have been satisfactorily addressed. I have no further comments concerning the plan.

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
Gavin Robb, via email
Jodi French, via email
Phil Karanovich, P.E., Redswing Group, via email - p.karanovich@redswinggroup.com

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: 4430 Gibsonia Road, Gibsonia Pa 15044

Parcel Lot and Block No.: 1357-G-32, 1357-H-304

Name of Subdivision/Land Development: Bon Tool Warehouse Expansion

Name of Applicant: Red Swing Group - Phil Karanovich

E-Mail Address: p.karanovich@redswinggroup.com

Address: 4314 Old William Penn Highway, Suite 101
Monroeville, PA 15146

Telephone No.: 724-325-1215 ext 204

Name of Property Owner(s): C A Bon LP - John Bongiovanni

E-Mail Address: CJB@bontool.com

Address: 4430 Gibsonia Road, Gibsonia, PA 15044

Telephone No.: 724-443-7080

Surveyor/Engineer: Red Swing Group - Scott Pilston (surveyor), Phil Karanovich (engineer)

Address: 4314 Old William Penn Highway, Suite 101
Monroeville, PA 15146

Telephone No.: 724-325-1215 E-Mail: p.karanovich@redswinggroup.com

Purpose of Development: Lot Line Revision/Consolidation for the construction of
warehouse expansion

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

Total Acreage of Tract: _____

No. of Acres to be Developed: _____

Number of Lots: _____

Percentage of Lot Coverage: _____

Min. Lot Size: _____

Estimated Start of Construction: _____

Zoning District: SU - Special Use

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 N/A

Proposed for Dedication: ☐ Yes ☒ No

Existing Use: Warehouse/Light Manufacturing

Number of Existing Lots: 2 - To be revised/consolidated Existing Acreage: 1.4

Location of Existing Buildings: 40.6150, -79.9041

Current Parking Spaces: 11

Existing Parking Surface Area: 7,000 s.f

Access Driveway Location: 40.61425, -79.9034 Width: 40'

Proposed Use: Same as existing

Description of Building(s): _____

Additional Parking Spaces: _____

Access Driveway Location: _____ Width: _____

Current Employees: _____ New Employees: _____

Percentage of Lot Coverage: _____

Phase:

Total Number of Phases: _____

N/A

Phase Number of this Application: _____

Total Acres: _____

Acres this Phase: _____

Total Lots: _____

Lots this Phase: _____

Total Lineal Feet of Storm Sewer: _____

Total Storm Sewer this Phase: _____

Environmental Standards:

Will the proposed use generate any of the following conditions?

Radioactive Emissions ☐

Material stored on site: N/A

Applications:

Allegheny Co. Dept. of Economic Development

Right-of-Way:

Easements:

100

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

Phil Karanovich

Print Name

FILE SEAL:

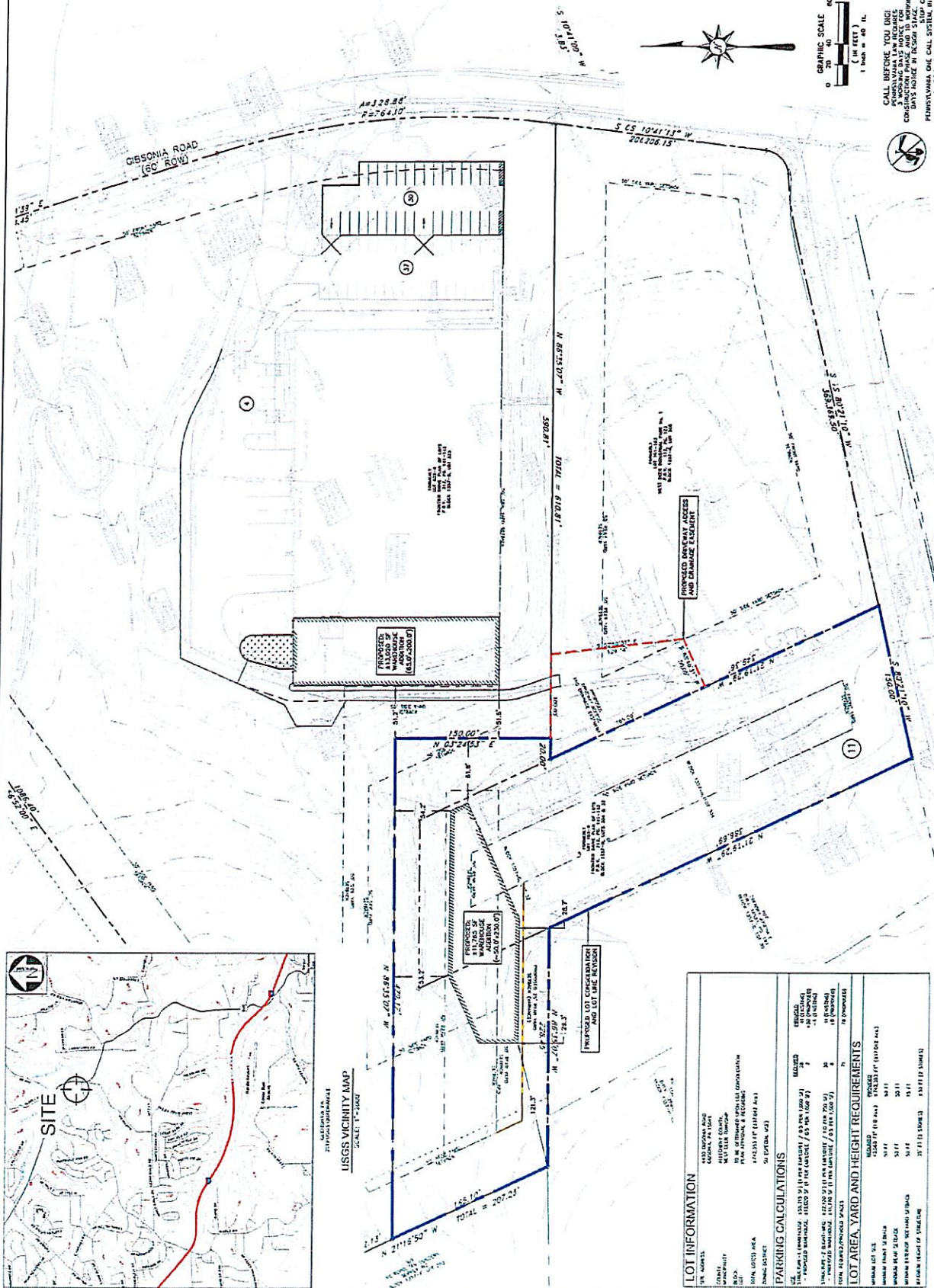
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BON TOOL COMPANY
WAREHOUSE EXPANSIONS
4430 GIBSONIA ROAD, GIBSONIA, PA
WEST DEER TOWNSHIP, ALLEGHENY COUNTY

[illegible]

**ZONING
SITE PLAN**

SP-01



THIS DRAWING IS USED IN SIZE 1/4" X 36" IT IS A REDUCED SIZE DRAWING

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS NOTICE IN DESIGN STAGE.
STOP CALLING
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776

23

AUTHORIZATION: CHANGE ORDER (CREST STREET BRIDGE)

UPON FURTHER REVIEW BY THE TOWNSHIP ENGINEER, IT HAS BEEN DETERMINED THAT TO ENSURE THE ABILITY OF THE PUBLIC AND EMERGENCY RESPONDERS TO ACCESS THE HOMES AT THE DEAD END OF CREST STREET THAT IT WOULD BEST IF A TEMPORARY BRIDGE BE INSTALLED. THE INSTALLATION AND USE OF A TEMPORARY BRIDGE WILL RESULT IN THE NEED FOR A CHANGE ORDER FOR THE PROJECT.

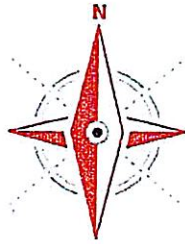
A CHANGE ORDER IS ATTACHED.

MR. SHOUP...

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE CHANGE ORDER NO. 1 FOR THE CREST STREET BRIDGE REPLACEMENT PROJECT IN THE AMOUNT OF \$25,100.00 PER THE RECOMMENDATION OF THE TOWNSHIP ENGINEER.

	MOTION	SECOND	AYES	NAYS
MRS. HOLLIBAUGH	___	___	___	___
MR. SMULLIN	___	___	___	___
MR. FREY	___	___	___	___
MR. HARRISON	___	___	___	___
MRS. JORDAN	___	___	___	___



SHOUP ENGINEERING

FOR OVER 50 YEARS

329 Summerfield Drive, Baden, PA 15005

Phone: 724-869-9560

info@shoupengineering.com

August 9, 2023

Mr. Daniel Mator
West Deer Township
109 East Union Road
Cheswick, PA 15024

Re: Crest Street Bridge Replacement Project

Dear Mr. Mator,

I have met with and discussed with our contractor, Gary Metzinger, on several occasions the logistics of maintaining one lane of the Crest Street Bridge being open for traffic during the length of the above mentioned project.

While there will be enough width for vehicles to utilize one lane of the bridge. I am not confident that the width is sufficient for the full spectrum of drivers that may use the bridge. Also while the available width will accommodate a fire truck it will be very tight with little margin for error.

I have therefore discussed with the contractor the idea of installing a temporary bridge to the south of the existing bridge to accommodate traffic during the length of the project. The temporary bridge would span approximately 50 feet and not result in any impacts to the stream.

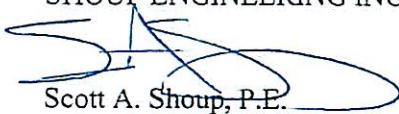
Unfortunately the transport, assembly, use, and removal of the temporary bridge comes at a cost. I have negotiated with the contractor a cost for the additional work along with the savings of using a temporary bridge and the additional cost comes to \$25,100.00. A change order would be needed for this work.

The total contract price including their change order would be \$297,800 which would still fall within the original budget figure of \$300,000 for the project.

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.

CHANGE ORDER NO. 1

CHANGES IN WORK, LABOR, and MATERIALS

Contractor Name Gary Metzinger Cement

Date _____

Contractor Inc.

Municipality West Deer Township

Contractor Address 15 Alsop Road

Project Name Crest Street Bridge

Pittsburgh, PA 15215

Replacement

Phone Number _____

Project Number 10201

In connection with the above-referenced project number 10201 located in West Deer Township, the following addition is ordered to this project:

The Contractor shall install a temporary bridge, approximately 50 feet in length, to the south of the existing bridge to serve as a temporary roadway during the replacement of the existing Crest Street bridge

Subject to conditions hereinafter set forth, and equitable adjustment of the contract price as follows:

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

** Twenty-Five Thousand One-Hundred Dollars and Zero Cents (\$25,100.00)

The conditions last above-referenced to are as follows:

- A. The aforementioned change(s) and work affected thereby, are subjected to all contract stipulations and covenants; and
- B. The rights of the Local Public Agency are not prejudiced; and
- C. All claims against the Local Public Agency which are incidental to or as a consequence of the aforementioned change is satisfied.

CHANGE ORDER NUMBER 1 IS ACCEPTED BY:

Gary Metzinger Cement Contractors, Inc.:

West Deer Township:

By: _____

By: _____

Printed Name

Printed Name

Written Name

Written Name

Printed Title: _____

Printed Title: _____

DATE: _____

DATE: _____

24

**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 AUGUST 17, 2023 THROUGH JUNE 30, 2024.

THE SCHOOL BOARD HAD IT ON THEIR AGENDA FOR APPROVAL AT
THEIR AUGUST 15, 2023 MEETING.

THE MEMORANDUM WILL BE PRESENTED TO THE BOARD PRIOR TO
THE REGULAR BUSINESS MEETING.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE 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	SECOND	AYES	NAYS
MR. SMULLIN	—	—	—	—
MR. FREY	—	—	—	—
MR. HARRISON	—	—	—	—
MRS. HOLLIBAUGH	—	—	—	—
MRS. JORDAN	—	—	—	—

25

**AUTHORIZATION: GRAYSTONE ESTATES REVISION NO. 1
SUBDIVISION PLAN**

THE PLANNING COMMISSION RECOMMENDED APPROVAL OF THE GRAYSTONE ESTATES REVISION NO. 1 SUBDIVISION PLAN AT THEIR JULY 27, 2023 MEETING.

PROPERTY LOCATION: 36 KAUFMAN ROAD GIBSONIA, PA
ZONING DISTRICT: R-3 – SUBURBAN RESIDENTIAL

TWO-LOT SUBDIVISION: LOT TO MEASURE 35,913 ACRE MINIMUM
TOTAL ACREAGE 2.50

THE PLANNING COMMISSION RECOMMENDED APPROVAL OF THE GRAYSTONE ESTATES REVISION NO. 1 SUBDIVISION PLAN SUBJECT TO FOLLOWING CONDITIONS:

1. SATISFY ALL COMMENTS IN THE SCOTT SHOUP ENGINEERING LETTER DATED JULY 17, 2023.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO APPROVE THE PRELIMINARY AND FINAL SUBDIVISION OF THE GRAYSTONE ESTATES REVISION NO. 1 SUBDIVISION PLAN AS PER THE RECOMMENDATION BY THE PLANNING COMMISSION.

	MOTION	SECOND	AYES	NAYS
MR. FREY	—	—	—	—
MR. HARRISON	—	—	—	—
MRS. HOLLIBAUGH	—	—	—	—
MR. SMULLIN	—	—	—	—
MRS. JORDAN	—	—	—	—



West Deer Township Planning Commission
Recommendation Report for July 27, 2023

Project Name: GRAYSTONE ESTATES REVISION #1: SUBDIVISION

Property Location: West Deer Twp. – Allegheny County: 36 Kaufman Rd.
Gibsonia, PA 15044
Parcel # 1669-A-269

Zoned: R-3: Suburban Residential

First motion by Mr. Hollibaugh and second motion by Mr. Bechtold to **RECOMMEND APPROVAL**, voting was unanimous (Mr. Schmidt abstained from voting) of the Graystone Estates Revision #1: Subdivision with the following conditions:

1. Satisfy all comments in the Scott Shoup Engineering letter dated 7.17.2023.



SHOUP ENGINEERING

FOR OVER 50 YEARS

329 Summerfield Drive, Baden, PA 15005

Phone: 724-869-9560

info@shoupengineering.com

July 17, 2023

Mr. Joseph Shook
West Deer Township
109 East Union Road
Cheswick, PA 15024

Via Email

Re: Graystone Estates Revision No. 1
Preliminary and Final Subdivision (plans dated May 1, 2023)

Dear Mr. Shook,

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

1. Pennsylvania Department of Environmental Protection Sewage Facilities Planning Module documents must be submitted to the Township for review and consideration of approval.

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

Sincerely,

SHOUP ENGINEERING INC.



Scott A. Shoup, P.E.

cc: Daniel Mator, via email
Gavin Robb, via email
Dorothy Moyta, via email
Jodi French, via email
Robyn Brady, 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: 36 Kaufman Road, Gibsonia, PA 15044

Parcel Lot and Block No.: 1669-A-00269

Name of Subdivision/Land Development: GRAYSTONE ESTATES REVISION No.1

Name of Applicant: Rody & Cynthia Richey

E-Mail Address: oldrod54@gmail.com

Address: 36 Kaufman Road, Gibsonia, PA 15044

Telephone No.: 724-584-8252

Name of Property Owner(s): Same as above

E-Mail Address: _____

Address: _____

Telephone No.: same as above

Surveyor/Engineer: Mark B. Schmidt, PLS

Address: Hampton Technical Associates, Inc.

35 Wilson Street Suite 201 Pittsburgh, PA 15223

Telephone No.: 412-781-9660 E-Mail: robynb@hampton-tech.net

Purpose of Development: subdivide one residential lot into two residential lots

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

Total Acreage of Tract: 2.50

No. of Acres to be Developed: 1.67 (Lot 2B) Number of Lots: 2

Percentage of Lot Coverage: 8% Min. Lot Size: 35,913 sq. ft.

Estimated Start of Construction: late summer of 2023

Zoning District: 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: residential home and attached garage

Number of Existing Lots: 1 Existing Acreage: 2.50

Location of Existing Buildings: one single fam house and attached garage

Current Parking Spaces: 3-4

Existing Parking Surface Area: gravel, 2,700 sq.ft.

Access Driveway Location: Kaufman Rd., property right Width: 10'

Proposed Use: residential home and attached garage in rear of property

Description of Building(s): brick and or frame residence TBD

Additional Parking Spaces: 3-4 approx

Access Driveway Location: Kaufman Rd., property left Width: 10-12 feet

Current Employees: _____ New Employees: _____

Percentage of Lot Coverage: 8%

Phase:

Total Number of Phases: 1

Phase Number of this Application: 1

Total Acres: 2.50

Acres this Phase: 2.50

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	_____ X

Right-of-Way:

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

Describe: _____

Easements:

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

Describe: _____

APPLICATION MATERIAL CHECKLIST

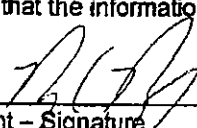
DATE 5-12-23

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
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 - ☐ 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

Roddy C Richey
Print Name

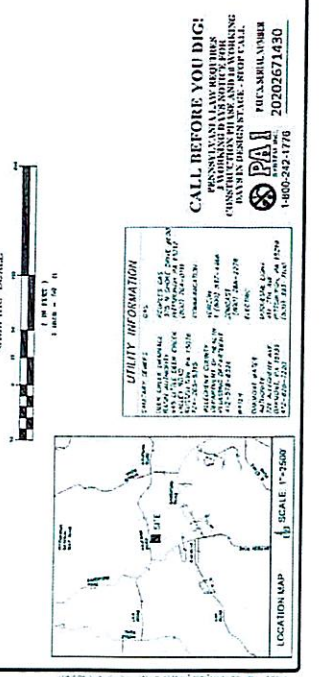
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0-7122-
ALLEGHENY COUNTY DEPARTMENT OF POLICE
Received at the office of the Department at Head Office of the County of Allegheny, Pennsylvania, on this _____ day of _____, 20____.

Department of Police

NOTES
ALL INFO ON BUSINESS AND COORDINATES HAVE BEEN ADAPTED AND CONVERTED TO IN SI

2. 1000

[illegible][illegible]



☐ **Emergency**
 Please telephone me at
 () **At Home** **Work** **Mobile**
Address **LA 1234**
Home **444-555-6666**
Cell **444-555-6666**

☐ **Mail Order**
 I will be **in** **LA** **State** **0**
Address **LA 1234**
Home **444-555-6666**
Cell **444-555-6666**

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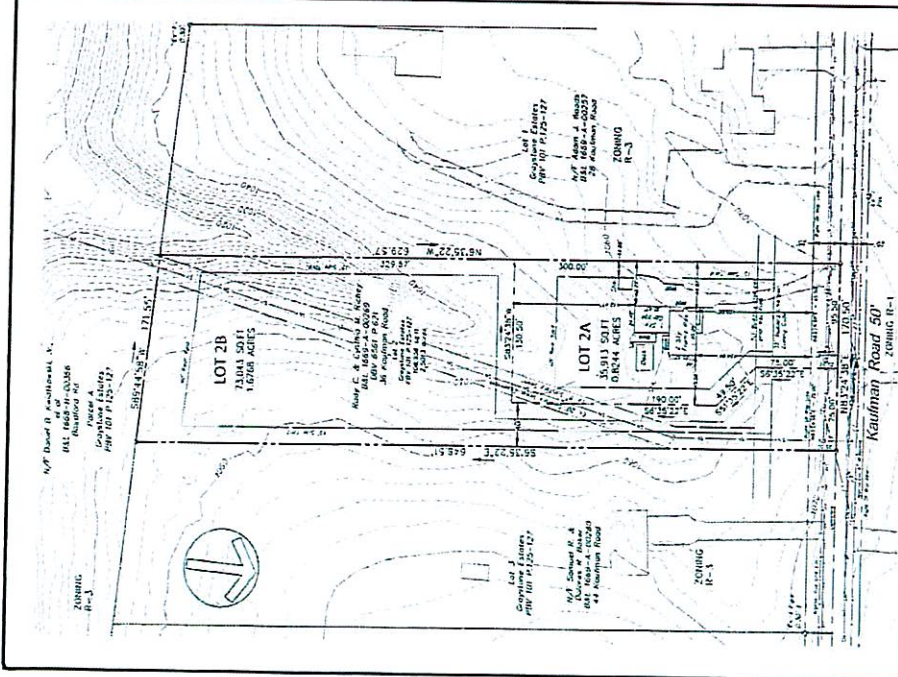


WEST DEER TOWNSHIP, ALLEGHENY COUNTY, PA.

DATE	11-11-11	TIME	11:11
NAME	VB101		

[illegible]

1002 HILL AVE
Argonne County, Va. 22601-4-0229
36 N. Main St., Greensboro, N.C. 27444
2001 E. 2nd St., Littleton, CO 80120
2001 E. 2nd St., Littleton, CO 80120

[illegible][illegible][illegible]

GRAPHIC SCALE

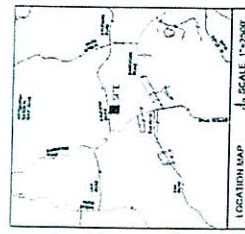
(IN FEET)

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
A WORKING DAY'S NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL.

 **PAI**
PUMPED AND
GRADED

FOR CATALOG NUMBER
20202671430

1-800-242-1776

[illegible]

26

AUTHORIZATION: HIRING OF PART-TIME POLICE OFFICER

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

SATISFACTORY BACKGROUND CHECK WAS PERFORMED ON THE APPLICANT.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO HIRE AARON FUESTING AS A PART-TIME POLICE OFFICER OF WEST DEER TOWNSHIP.

	MOTION	SECOND	AYES	NAYS
MR. HARRISON	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
MR. SMULLIN	___	___	___	___
MR. FREY	___	___	___	___
MRS. JORDAN	___	___	___	___



POLICE DEPARTMENT

INTERDEPARTMENTAL MEMORANDUM

To: Daniel Mator, Township Manager
From: Robert J. Loper, Chief of Police *RJL*
Subject: Hiring of Part Time Police Officer
Date: August 9, 2023

Mr. Mator,

The police department continues to encounter issues staffing part time officers. Amid the pending Police Service Agreement with Deer Lakes School District, our department is in need of an additional police officer to fulfill the needs of our community. I am requesting the hiring of a new part time police officer be added to the agenda for the Board of Supervisors meeting scheduled on August 16, 2023.

I am asking that the Board of Supervisors hire Aaron Fuesting as a part time police officer for West Deer Township. Mr. Fuesting has worked as a police officer for Freeport Borough Police Department and South Buffalo Township Police Department. Mr. Fuesting is a graduate of St. Joseph High School and served our country for six years in the United States Air Force. He also graduated from the Allegheny County Police Training Academy in which he obtained Act 120 certification.

A background check of Mr. Fuesting was performed by Sgt. Shurina. There wasn't any disqualifiers learned through this investigation that would prohibit Mr. Fuesting from becoming an officer with West Deer Township.

27

AWARD: 2023 GUIDERAIL PROGRAM

THE FOLLOWING QUOTES WERE RECEIVED FOR THE GUIDERAIL PROJECT TO FURNISH AND INSTALL GUIDERAILS ON: MARTIN ROAD.

TWO BIDS ARE QUOTED BELOW.

BIDDERS:	TOTAL:
1) FENCE BY MAINTENANCE SERVICE	\$17,964.00
2) ALLEGHENY FENCE	\$24,550.00

MR. SHOUP WILL PROVIDE THIRD BID TO THE BOARD PRIOR TO THEIR MEETING.

MR. SHOUP...

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AWARD THE GUIDERAIL PROJECT TO _____ IN THE AMOUNT OF _____ FOR MARTIN ROAD.

	MOTION	SECOND	AYES	NAYS
MRS. HOLLIBAUGH	___	___	___	___
MR. SMULLIN	___	___	___	___
MR. FREY	___	___	___	___
MR. HARRISON	___	___	___	___
MRS. JORDAN	___	___	___	___

Fence By Maintenance Service

FMS

193 CROWE AVENUE • MARS, PA 16046

412-931-4404
PITTSBURGH724-935-3021
WEXFORD724-285-8780
BUTLER724-776-3400
MARS/CRANBERRYFAX: 724-935-9311
www.fencebyfms.com

Email: fmsfence@gmail.com

NAME West Deer Township

DATE 8/7/2023

STREET

PHONE (Home) Scott Shoup 724-869-9560

CITY STATE AND ZIP

EMAIL Sshoupengineering.com

Martin Road Guide Rail repair

- Repair/ replace 862'6" of guide rail starting at top of Martin road running one continuous line
- Remove existing guide rail
- Redrive approximately 50% of used posts approximately 33 posts total
- Install approximately 34 new posts
- Install all new guide rail W-beam
- Include one new single terminal end
- Include all new hardware
- Posts to be driven on 12'6" centers approximately 42" deep
- Includes removal and disposal of existing guide rail
 - Total cost, removal, material, installation, labor \$17,964
 - Or \$24.19 per foot with 300' continuous minimum at this price on Martin road repair only

We Propose hereby to furnish material and labor-complete in accordance with above specifications, for the sum of upon completion dollars (\$ 17,964).

Above prices are good for 30 days unless otherwise noted. Fence By Maintenance Service (FMS) agrees to guarantee workmanship for two (2) years from date of purchase. Prices quoted assumes normal digging conditions, which does not include use of jack hammer. If jack hammer is required to complete job, extra cost will be included in the final invoice. FMS will call PA One call to have public utilities marked. As of late 2019 the Public Utility Commission has taken over the PA-One Call System. Now the utility companies only have to mark to the end of the right away. So from the right away to your house or any structure is the responsibility of the property owner. Also the utility company may mark the lines as a courtesy but they take no responsibility if they mark it wrong. Fence By Maintenance Service assumes no liability or responsibility for any lines or pipes on customer's property beyond the right away. It is the responsibility of customer to check all local zoning and Homeowner Association regulations and obtain any required permits. Customer is responsible to establish and mark property lines, as well as to clear any objects within 30' of property lines so work can be completed. FMS assumes no responsibility for unmarked sprinkler lines, pool lines, gas lines, electrical lines or any other unmarked lines. The customer will assume all liability for and cost of damage done by directing FMS to dig in immediate vicinity of known or unknown utilities. If customer is unsure of property line, FMS recommends customer to obtain a survey. Customer to supply area for all extra dirt to be placed. If dirt needs to be removed from site, extra cost will be added. The natural characteristics of wood products to bow, twist, warp, check split or shrink are not covered under the above warranty. Final bill is based upon actual amount of fence installed, plus or minus. Partial bill may be billed if work is stopped or delayed. Fence remains property of FMS until paid in full. Project will not be scheduled until we receive signed proposal and deposit. All work to be done according to standard practices. All agreements contingent upon strikes, accidents, or delays beyond our control. A finance charge of 1 1/2% per month, which is 18% per year, shall be applied to account not paid within 14 days of completion. Customer agrees to pay all interest and any cost incurred in collection of this debt. Customer grants permission to FMS to use any photos of job in FMS publications. Notice of Cancellation. You the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction with no penalty or forfeit of money.

Please read and understand proposal before you sign.
Once it is signed it becomes a contract.
Must be signed for us to begin work.

AUTHORIZED SIGNATURE

3% Service Charge Added for Credit Card Purchases.

Acceptance of Proposal: THE ABOVE PRICE SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT MADE AS OUTLINED ABOVE.

SIGNATURE _____

DATE OF ACCEPTANCE _____

PA HOME IMPROVEMENT REGISTRATION #PA049364

Allegheny Fence Const. Co., Inc.

ALLEGHENY FENCE CONST. CO., INC.

4301 IRVINE STREET
412-421-6005

PITTSBURGH, PA 15207
FAX 412-421-1734

DATE: August 9, 2023

TO: West Deer Township
329 Summer Field Drive
Baden, PA 15005

SITE: Martin Road
Guide Rail

ATTN: Scott Shoup – 724-869-9560 sshoup@shoupengineering.com

PROPOSAL: We are pleased to submit our estimate on the following at the above location.

SPECS:

Padot approved galvanized guide rail materials.
4" x 6" posts mechanically driven into ground.
12 gauge galvanized elements.
Flared wings at all terminal sections.

BASE BID:

Furnish and install: 862.5' L.F. of new guide rail element.
34 new posts.
One new terminal section.

Reuse and reset 33 existing posts.

TOTAL LABOR AND MATERIALS:

TWENTY FOUR THOUSAND FIVE HUNDRED FIFTY DOLLARS \$ 24550.00

NOTE: Price based on posts being able to be mechanically driven into ground.

EXCLUDES: Traffic control. Flagmen.

Customers responsibility to clear and show fence line, locate underground utilities and obtain permits.

TERMS: net 30 days. Per next page terms and conditions. Pa. Contractors License No. 031722.

ACCEPTED: _____

DATE: _____

Sincerely,

Craig Nayhouse

28

AWARD: SALE OF PUBLIC WORKS TRUCK

THE TOWNSHIP ADVERTISED FOR THE SALE OF A 2012 FORD F550 FIVE-TON DUMP TRUCK WITH WESTERN PLOW. COLOR: RED., MILEAGE APPROX. 73,756 – AS-IS CONDITION.

SEALED BIDS WERE RECEIVED AND ALL WERE OPENED ON TUESDAY, AUGUST 9, 2023 AT 1:30 P.M.

THE FOLLOWING FIVE BIDS WERE RECEIVED:

BIDDERS:	TOTAL:
1) Chris Corrado	\$30,500.00
2) Maxwell Truck & Equipment, LLC	\$25,215.00
3) Daniel Loughlin	\$20,212.23
4) Hollibaugh Landscape & Excavation	\$17,232.00
5) Mark Gaudino	\$ 6,103.00

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO AUTHORIZE THE SALE OF THE 2012 FORD F550 FIVE-TON DUMP TRUCK TO CHRIS CORRADO, IN THE AMOUNT OF \$30,500.00, AS-IS CONDITION.

	MOTION	SECOND	AYES	NAYS
MR. SMULLIN	___	___	___	___
MR. FREY	___	___	___	___
MR. HARRISON	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
MRS. JORDAN	___	___	___	___

Chris Corrado

Bidding on 2012 f-550 ford dump truck, my bid is \$30,500

Chris Corrado / CELL 412-812-2317 / 957 DEER CREEK RD ,GIBSONIA ,PA 15044

Maxwell Truck & Equipment, LLC

MAXWELL

MW

1705 East Trout Road, State College, PA 16801

Phone: 814.234.2672 Fax: 888.352.5110

Truck & Equipment, LLC

MAXWELL

Truck & Equipment, LLC

1705 E Trout Road, State College, PA 16801

Phone: 814.234.2672 Fax: 888.352.5110

August 08, 2023

West Deer Township
109 East Union Road
Cheswick, PA 15024

SUBJECT: Sale of 2012 F550 5-ton Dump Truck

Dear West Deer Township:

\$25,215

Our BID for the 2012 F550 5-Ton Dump Truck with Western plow is \$

~~25,215~~

Sincerely,

Edward G. Maxwell

Offices: Phone (814)234-2672
Fax (888) 352-5110

Parts & Maintenance: Phone (814) 234-0480
Fax (814) 234-3917

Daniel Loughlin

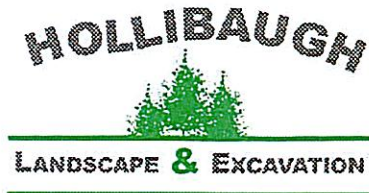
Daniel Loughlin

2012 Ford Dump

Bid: 20,212.23

Hollibaugh Landscape & Excavation


HOLLIBAUGH
Landscape & Excavation
1012 York Way
Gibsonia, PA 15044
(724) 265-5305



Invoice

DATE	INVOICE #
8-8-23	

BILL TO

			DUE DATE
DESCRIPTION	QTY	Unit Price	Total
F John Hollibaugh Bid <u>17,232.⁰⁰/₁₀₀</u> on 2012 1 ton Dump Truck  724-816-3570			
Subtotal			
Tax			
Total			

Mark Gaudino

Notes...

WEST DEER Twp

my Bid ON THE 2012 F-550
Dump TRUCK is \$ 6,103⁰⁰

THANK YOU

MARK GAUDINO

604 MELLON AVE

BADEN PA 15005

724-601-0077

29

DISCUSSION: ZONING ORDINANCE

30

OLD BUSINESS

31

NEW BUSINESS

32

ADJOURNMENT

DO I HAVE A MOTION TO ADJOURN AT _____ P.M.?

	MOTION	SECOND	AYES	NAYS
MR. FREY	_____	_____	_____	_____
MR. HARRISON	_____	_____	_____	_____
MRS. HOLLIBAUGH	_____	_____	_____	_____
MR. SMULLIN	_____	_____	_____	_____
MRS. JORDAN	_____	_____	_____	_____