



BOARD OF
SUPERVISORS
MEETING

18 March 2026

5:00pm: Executive Session

6:00pm: Public Hearing – Pittsburgh National Golf Course PRD (*2nd Version*)

7:00pm: Regular Business Meeting

Members present: Mr. Fleming _____
Mr. Mercuri _____
Mr. Payne _____
Mr. Wiegand _____
Mr. Hollibaugh _____

West Deer Township Board of Supervisors

March 18, 2026: 5:00pm: Executive Session
6:00pm: Pittsburgh National Golf Course PRD (*2nd Version*)
7:00pm: Regular Business Meeting

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Executive Sessions Held
5. Public Comment (Agenda Items Only)
6. Accept Minutes
7. Monthly Financial Report
 - A. Finance Officer's Report
 - B. List of Bills
8. Police Chief's Report
9. Acting Public Works Foreman's Report
10. Engineer's Report
11. Planning, Zoning, and Code Enforcement 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. Sudden Cardiac Arrest Presentation
17. Adoption: Ordinance No. 463 – Police Taser Policy
18. Adoption: Resolution No. 2026-3 – C2P2 Grant Application
19. Adoption: Resolution No. 2026-4 – Sewer Planning Module (LaPalme/Montag Plan of Lots)
20. Appointment/Hiring: Public Works Director
21. Authorization: Bairdford Park Concession Stand Electric Option
22. Authorization: Deer Lakes Regional Revitalization Committee Letter of Support
23. Authorization: Dog Shelter Water Line / Concrete Pad
24. Authorization: Energy Credit Consultant
25. Authorization: LaPalme/Montag Plan of Lots Subdivision Approval
26. Award: 2026 Road Program
27. Discussion: Board Meeting Protocol, Arrangement, and Rules
28. Discussion: Dog Shelter Plans
29. Discussion: Fire Company Cancer Rider
30. Discussion: Referendum Options
31. Discussion: Sale of Millings
32. New Business for Future Discussion/Action
33. Announcements
34. Public Comment (Non-Agenda Matters of General Township Concern)
35. Adjournment

1 Call to Order

2 Pledge of Allegiance

3 Roll Call

- Mr. Mator

4 Executive Sessions

- Mr. Robb

PUBLIC COMMENT (AGENDA ITEMS ONLY)

THE BOARD WILL HEAR COMMENT ON AGENDA-RELATED ITEMS AT THIS TIME. PLEASE APPROACH THE MICROPHONE, CLEARLY STATE YOUR NAME AND ADDRESS, AND LIMIT YOUR COMMENTS TO FIVE (5) MINUTES.

ACCEPT MINUTES

ATTACHED ARE THE MINUTES OF THE REGULAR BUSINESS MEETING OF FEBRUARY 18, 2026.

ARE THERE ANY QUESTIONS REGARDING THE MINUTES?

DO I HAVE A MOTION TO ACCEPT THE MINUTES OF THE FEBRUARY 18, 2026 REGULAR BUSINESS MEETING AS PRESENTED?

	MOTION	SECOND	AYES	NAYS
MR. MERCURI	___	___	___	___
MR. PAYNE	___	___	___	___
MR. WIEGAND	___	___	___	___
MR. FLEMING	___	___	___	___
MR. HOLLIBAUGH	___	___	___	___

MONTHLY FINANCIAL REPORT

A) FINANCE OFFICER'S REPORT

ATTACHED IS THE FINANCE OFFICER'S REPORT.

ARE THERE ANY QUESTIONS REGARDING THE MONTHLY FINANCIAL REPORT?

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

	MOTION	SECOND	AYES	NAYS
MR. PAYNE	—	—	—	—
MR. WIEGAND	—	—	—	—
MR. FLEMING	—	—	—	—
MR. MERCURI	—	—	—	—
MR. HOLLIBAUGH	—	—	—	—

B) LIST OF BILLS

ARE THERE ANY QUESTIONS REGARDING THE 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	NAYS
MR. WIEGAND	___	___	___	___
MR. FLEMING	___	___	___	___
MR. MERCURI	___	___	___	___
MR. PAYNE	___	___	___	___
MR. HOLLIBAUGH	___	___	___	___

POLICE CHIEF'S REPORT

ATTACHED IS THE POLICE CHIEF'S REPORT.

ARE THERE ANY QUESTIONS REGARDING THE POLICE CHIEF'S REPORT?

ACTING PUBLIC WORKS ACTING FOREMAN'S REPORT

ATTACHED IS THE ACTING PUBLIC WORKS FOREMAN'S REPORT.

ARE THERE ARE ANY QUESTIONS REGARDING THE ACTING PUBLIC WORKS FOREMAN'S REPORT?

ENGINEER'S REPORT

ATTACHED IS THE ENGINEER'S REPORT SUBMITTED BY SHOUP ENGINEERING, INC.

ARE THERE ANY QUESTIONS REGARDING THE ENGINEER'S REPORT?

PLANNING, ZONING, AND CODE ENFORCEMENT REPORT

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

ARE THERE ANY QUESTIONS REGARDING THE REPORT?

WEST DEER #1 VFC REPORT

ATTACHED IS THE WEST DEER #1 VFC REPORT.

ARE THERE ANY QUESTIONS REGARDING THE REPORT?

WEST DEER #2 VFC REPORT

ATTACHED IS THE WEST DEER #2 VFC REPORT.

ARE THERE ANY QUESTIONS REGARDING THE REPORT?

WEST DEER #3 VFC REPORT

ATTACHED IS THE WEST DEER #3 VFC REPORT.

ARE THERE ANY QUESTIONS REGARDING THE REPORT?

WEST DEER EMS REPORT

ATTACHED IS THE WEST DEER EMS REPORT.

ARE THERE ANY QUESTIONS REGARDING THE REPORT?

SUDDEN CARDIAC ARREST PRESENTATION

CHIEF HUMES...

ADOPTION: ORDINANCE NO. 463 - POLICE TASER POLICY

ORDINANCE NO. 463

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER TO AMEND THE WEST DEER TOWNSHIP POLICE POLICIES AND PROCEDURES REGARDING THE USE OF ENERGY WEAPONS (GENERICALLY KNOWN AS "TASERS"), TO AUTHORIZE THE IMPLEMENTATION AND ENFORCEMENT OF SAID POLICIES AND PROCEDURES BY THE CHIEF OF POLICE AND TOWNSHIP MANAGER, AND PROVIDING FOR SEVERABILITY.

ARE THERE ANY QUESTIONS REGARDING THE ORDINANCE?

DO I HAVE A MOTION TO ADOPT ORDINANCE NO. 463?

	MOTION	SECOND	AYES	NAYS
MR. FLEMING	—	—	—	—
MR. MERCURI	—	—	—	—
MR. PAYNE	—	—	—	—
MR. WIEGAND	—	—	—	—
MR. HOLLIBAUGH	—	—	—	—

ADOPTION: RESOLUTION NO. 2026-03 – C2P2 GRANT APPLICATION

RESOLUTION NO. 2026-03

A RESOLUTION AUTHORIZING THE TOWNSHIP MANAGER TO APPLY FOR AND SIGN (IF APPROVED) A DCNR C2P2 GRANT FOR: CONTINUING THE BAIRDFORD PARK PORTION OF THE WEST DEER TOWNSHIP MASTER PARK PLAN; THE WEST DEER DOG SHELTER; AND THE MUNICIPAL COMPLEX WALKING TRAILS AND PARKING AREA.

THE RESOLUTION WILL BE PROVIDED TO THE BOARD PRIOR TO THE MEETING.

ARE THERE ANY QUESTIONS REGARDING THE RESOLUTION?

DO I HAVE A MOTION TO ADOPT RESOLUTION NO. 2026-03 AUTHORIZING THE TOWNSHIP MANAGER TO APPLY FOR AND SIGN (IF APPROVED) A DCNR C2P2 GRANT FOR CONTINUING THE BAIRDFORD PARK PORTION OF THE WEST DEER TOWNSHIP MASTER PARK PLAN; THE WEST DEER DOG SHELTER; AND THE MUNICIPAL COMPLEX WALKING TRAILS AND PARKING AREA.

	MOTION	SECOND	AYES	NAYS
MR. MERCURI	___	___	___	___
MR. PAYNE	___	___	___	___
MR. WIEGAND	___	___	___	___
MR. FLEMING	___	___	___	___
MR. HOLLIBAUGH	___	___	___	___

**ADOPTION: RESOLUTION NO. 2026-04 – SEWER PLANNING MODULE
(LAPALME/MONTAG PLAN OF LOTS)**

RESOLUTION NO. 2026-04

A RESOLUTION APPROVING THE PA DEP SEWAGE FACILITIES PLANNING MODULE FOR THE LAPALME/MONTAG PLAN OF LOTS.

(RESOLUTION 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.

ARE THERE ANY QUESTIONS REGARDING THE RESOLUTION?

DO I HAVE A MOTION TO ADOPT RESOLUTION 2026-04 APPROVING THE PA DEP SEWAGE FACILITIES PLANNING MODULE FOR THE LAPALME/MONTAG PLAN OF LOTS?

	MOTION	SECOND	AYES	NAYS
MR. PAYNE	___	___	___	___
MR. WIEGAND	___	___	___	___
MR. FLEMING	___	___	___	___
MR. MERCURI	___	___	___	___
MR. HOLLIBAUGH	___	___	___	___

APPOINTMENT/HIRING: PUBLIC WORKS DIRECTOR

THROUGH THE PROCESS OF PROMOTING A PUBLIC WORKS FOREMAN DUE TO THE RETIREMENT OF FREDERICK REEKIE, THE BOARD HAS DECIDED TO APPOINT/HIRE A PUBLIC WORKS DIRECTOR TO OVERSEE THE DEPARTMENT.

ARE THERE ANY QUESTIONS ABOUT THE PUBLIC WORK DIRECTOR HIRING?

DO I HAVE A MOTION TO APPOINT/HIRE MICHAEL FUNK AS THE PUBLIC WORKS DIRECTOR, EFFECTIVE MAY 1, 2026?

	MOTION	SECOND	AYES	NAYS
MR. WIEGAND	___	___	___	___
MR. FLEMING	___	___	___	___
MR. MERCURI	___	___	___	___
MR. PAYNE	___	___	___	___
MR. HOLLIBAUGH	___	___	___	___

AUTHORIZATION: BAIRDFORD PARK CONCESSION STAND ELECTRIC OPTION

AT ITS LAST MEETING, THE BOARD DIRECTED THE TOWNSHIP MANAGER TO RECEIVE ADDITIONAL QUOTES FROM ELECTRICIANS, AND TO ADD THE FINDINGS TO THIS AGENDA FOR POSSIBLE ACTION.

THE FOLLOWING QUOTES WERE RECEIVED:

<u>BIDDERS</u>	<u>INITIAL COST</u>
1) JTM ELECTRIC, INC.	\$ 7,900.00
2) TERRANA ELECTRIC, LLC.	\$ 8,400.00
3) HOGUE ELECTRIC SERVICES	\$ 9,575.70
4) MERIT ELECTRICAL (VERBAL)	\$10,000.00
5) POWER PROS	\$16,125.00
6) HAMPTON ELECTRICAL *	\$ N/A
7) NORTHERN ELECTRICAL, LLC. *	\$ 578.00

IN ADDITION – AND AS DISCUSSED BY THE BOARD – THE OPTION OF PURCHASING A GENERATOR THAT COULD BE USED TEMPORARILY, THEN UTILIZED AFTERWARDS FOR EMERGENCIES AND COMMUNITY DAYS WAS EXPLORED. THE COST FOR PURCHASING SUCH A GENERATOR RANGES BETWEEN \$1,250 AND \$4,000 DEPENDING ON FEATURES.

MR. MATOR...

ARE THERE ANY QUESTIONS ABOUT THE CONCESSION STAND ELECTRICAL OPTIONS?

DO I HAVE A MOTION TO _____ ?

	MOTION	SECOND	AYES	NAYS
MR. FLEMING	___	___	___	___
MR. MERCURI	___	___	___	___
MR. PAYNE	___	___	___	___
MR. WIEGAND	___	___	___	___
MR. HOLLIBAUGH	___	___	___	___

AUTHORIZATION: DEER LAKES REGIONAL REVITALIZATION COMMITTEE LETTER OF SUPPORT

THE BOARD HAS BEEN REQUESTED TO AUTHORIZE A LETTER OF SUPPORT ON BEHALF OF THE DEER LAKES REGIONAL REVITALIZATION COMMITTEE.

A COPY OF THE LETTER WILL BE PROVIDED TO THE BOARD PRIOR TO THE MEETING.

ARE THERE ANY QUESTIONS REGARDING THE LETTER OF SUPPORT?

DO I HAVE A MOTION TO AUTHORIZE THE TOWNSHIP MANAGER TO SEND A LETTER OF SUPPORT ON DEER LAKES REGIONAL REVITALIZATION COMMITTEE'S BEHALF?

	MOTION	SECOND	AYES	NAYS
MR. MERCURI	___	___	___	___
MR. PAYNE	___	___	___	___
MR. WIEGAND	___	___	___	___
MR. FLEMING	___	___	___	___
MR. HOLLIBAUGH	___	___	___	___

AUTHORIZATION: DOG SHELTER WATER LINE / CONCRETE PAD

MR. HOLLIBAUGH...

ARE THERE ANY QUESTIONS REGARDING THE DOG SHELTER WATER LINE AND/OR CONCRETE PAD?

DO I HAVE A MOTION TO AUTHORIZE THE TOWNSHIP MANAGER TO _____?

	MOTION	SECOND	AYES	NAYS
MR. PAYNE	___	___	___	___
MR. WIEGAND	___	___	___	___
MR. FLEMING	___	___	___	___
MR. MERCURI	___	___	___	___
MR. HOLLIBAUGH	___	___	___	___

AUTHORIZATION: ENERGY CREDIT CONSULTANT

AS HAS BEEN MENTIONED IN THE PAST, THE NEW TOWNSHIP BUILDING IS LEED CERTIFIED, WAS BUILT WITH ENERGY-EFFICIENCY IN MIND, AND QUALIFIES FOR A FEDERAL ENERGY INVESTMENT TAX CREDIT.

THE ALLIANT GROUP IS THE CONSULTANT WORKING WITH OUR HVAC CONTRACTOR. AFTER EVALUATING OUR PLANS AND INVOICES, THEY PROVIDED A PROFESSIONAL SERVICES AGREEMENT. IT IS ATTACHED.

ARE THERE ANY QUESTIONS REGARDING THE ENERGY CREDIT CONSULTANT AGREEMENT?

DO I HAVE A MOTION TO AUTHORIZE THE TOWNSHIP MANAGER TO EXECUTE THE ENERGY CREDIT CONSULTANT AGREEMENT WITH THE ALLIANT GROUP AS PRESENTED?

	MOTION	SECOND	AYES	NAYS
MR. WIEGAND	___	___	___	___
MR. FLEMING	___	___	___	___
MR. MERCURI	___	___	___	___
MR. PAYNE	___	___	___	___
MR. HOLLIBAUGH	___	___	___	___

AUTHORIZATION: LAPALME/MONTAG PLAN OF LOTS SUBDIVISION APPROVAL

THE PLANNING COMMISSION RECOMMENDED APPROVAL OF THE LAPALME/MONTAG PRELIMINARY AND FINAL SUBDIVISION PLAN AT THEIR MEETING.

PROPERTY LOCATION: 502 BAIRDFORD ROAD
BAIRDFORD, PA
ZONING DISTRICT: R-4: URBAN RESIDENTIAL

TWO-LOT SUBDIVISION: LOT TO MEASURE 1.0998 ACRES
TOTAL ACREAGE 4.9298 ACRES

ARE THERE ANY QUESTIONS REGARDING THE SUBDIVISION PLAN?

DO I HAVE A MOTION TO APPROVE THE LAPALME/MONTAG PRELIMINARY AND FINAL SUBDIVISION PLAN PER THE RECOMMENDATION BY THE PLANNING COMMISSION?

	MOTION	SECOND	AYES	NAYS
MR. FLEMING	___	___	___	___
MR. MERCURI	___	___	___	___
MR. PAYNE	___	___	___	___
MR. WIEGAND	___	___	___	___
MR. HOLLIBAUGH	___	___	___	___

AWARD: 2026 ROAD PROGRAM

PLANS, SPECIFICATIONS, AND BID DOCUMENTS WERE PREPARED BY SHOUP ENGINEERING FOR THE 2026 ROAD PROGRAM.

THE PROJECT WAS ADVERTISED AND SEALED BIDS WERE RECEIVED UNTIL 1:30 P.M. ON THURSDAY, MARCH 12, 2026, AT WHICH TIME THEY WERE OPENED AND READ ALOUD IN PUBLIC.

CONTRACT 26-01 – WORK CONSISTS OF MILLING OF EXISTING ASPHALT, INSTALLATION OF HOT MIX SUPERPAVE BINDER AND WEARING COURSES, BASE REPAIR, BACKFILLING, AND OTHER MISCELLANEOUS WORK ON ELEVEN (11) TOWNSHIP ROADS: Alder Street; Aspen Lane; Birch Lane; Hawthorne Lane; Hickory Street; Juniper Lane; Laurel Lane; Magnolia Drive; Poplar Street; Sycamore Street and Willow Way TOTALING APPROXIMATELY 8,510 FEET IN LENGTH.

ALTERNATE BIDS FOR SIMILAR HOT MIX WORK WERE RECEIVED FOR TWO (2) OTHER TOWNSHIP ROADS: McIntyre Road and Russellton-Dorseyville Road TOTALING APPROXIMATELY 5,500 FEET IN LENGTH.

CONTRACT 26-02 – WORK WILL CONSIST OF A DOUBLE BITUMINOUS SEAL COAT ON TWO (2) TOWNSHIP ROADS: McIntyre Road and Shepard Road TOTALING APPROXIMATELY 11,400 FEET.

ALTERNATE BIDS FOR SIMILAR WORK WERE RECEIVED FOR EIGHT (8) OTHER TOWNSHIP ROADS: Clendenning Road; 3rd Way; 6th Way; 7th Lane; 8th Way; Blueberry Lane, Holly Lane; and Walnut Street TOTALING APPROXIMATELY 8,900 FEET IN LENGTH.

THE BID RESULTS ARE ATTACHED.

Continued on next page.....

CONTRACT 26-01 – HOT MIX ASPHALT

THE TOWNSHIP ENGINEER AND TOWNSHIP MANAGER ARE RECOMMENDING THE BOARD AWARD THE BASE BID AND ALTERNATE A, AND ARE RECOMMENDING ALTERNATE B BE ADDED TO THE BASE BID OF THE 2027 ROAD PROGRAM.

ARE THERE ANY QUESTIONS ABOUT CONTRACT 26-01 HOT MIX ASPHALT?

DO I HAVE A MOTION TO AWARD THE 2026 ROAD PROGRAM HOT MIX ASPHALT PAVING CONTRACT 26-01 TO SHIELDS ASPHALT PAVING IN THE AMOUNT OF \$489,053.50 FOR THE BASE BID, AND IN THE AMOUNT OF \$327,007.50 FOR ALTERNATE BID A?

	MOTION	SECOND	AYES	NAYS
MR. MERCURI	—	—	—	—
MR. PAYNE	—	—	—	—
MR. WIEGAND	—	—	—	—
MR. FLEMING	—	—	—	—
MR. HOLLIBAUGH	—	—	—	—

CONTRACT 26-02 – COLD MIX ASPHALT

THE TOWNSHIP ENGINEER AND TOWNSHIP MANAGER ARE RECOMMENDING THE BOARD AWARD THE BASE BID, ALTERNATE A, AND ALTERNATE B OF THE COLD-MIX PORTION OF THE 2026 ROAD PROGRAM.

ARE THERE ANY QUESTIONS ABOUT CONTRACT 26-02 COLD MIX ASPHALT?

DO I HAVE A MOTION TO AWARD THE 2026 ROAD PROGRAM COLD MIX ASPHALT PAVING CONTRACT 26-02 TO YOUNGBLOOD PAVING IN THE AMOUNT OF \$110,778.30 FOR THE BASE BID, AND IN THE AMOUNT OF \$76,282.40 FOR THE ALTERNATE BIDS A AND B?

	MOTION	SECOND	AYES	NAYS
MR. PAYNE	—	—	—	—
MR. WIEGAND	—	—	—	—
MR. FLEMING	—	—	—	—
MR. MERCURI	—	—	—	—
MR. HOLLIBAUGH	—	—	—	—

DISCUSSION: BOARD MEETING PROTOCOL, ARRANGEMENT, AND RULES

MR. MATOR AND MR. HOLLIBAUGH...

DISCUSSION: DOG SHELTER PLANS

MR. HOLLIBAUGH AND MR. PAYNE...

DISCUSSION: FIRE COMPANY CANCER RIDER

MR. HOLLIBAUGH...

DISCUSSION: REFERENDUM OPTIONS

MR. MATOR...

DISCUSSION: SALE OF MILLINGS

MR. MATOR...

NEW BUSINESS FOR FUTURE DISCUSSION/ACTION

ANNOUNCEMENTS:

PUBLIC COMMENT (NON-AGENDA MATTERS OF GENERAL TOWNSHIP CONCERN)

THE BOARD WILL HEAR COMMENT ON NON-AGENDA RELATED ITEMS OF GENERAL TOWNSHIP CONCERN AT THIS TIME. PLEASE APPROACH THE MICROPHONE, CLEARLY STATE YOUR NAME AND ADDRESS, AND LIMIT YOUR COMMENTS TO THREE (3) MINUTES.

ADJOURNMENT

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

	MOTION	SECOND	AYES	NAYS
MR. WIEGAND	___	___	___	___
MR. FLEMING	___	___	___	___
MR. MERCURI	___	___	___	___
MR. PAYNE	___	___	___	___
MR. HOLLIBAUGH	___	___	___	___

6

Minutes

The West Deer Township Board of Supervisors held a Public Meeting at the West Deer Township Municipal Building. Members present were: John Hollibaugh, Chairperson; Jeffrey Fleming, Vice Chair; Vincent Mercuri; William Payne; and Joshua Wiegand. Also present were: Amanda Lukas, Assistant Township Manager; Gavin Robb, Township Solicitor; and Scott Shoup, Township Engineer.

6:00 p.m. – CONTINUED PUBLIC HEARING – PITTSBURGH NATIONAL GOLF COURSE PRD

Township Solicitor Gavin Robb opened the public hearing.

The court stenographer was present.

The purpose of the continued public hearing was for the Board to consider the application for tentative approval of a Planned Residential Development (PRD) filed by applicant Traditions of America to construct 163 single-family dwellings at Monier Road and Links Way (Lot and Block No. 2011-E-0058).

Mr. Ryan Wotus of Goldberg, Kamin, & Garvin was in attendance representing the applicant.

Mr. Robb opened the floor to residents who live within a half-mile radius to the proposed development.

PUBLIC COMMENTS

- Gary Stoehr of Nicklaus Way
 - Mr. Stoehr voiced his concerns with proposed housing plan traffic on Monier Road.
- Nelson Crooks of Nicklaus Way
 - Mr. Crooks recommended that the Board disregard the trip comparison from Trans Associates.
- Neil McFadden of Links Way
 - Mr. McFadden voiced his objection to the Links Way entrance utilized as the proposed developments' second entrance, and requested the Board look at reducing the density. He recommended plan denial.
- Sarah Smith of Nicklaus Way
 - Ms. Smith spoke on past Monier Road traffic issues and the development's impact on emergency response.
- Robert Schilpp of Links Way
 - Mr. Schilpp voiced his concern over Monier Road handling the new traffic and the disruption of the construction vehicles to the current residents.
- Jason Thimons of Monier Road
 - Mr. Thimons spoke on Monier Road utilities, permitting of large developments on small Township roads, development of the open space, and asked if there was a restrictive covenant added when the Links was approved that restricted future use of the golf course.
- Don Fogal of Links Way
 - Mr. Fogal presented a rebuttal trip generation report, and contested the amount of activity being claimed on the existing report.

At this time, Mr. Fogal's rebuttal trip generation report was entered into the Hearing Record as Fogal Exhibit 1.

- Bill Lupone of Monier Road
 - Mr. Lupone spoke on Monier Road, stated concerns about his utilities and the encroachment to the wetlands and stream crossings, and presented a 2006 deed to be entered as evidence.

Mr. Wotus had no objections to evidence submitted.

- Paul Mitsch of Nicklaus Way
 - Mr. Mitsch commented on the developer variances, Monier Road maintenance, and sanitary plan.
 - He submitted an aerial photo depicting the location of an existing gas well and the proximity from the proposed house to the well labeled as Mitsch Exhibit 1.
- Sarah Smith of Nicklaus Way
 - Ms. Smith submitted a statement from the President of the Links HOA into the hearing record.

At this time, Mr. Robb pointed out that this would be a hearsay document. Mr. Wotus did not object to the document but did agree that it would be hearsay document. Document was labeled Vetter Exhibit 1.

- Bill Lupone of Monier Road
 - Mr. Lupone spoke on the Links Way Plan.
- Tim Hiteshew of Nicklaus Road
 - Mr. Hiteshew spoke on the Links Way electrical outages and Traditions of America's plan entrances.
- Anita Flaherty of Links Way
 - Ms. Flaherty voiced her concern over the one entrance to Links Way Plan.
- Nancy Stoehr of Nicklaus Way
 - Ms. Stoehr stated her support for the testimony of the other residents.

At this time, Mr. Wotus gave his rebuttal to the public comment.

Mr. Kyle Brown of Gateway Engineers spoke on the proposed trip report.

- Richard Crnjarich of Millerstown-Culmerville Road
 - Mr. Crnjarich voiced his concern over the decrease in his property value and the effect that this proposed housing development would have on the wildlife as well as, the increased noise, muddy roads, and traffic.
 - He mentioned that Pittsburgh National Golf Course was a source of pride for the community.
- Robert Schilpp of Links Way
 - Mr. Schilpp questioned the timeline for a decision on the propose housing development.

At this time, Mr. Robb presented an overview of the process moving forward and requested that any additional evidence needed to be submitted to Ms. Lukas by 5:00 p.m. on 11 March 2026.

- Paul Mitsch of Nicklaus Way
 - Mr. Mitsch asked how residents could obtain copies of any follow-up documents that Traditions of America submitted.

At this time, Mr. Robb explained that the residents would not be entitled to receive those documents and why.

The public hearing concluded at 7:20 p.m.

West Deer Township
Board of Supervisors
18 February 2026
7:00pm

The West Deer Township Board of Supervisors held a regular business meeting at the West Deer Township Municipal Building. Members present were: John Hollibaugh, Chairperson; Jeffrey Fleming, Vice Chair; Vincent Mercuri; William Payne; and Joshua Wiegand. Also present were: Amanda Lukas, Assistant Township Manager; Gavin Robb, Township Solicitor; and Scott Shoup, Township Engineer.

OPEN REGULAR BUSINESS MEETING

Chairperson John Hollibaugh opened the meeting and welcomed everyone to the meeting.

Pledge of Allegiance

Roll Call taken by Ms. Lukas – Quorum present

COMMENTS FROM THE PUBLIC ON AGENDA RELATED ITEMS

- Rich Hollibaugh of Bakerstown Culmerville Road
 - Mr. Hollibaugh spoke on the referendum discussion agenda item.

At this time, Mr. Robb and Mr. Rich Hollibaugh discussed the referendum procedures.

- Jack Rearick of Corbriwood Lane
 - Mr. Rearick spoke on the business meeting agenda format, discussion item detail, and Dog Shelter water line.

At this time, Mr. Wiegand requested a removal of agenda and non-agenda verbiage from the monthly agendas' public comment sections.

Mr. Payne requested to add a discussion item to the following months' agenda to discuss the Old Business and New Business sections of the regular business meetings.

- Mary Kalivoda of Crystal Springs Court
 - Ms. Kalivoda spoke on transparency.

ACCEPT MINUTES

MOTIONED BY Supervisor Mercuri and SECONDED BY Supervisor Wiegand to accept the minutes of the 21 January 2026 regular business meeting with the amended title to Resolution No. 2026-01.

Motion carried unanimously 5-0.

Mr. Payne requested more detailed minutes and to have all Zoom meeting videos displayed on website.

MONTHLY FINANCIAL REPORTTOWNSHIP OF WEST DEER
FINANCE OFFICER'S REPORT31 January 2026**I - GENERAL FUND:**

	<u>January</u>	<u>YTD</u>	<u>% of Budget</u>
Revenues	1,640,906.48	1,640,906.48	17.00%
Expenditures	675,119.26	675,119.26	7.00%

Cash and Cash Equivalents:

Sweep Account

991,895.87991,895.87**II - SPECIAL REVENUE FUNDS****Cash and Cash Equivalents:****Street Light Fund:**

Restricted

72,649.70

Fire Tax Fund:

Restricted

363,115.97

State/Liquid Fuels Fund:

Restricted

119,859.93555,625.60**Investments:****Operating Reserve Fund:**

Reserved

1,339,292.68

Capital Reserve Fund:

Reserved

386,228.911,725,521.59**III - CAPITAL PROJECT FUNDS:****Cash and Cash Equivalents:****Capital Reserve Fund**

Reserved

33,874.7533,874.75**TOTAL CASH BALANCE**3,306,917.81**Interest Earned****8,141.98****8,141.98**

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

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

MOTIONED BY Supervisor Fleming and SECONDED BY Supervisor Wiegand to approve the Finance Officer's Report as submitted.

Motion carried unanimously 5-0.

FEBRUARY LIST OF BILLS

Amerikohl Aggregates, Inc.	945.00
Amerikohl Transport, Inc.	517.51
Bearcom	292.47
Jordan Tax Service, Inc.	5,861.85

Office Depot.....	453.51
Roadsafe Traffic Systems.....	150.00
Shoup Engineering, Inc.....	3,213.25
Stephenson Equipment Inc.....	2,085.06
Tristani Brothers, Inc.....	3,939.78
Tucker Arensberg Attorneys.....	5,306.35

MOTIONED BY Supervisor Payne and SECONDED BY Supervisor Fleming 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 Robert Loper provided a summary report of Police Department activities for the month of January 2026. A copy of the report is on file at the Township Building.

Mr. Payne mentioned West Deer EMS hosting their CPR training and recertification class and recommended that the Township staff be CPR trained.

PUBLIC WORKS FOREMAN'S REPORT

Mr. Frederick Reekie provided a summary report on the Public Works Department for the month of January 2026. A copy of the report is on file at the Township Building.

Mr. Payne pointed out the number of one-calls and asked if that was a high amount.

Discussion was held.

ENGINEER'S REPORT

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

Projects

- Municipal Building Project – Documents and plans were compiled and submitted to the Allegheny County Conservation District to seek termination of the NPDES Permit for the new Municipal building.

Development/Subdivision Review

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

- TOA PNGC
Review of the second version of this tentative application of a PRD plan located off of Monier Road was performed and a review letter dated 27 January 2026 was sent to the Township.
- Vento-Walls Plan
A review of this final subdivision plan located off of Bakerstown Road was performed and a review letter dated 14 November 2025 was sent to the Township.

- **LaPalme/Montag Plan**

A review of this final subdivision plan located off of Bairdford Road was performed and a review letter dated 9 February 2026 was sent to the Township.

Mr. Wiegand asked Mr. Shoup if he inspected Hemphill and Dorseyville roads.

Mr. Shoup explained the condition of the roads.

The Board asked that Mr. Mator provide them with background on the Hemphill Road water line issue.

Mr. Wiegand requested a meeting between the three Fire Department Chiefs and Mr. Mator to discuss future fire hydrant locations.

PLANNING, ZONING, AND CODE ENFORCEMENT REPORT

The Board received the Planning, Zoning, and Code Enforcement Report for the month of January 2026. A copy of the report is on file at the Township Building.

Mr. Wiegand requested the status of the Data Center Ordinance.

Ms. Lukas reported the Ordinance was still being discussed at the Planning Workshop level.

Mr. Rearick shared an update on the Planning Workshop meetings.

Mr. Payne suggested reviewing other rural communities' Data Center ordinances.

More discussion was held.

Ms. Lukas reported that due to the recent snow/signage events with the Oakwood Heights II developer, she proactively spoke to Mr. Robb and Mr. Shoup regarding potential changes to future developer agreements to obviate a recurrence.

WEST DEER #1 VFC REPORT

The Board received the West Deer #1 VFC's Report for the month of January 2026. 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 January 2026. A copy of the report is on file at the Township Building.

Chief Creaturo was present and expressed his gratitude and appreciation for the collaboration and support of the Township, the West Deer Police, the West Deer EMS, and surrounding fire departments – both from the Township and surrounding areas – in handling the fire on Trump Road.

He gave a positive update on the response to calls – and the service level provided – by Fire Company #2 over the past year, as well as their financial health and improvements made to the department. Chief Creaturo thanked all involved at the Township for their support and for working with the Company on all aspects of providing fire service to the residents of West Deer Township.

Mr. Hollibaugh thanked all who assisted with the Trump Road fire.

Mr. Mercuri also thanked all involved. He mentioned that he lives less than 100 yards from the location of the fire, was able to see the collaboration between the Township and VFC #2, and praised all involved.

WEST DEER #3 VFC REPORT

The Board received the West Deer #3 VFC’s Report for the month of January 2026. A copy of the report is on file at the Township Building.

Mr. Wiegand announced a member of VFC #3 recently passed his EMT training and was now certified.

He reported changes to the fire companies’ gap insurance policy which eliminated cancer coverage. Mr. Wiegand stated that the insurance company would only provide the coverage as a rider and requested that the Township cover the additional cost – \$2k to \$3k per fire company per year – to maintain that coverage.

At this time, discussion was held between Chief Wiegand, Chief Creaturo, and the Board about the rider coverage.

Mr. Fleming and Mr. Mercuri requested information be sent to the Board for review and to be discussed.

WEST DEER EMS REPORT

The Board received the West Deer EMS Report for the month of January 2026. A copy of the report is on file at the Township Building.

Mr. Mercuri requested the status of the Foxwall collaboration.

Chief Humes reported to the Board that they are working through details of a potential study of available options through the Department of Community and Economic Development.

More discussion was held.

APPROVAL/DENIAL: KAUFMAN COMMONS PRD – FINAL APPROVAL

This action was to consider a motion to approve or deny the application for final approval of the Kaufman Commons Planned Residential Development.

Applicant: Bairdford Development, LLC
Location: Kaufman Road & Bairdford Road
Zoning District: R-3 Suburban Residential

Request: To construct twenty (20) single-family dwellings at the corner of Kaufman Road and Bairdford Road (Block and Lost no. 1668-D-077 & 1668-H-386)

The applicant was requesting approval of its application for final approval of the Kaufman Commons Planned Residential Development.

Mr. Eric Hubuck of Sheffler & Company Inc. was in attendance representing the applicant.

Mr. Shoup stated the plan was basically identical to the preliminary plan that was approved by the Board last year with a few minor changes.

Mr. Hollibaugh asked Mr. Shoup if he would recommend approval. Mr. Shoup responded that he had no reason to advise against the proposed development.

Mr. Payne questioned if a tree line was on their property or the neighbors.

Mr. Hubuck responded that Kaufman Commons owned the trees. He added that they will remain, and that more trees would be added.

Mr. Payne recommended the addition to the conditions for approval that the landscaping and screening shall remain in perpetuity.

Mr. Wiegand recommended the addition of a fire hydrant to the conditions.

Mr. Hubuck showed that a fire hydrant was in the plan already, and that it was to be placed near the resident's mailboxes. Mr. Shoup concurred.

MOTIONED BY Supervisor Fleming and SECONDED BY Supervisor Payne to approve the application for final approval of the Kaufman Commons Planned Residential Development with the condition that all landscaping and screening shall be maintained in perpetuity.

Motion carried unanimously 5-0.

ADOPTION: RESOLUTION NO. 2026-02 – SEWER PLANNING MODULE (KAUFMAN COMMONS)

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, APPROVING THE PA DEP SEWAGE FACILITIES PLANNING MODULE FOR KAUFMAN COMMONS PRD.

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.

MOTIONED BY Supervisor Mercuri and SECONDED BY Supervisor Wiegand to adopt Resolution No. 2026-02 approving the PA DEP Sewage Facilities Planning Module for the Kaufman Commons PRD.

Motion carried unanimously 5-0.

AUTHORIZATION: ADVERTISEMENT – ORDINANCE NO. 463 (POLICE TASER POLICY)

ORDINANCE NO. 463

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER AMENDING THE PORTIONS OF THE WEST DEER TOWNSHIP POLICE POLICIES AND PROCEDURES REGARDING THE USE OF ENERGY WEAPONS (GENERALLY KNOWN AS "TASERS"), TO AUTHORIZE THE IMPLEMENTATION AND ENFORCEMENT OF SAID POLICIES AND PROCEDURES BY THE CHIEF OF POLICE AND TOWNSHIP ADMINISTRATION, AND PROVIDING FOR SEVERABILITY.

Chief Loper explained the change in policy is required to remove the reference of a specific taser model number.

MOTIONED BY Supervisor Fleming and SECONDED BY Supervisor Payne to authorize the advertisement of Ordinance No. 463.

Motion carried unanimously 5-0.

AUTHORIZATION: PURCHASE OF POLICE VEHICLE

The Board received a memorandum from Chief Loper requesting the purchase of a 2026 Ford Police Interceptor and upfit package under the PA COSTARS Contract.

The following quote was received for the 2026 Ford Police Interceptor:

<u>Vendor</u>	<u>Cost</u>
Tom Masano Ford	\$46,900.00

The following quote was received for the upfit package:

<u>Vendor</u>	<u>Cost</u>
Team Force	\$18,724.30

Mr. Hollibaugh questioned if this was a replacement vehicle.

Chief Loper explained that this was a general rotation replacement of an older vehicle. He recommended placing the older vehicle out to bid and not offering it – as had been done in the past – to the Fire Departments or EMS due to the repair costs.

MOTIONED BY Supervisor Wiegand and SECONDED BY Supervisor Payne to authorize the purchase of a new 2026 Ford Police Interceptor and Uplift Package to Tom Masano Ford and Team Force in the total amount of \$65,624.30.

Motion carried unanimously 5-0.

DISCUSSION: BAIRDFORD PARK CONCESSION STAND ELECTRIC

Ms. Lukas provided a summary of the background and reported that Mr. Mator had received some – but not all – of the information needed for the Board to discuss the matter and possibly take action, and shared that Mr. Mator requested the matter be addressed at the meeting in March.

Mr. Payne questioned when the baseball season would begin and where the electric line was in relation to the field.

Because he was involved in Deer Lakes Youth Baseball, Mr. Fleming was asked to respond, and he did so with an overview of the location of the electric line and the problem at hand. He stated that he advised the Board look at the idea of using a generator to power the 220V equipment since one line to the stand was still working. Mr. Fleming added that Mr. Mator was receiving additional bids since the bids already received were high, and that the weather had not allowed electricians to get to the area to provide quotes.

Additional discussion was held regarding the various options that existed, and the Board agreed to allow Mr. Mator to receive additional quotes and place the item on the March meeting agenda for possible action.

DISCUSSION: REFERENDUM OPTIONS

Mr. Robb reiterated the overview of the referendum process Mr. Mator mentioned at the prior meeting. He stated that the Board had a few months to decide on changes to the Charter, as the ordinance would have to be to the County thirteen weeks prior to the general election in November. Mr. Robb explained that would give the Board until approximately July to finalize everything.

Mr. Wiegand questioned if a referendum could occur during a primary election. Mr. Robb stated he was not certain.

Mr. Wiegand stated he would like to see voting at-large for all the Board member seats. Mr. Payne concurred.

Mr. Mercuri voiced that he felt the current voting districts were confusing.

Mr. Wiegand and Mr. Robb discussed Charter items to target, and some of the best practices to change the referendums.

The Board agreed to add the topic as a discussion item on the March agenda.

NEW BUSINESS FOR FUTURE DISCUSSION/ACTION

- Mr. Payne requested changes to the agenda to include an old business discussion item and for the public comments to not be restricted to agenda items only during future meetings.

He also asked to have the Dog Shelter water line issue finalized, stated that he had personally been in contact with Mr. Gall, and that Mr. Gall was ready to perform the work discussed at the prior meeting. Mr. Payne stated that the recent weather had deteriorated the concrete, and recommended taking action to remove the concrete since paving with asphalt over top of such a base is not a good idea.

Mr. Hollibaugh and Mr. Fleming disagreed. Mr. Fleming mentioned that he works in the profession, and that it is a standard practice in Pennsylvania to pave with asphalt over existing concrete. He also cautioned the Board that no one knows what is under that concrete – since the building was originally a garage – and that the Township may be creating problems by removing the concrete.

At this time, there was much discussion about the water line issue between the Board members.

The Board agreed to add the water line issue as an agenda item for the following month.

- Mr. Payne requested the Township phone system be updated to include the separate departments. Mr. Wiegand concurred.

ANNOUNCEMENTS

- Mr. Wiegand announced a Grant Writing Seminar Event, hosted by State Representative Jeremy Shaffer, was being held at the Pine Community Center on February 27th from 10:00 a.m. to 1:00 p.m.

PUBLIC COMMENT (NON-AGENDA MATTERS OF GENERAL TOWNSHIP CONCERN)

- Stephanie Zydel of Dogwood Court
 - Ms. Zydel thanked the Board for the snow removal agreement with Oakwood Heights II and commended the Public Works Department for the snow removal, requested a list of any outstanding development items that have not been completed, questioned when the Township's portion of the park trail would be completed, and voiced her support of approving the gap insurance cancer rider for the volunteer firefighters.

At this time, discussion was held between Ms. Zydel, Mr. Shoup and the Board.

- Jack Rearick of Corbriwood Road
 - Mr. Rearick voiced his support of removing the former Municipal foundation, recommended a second monthly Board meeting, and stated the meeting videos need to be working.
- Rich Hollibaugh of Bakerstown Culmerville Road

- Mr. Hollibaugh spoke on the Planning Commission, and stated they were not given the master plan voted on by the Board of Supervisors in August 2025, and spoke in favor removing the former municipal building foundation.
- Dotti Mangola of Trump Road
 - Ms. Mangola requested a fire hydrant on Trump Road.
- Scott Woloszyk of Shuster Road
 - Mr. Woloszyk spoke on the paving program, millings plan, and the Bairdford Park Memorial Eagle Scout project and necessary repairs, stated he felt appointment and hiring votes should be done individually, and voiced his support of the Deer Lakes Regional Revitalization Committee.
- David Harrison of Middle Road Extension
 - Mr. Harrison – on behalf of the Deer Lakes Regional Revitalization Committee – requested a financial contribution to the Committee.
 - As a Planning Commissioner, Mr. Harrison reported on the draft Data Center Ordinance, and offered that the Planning Commission is willing to review the Dog Shelter plans.

At this time, discussion amongst the Board members took place regarding the status of the Dog Shelter project. Mr. Hollibaugh and Mr. Payne explained the process, reported that progress was being made and that it was not an easy process, and it is not yet complete. It was agreed that the final draft from this process would be distributed to the Board by Mr. Mator.

Mr. Payne mentioned what Mr. Rich Hollibaugh mentioned earlier, and questioned if there was a master plan for the Township property. Mr. John Hollibaugh replied that there was no plan, and that the Board needs to generate one.

At this time, Mr. Wiegand asked if funding the Deer Lakes Regional Revitalization Committee could be added to the March agenda.

Mr. Robb advised the Board that there were potential legal issues regarding such an action, and offered that he could look further into the matter if the Board so chose. He explained that the last Board had been hesitant to take that step due to the fact no other municipalities or the School District were contributing to the Committee, but that if the current Board saw it differently, he would look into it.

Mr. Robb also advised the Board that while it has the ability to fund economic development in the community, that to make a contribution to one nonprofit corporation, but not another, could open the Township to a legal risk.

Mr. Wiegand stated that Mr. Mator had said something similar to him, but that he advised Mr. Mator this is a new Board.

Mr. Robb replied by reiterating what he had said earlier about looking into it if at least three members of the current Board felt differently from the prior Board.

Mr. Payne stated he would like to discuss the matter, as long as the Township's contribution to the Committee went solely to West Deer projects.

Mr. Robb advised that the Township would not have control of that funding once it was made to the Committee and could not dictate how the funding is spent, and reiterated that funding one nonprofit but not another would potentially expose the Township to risk.

Mr. Wiegand, Mr. Payne, and Mr. Harrison offered that the current projects of the Committee were focused in West Deer. Mr. Robb replied that there are other potential ways to fund projects without donations being made directly to a nonprofit.

Mr. Wiegand stated that a past Board had budgeted \$15,000 to fund such an endeavor.

Mr. Robb explained that the \$15,000 was budgeted more generally for economic development, and not specifically for funding a nonprofit entity.

Mr. Payne added that the \$15,000 funding was in the West Deer Budget solely for West Deer economic development.

- George Tymas of MacArthur Drive
 - Mr. Tymas voiced his support of the Deer Lakes Regional Revitalization Corporation, and stated that the Corporation is doing something the Township should have been doing.
- Robert Roth of Millerstown Culmerville Road
 - Mr. Roth spoke on behalf of Mr. Gall in regard to the removal of the former building's foundation.

At this time, discussion was held between Mr. Roth and the Board.

- Bob McCaughan of Copper Creek Trail
 - Mr. McCaughan commended the Public Works Department for handling the snow removal.

ADJOURNMENT

MOTIONED BY Supervisor Mercuri and SECONDED BY Supervisor Fleming to adjourn at 9:15 p.m.

Motion carried unanimously 5-0.

Meeting adjourned.

Daniel J. Mator Jr., Township Manager

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**Finance
Officer's
Report**

FINANCE OFFICER'S REPORT
February 28, 2026

I - GENERAL FUND:

	<u>February</u>	<u>YTD</u>	<u>% of Budget</u>
Revenues	611,732.14	2,252,638.62	23%
Expenditures	971,294.92	1,646,414.18	17%

Cash and Cash Equivalents:

Sweep Account

	478,753.41	478,753.41
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II - SPECIAL REVENUE FUNDS

Cash and Cash Equivalents:

Street Light Fund:

Restricted

70,671.01

Fire Tax Fund:

Restricted

355,152.14

State/Liquid Fuels Fund:

Restricted

57,752.00

483,575.15

Investments:

Operating Reserve Fund:

Reserved

1,342,583.46

Capital Reserve Fund:

Reserved

387,724.95

1,730,308.41

III - CAPITAL PROJECT FUNDS:

Cash and Cash Equivalents:

Capital Project Fund

Reserved

29,360.71

29,360.71

TOTAL CASH BALANCE

2,721,997.68

Interest Earned

\$6,459.70 \$14,601.68

7b

List of Bills

Accounts Payable

Checks by Date - Summary by Check Date

User: skatich@westdeertownship.com
Printed: 3/12/2026 3:28 PM



Check No	Vendor No	Vendor Name	Check Date	Check Amount
51923	1060	Amerikohl Aggregates, Inc.	03/20/2026	3,880.31
51924	1061	Amerikohl Transport, Inc.	03/20/2026	2,373.73
51925	1088	Bearcom	03/20/2026	292.47
51926	1000	Hei-Way, LLC	03/20/2026	453.38
51927	1023	Jordan Tax Service, Inc.	03/20/2026	6,011.23
51928	1181	Office Depot	03/20/2026	95.06
51929	1100	Shoup Engineering, Inc.	03/20/2026	3,986.00
51930	1099	Tucker Arensberg Attorneys	03/20/2026	7,560.50
Total for 3/20/2026:				24,652.68
Report Total (8 checks):				24,652.68

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**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: March 9, 2026

Attached is the Officer's Monthly Report for February 2026.

JB

CC: D. Mator, Manager
J. Hollibaugh, Chairman
J. Fleming, Vice Chairman
J. Weigand
V. Mercuri
W. Payne

**OFFICER'S MONTHLY REPORT
February 2026**

	<u>CURRENT MONTH</u>	<u>PREVIOUS MONTH TO DATE</u>	<u>YEAR TO DATE</u>
INCIDENT REPORTS	351	222	573
INCIDENT REPORTS- CRIMES	19	12	31
ALL OTHER CALLS	411	403	814
TOTALS CALLS FOR SERVICE	781	637	1418
 <u>ARRESTS</u>			
ADULT	5	3	8
JUVENILE	0	0	0
TRAFFIC CITATIONS	55	23	78
NON TRAFFIC CITATIONS	3	0	3
PARKING CITATIONS	0	0	0
WARNINGS	68	31	99
 <u>PERSONNEL</u>			
GRIEVANCES FILED BY POLICE OFFICERS	0	0	0
CITIZENS COMPLAINTS ON POLICE OFFICERS	0	0	0
LETTERS COMMENDING POLICE OFFICERS	1	0	1
 <u>VEHICLE REPORTS</u>			
TOTAL MILES TRAVELED	9,478	9,829	19,307
GALLONS OF GASOLINE USED	1599.5	1,181.60	2781.1
REPAIRS/MAINTENANCE	66.00	168.99	234.99
 <u>OVERTIME PAID</u>			
COURT (OFF DUTY)	12	6.00	18
PRELIMINARY HEARINGS	1	3.00	4
PRETRIAL	0	0.00	0
INVESTIGATIONS	3	0.00	3
ARRESTS	0	0.00	0
SPEED CHECKS	0	0.00	0
PRIVATE CONTRACTS	0	0.00	0
MISC. HOURS - FILLED SHIFTS	16	24.00	40
MISC. HOURS - ADMIN. HOURS	0	0.00	0
MISC. HOURS	1	4.00	5
TOTAL HOURS	33	37.00	70

Points of Interest

February 2026

Chief Robert Loper

- February 27- Attended Grant Writing Seminar.

Deputy Chief Timothy Burk

- February 13- Attended meeting at Deer Lakes Middle School.
- February 27- Attended Grant Writing Seminar.

K9 Officer Trevor Elza

- February 3 K9 Training – Building narcotics search, building search for suspect in low/no light conditions.
- February 10 K9 Training – Narcotics building search, tracking hard surface/deep snow.
- February 17 K9 Training – Tracking hard/soft surfaces, article search
- February 20 K9 Detail – K9 demo at Northwest Elementary for 3rd grade class with Butler Co K9 team.
- February 24 K9 Detail – K9 school search at the Deer Lakes High School.
- February 24 K9 Training – Narcotics building search, Building search for suspect in high confined space.

Officer Fedunok & Officer Rigous- NHSRT

- February 6- Officer Fedunok attended training at the Ross Twp Annex. Training primarily focused on medical training. Operators reviewed policy and reviewed PowerPoint presentations. Operators then focused on three different trainings. The trainings were a medical equipment refresher, performing medical care after room clearing, and different types of Tourniquets.
- February 19- Training was held in Pittsburgh. Training focused on room entry and medical scenarios. After smaller scale scenarios were performed, operators performed a full scale scenario.

Deer Lakes School District

- February 2- Officer Evan provided general security for the Girls Basketball game versus Steel Valley.
- February 9- Officers Fedunok and Vulakovich provided general security for the Boys Basketball game versus Penn Hills.

Misc. Details

- February 17- Sergeants Shurina and Petosky met with a PA State Police Representative to complete a CLEAN Audit.
- February 23 & 24- Sergeant Shurina attended mandatory Legal Updates training.

Communications

- February 23- Please see the attached email commending Officer Gizienski on her response to an incident.

EMA Coordinator: Michael Shurina
133 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 Skrbín

John Krauland
Darryl Morison
Melvin Wick

EMERGENCY MANAGEMENT

Monthly Report February 2026

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.

Nothing to report for the month of February 2026.

Submitted by:

A handwritten signature in black ink, appearing to read "Sgt. Michael J. Shurina". The signature is fluid and cursive, with a long horizontal stroke at the end.

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

From: Jodi Vanderschaaff [mailto:jvanderschaaff@deerlakes.net]
Sent: Monday, February 23, 2026 5:36 PM
To: rloper@westdeertownship.com
Subject: Student Concern 2/23/26

Dear Chief Loper,

I am writing to formally commend Officer Tina Gizienski for the exceptional work she demonstrated today in response to a student safety concern at our school. At 3:11 p.m., we received a phone call from a parent in Creighton who had just listened to our automated voicemail notifying her of her son's absence from school. She was certain she had sent him out the door that morning and was understandably in a panic.

Officer Gizienski took immediate action and promptly responded to the area to assist. Her swift and decisive response was instrumental in ensuring that the student was located safely and without further incident.

What stood out most was not only her professionalism, but also the strong rapport she has clearly established with our students. She knew the student well and approached him in a calm, supportive manner that reflected trust and familiarity. After confirming he was safe, she carefully asked the appropriate and necessary questions to ensure that his unexcused absence was not related to concerns about his safety or well-being at home or elsewhere.

Officer Gizienski is truly exceptional at what she does. Her knowledge of our students, her proactive mindset, and her willingness to take immediate action when concerns arise are outstanding qualities. We are incredibly fortunate to have her supporting our school community.

Thank you for your continued leadership and partnership in helping us keep our students safe.

Sincerely,
Mrs. Jodi VanderSchaaff

Mrs. Vanderschaaff



Elementary Principal

East Union Intermediate

A : 57 East Union Road, Cheswick, PA 15024

P : 724.265.5330 (x4621) F : 724.265.1699 W : www.deerlakes.net

E : jvanderschaaff@deerlakes.net



We are PROUD to be a PBIS-recognized school! To learn more about our efforts- visit the PBIS portion of our website.

CARE SOLACE-

Deer Lakes School District partnered with Care Solace to support the well-being of students, staff, and their family members. Care Solace is a complimentary and confidential care coordination service that can help you quickly find mental health or substance use treatment options matched to your needs regardless of circumstance.

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**Acting Public
Works
Foreman's
Report**

2026
MONTHLY REPORT FOR FEBRUARY
PUBLIC WORKS DEPARTMENT

ROADS

- Snow removal.
- Anti-ski alleys.
- Icy spots salted on various roads.
- Cut down dead tree on Superior Road.
- Removed snow bank from Russellton-Creighton.
- Patched holes on various roads.
- Cleared drains from storm on various flooded roads.
- Patched alleys in Russellton.
- Checked for icy spots in morning on all roads.
- One called Henry Road for bad spots.
- Fixed Do Not Enter sign on Ember Lane

TRUCKS & EQUIPMENT

- Fixed plow lights on trucks #5 & #1.
- Dropped off & picked up truck # 7 for engine light.
- Changed oil in truck #3, spare truck, tool truck & truck #7.
- Fixed reverse light on spare truck.
- Fixed hydraulic hoses for spinner truck #5 .
- Fixed fuel cell in tool truck.
- New tires on truck #1.
- Fixed wiper motor on spare truck.
- Washed & greased all trucks.
- Fixed plow marker on spare truck.
- Prepared all trucks for snow removal.
- Fixed bed lights on trucks #8 & #9.

MISCELLANEOUS

- Finished snow removal from Township parking lot, Nike Site parking lot & sidewalks.
- Fixed mailbox at East Union Road & Nike Site.
- Trained Joe on one-calls.
- Cleaned up salt building inside and out.
- Trained Erik in skid steer on various days.
- Moved snow pile by salt building from Stonecrest.
- Opened up ice rink & closed various days.
- Weld rings & paint.
- Put up road building light outside.
- Put name plates on Supervisor dais.
- Picked up rope for flag pole and installed at Bairdford.
- Separated landscape stone from dirt pile.
- Trained Cody & Joe in excavator & high lift.
- Fixed podium to cover wires with wood & stain.
- Built picnic tables.
- Pushed up salt.
- Tried to unplug Nike Site (ladies room sink-called plumber)
- Put polyurethane on shelves in Nike Site food closet.
- Picked up wood for Moskala privacy fence.

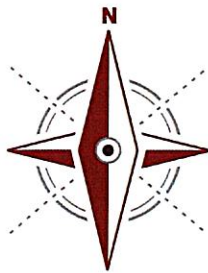
<u>PA1 Calls</u>	<u>OT</u>
68	136 hrs

 3-13-26

Dan Loughlin Date

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**Engineer's
Report**



SHOUP ENGINEERING

FOR OVER 60 YEARS

329 Summerfield Drive, Baden, PA 15005

Phone: 724-869-9560

info@shoupengineering.com

2026 ENGINEER'S REPORT WEST DEER TOWNSHIP

Prepared March 10, 2026

VIA EMAIL

1. MEETING ATTENDANCE

Shoup Engineering attended and participated in the following meetings:

Board of Supervisors Meeting – February 18, 2026

Planning Commission Meeting – February 26, 2026

2. PROJECTS/DEVELOPMENTS

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

Projects:

- 2026 Road Improvement Project – Bid documents and specifications were prepared for this year's road improvement projects. Bids were received from eleven contractors on March 5, 2026. The results of the bids will be reviewed with the Supervisors at their monthly meeting.

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

- TOA PNGC – Review of the second version of this tentative application of a PRD plan located off of Monier Road was performed and a review letter dated January 27, 2026 was sent to the Township.
- Vento-Walls Plan – A review of this final subdivision plan located off of Bakerstown Road was performed and a review letter dated November 14, 2025 was sent to the Township.
- LaPalme/Montag Plan – Reviews of this final subdivision located off of Bairdford Road were performed and review letters dated February 9, 2026 and February 24, 2026 were sent to the Township.

Respectfully Submitted,

SHOUP ENGINEERING, INC.

Scott A. Shoup, P.E.

Township Engineer

11

**Planning,
Zoning & Code
Enforcement
Report**



Zoning and Planning Report

February 2026 Report

For Board of Supervisors Meeting of March 18, 2026

1. Issued 17 Occupancy Permits.
2. Issued 9 Building / Zoning Permits.
3. Code Enforcement issued 4 Violations and 16 courtesy letters.
4. Code Enforcement had 0 Court Visits.
5. Code Enforcement issued 0 Salvage Licenses.
6. PCS performed 6 building inspections and reviewed 5 permit applications.
7. See March 2026 Project Status Report.
8. Planning Commission meeting was held in February 2026.
9. Planning Commission workshop was held in February 2026.
10. Zoning Hearing Board meeting was held in February 2026.

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**West Deer #1
VFC Report**

WEST DEER VFD # 1

1520 SAXONBURG BLVD TARENTUM PA 15084

February 2026

- 15 calls
 - MVA 5
 - Utility 4
 - Asst EMS 3
 - Fire Alarm 2
 - Structure Fire 1

- Held winter gun bash
- In-house training
- Training with 289 March 03/17 & 03/24

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**West Deer #2
VFC Report**

West Deer Township Volunteer Fire Department No. 2 Station 289

2163 Saxonburg Blvd.
Cheswick, PA 15024
Station: (724) 265-1248
westdeer289@gmail.com

March 2026 Chiefs Report

- Total Calls For The Month
 - (Please see attached)
- Type
 - (Please see attached)
- Scheduled Events For The Month
 - 3/3 Monthly Business Meeting & Truck Room Clean Up
 - 3/10 TBD
 - 3/17 TBD
 - 3/24 TBD
- Miscellaneous Reporting
 - 289 & 290 participated in a joint water rescue refresher class
 - 2026 donation letter is underway
 - Received a grant from Range Resources towards the purchase of Rescue/Wildland PPE



Anthony M Creauro Sr.
Fire Chief

Time Frame

Custom Range

Start Date

2026-02-01 00:00

End Date

2026-02-28 23:59

History

Fire Department 2

5001)

/2026 23:59:59

District

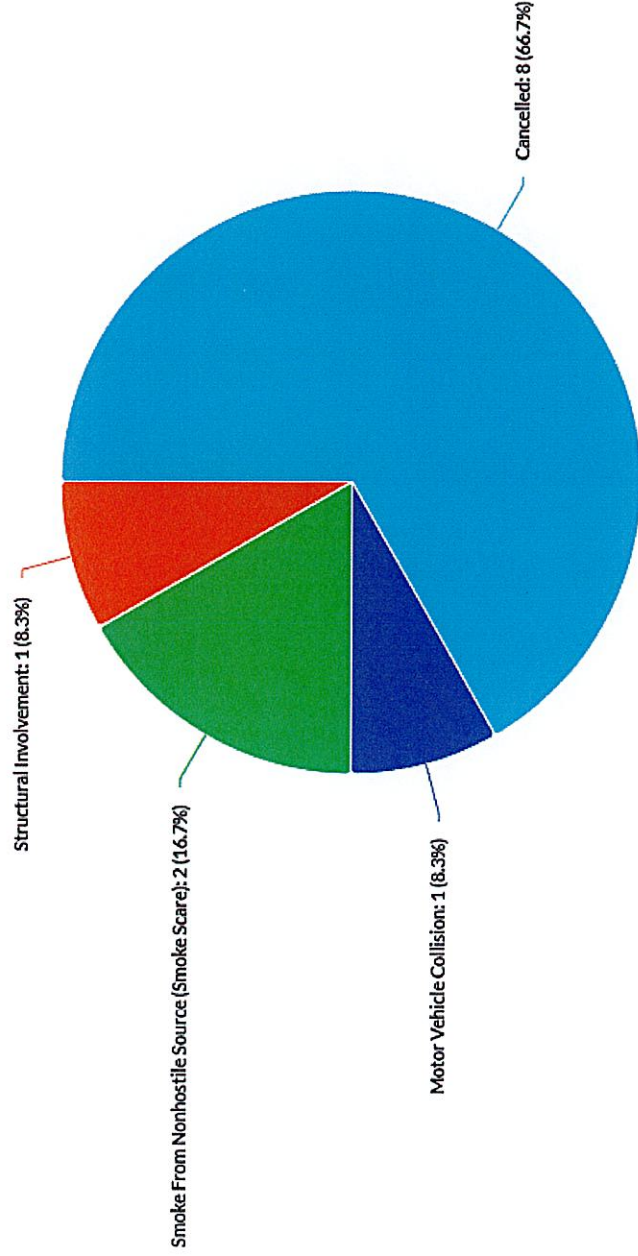
Select an option

Station

Select an option

Shift

Select an option



Incident Breakdown

14

**West Deer #3
VFC Report**

West Deer Twp. VFC # 3
FIRE CHIEF'S REPORT
March 2026

Call Report for February total calls - 82

63 - QRS Calls

19 - Fire Calls

- 0 - Commercial Structure Fire
- 1 - Commercial Fire Alarm
- 3 - Residential Structure Fire
- 1 - Residential Fire Alarm
- 6 - MVC
- 0 - MVC with entrapment
- 0 - Rescue, other than MVC
- 5 - Misc. (flooding/wires down/trees down)
- 0 - Brush Fire
- 3 - Natural Gas
- 0 - CO Alarm
- 0 - Vehicle fire
 - 9 - West Deer
 - 7 - Richland
 - 1 - Hampton
 - 1 - Indiana
 - 1 - Springdale
 - 10 - (7a-3p)
 - 6 - (3p-11p)
 - 3 - (11p-7a)

- Equipment/truck checklists – completed, gas meters calibrated
- 4 Smoke detector batteries replaced
- New SUV sent to IBISTEK for upfitting
- (10) new flashlights received - \$810 (ProAM)
- New piston intake valve received - \$2,225 (All American Fire Equipment)
- Equipment rack received for new SUV - \$624 (CargoRaxx)
- Ordered (2) Ventis multi-gas meter pump - \$1,768 (MES)
- Ordered (5) SCBA docking stations - \$3,237.25 (First Out Fire Apparatus)
- Ordered 8 ft NY hook - \$155.00 (All American Fire Equipment)
- Received \$4,000 Grant for replacement fire hose – ACT 13
- Received \$16,136.55 Grant for debt reduction – OSFC

Upcoming events:

- 3/6/26 - Golf Bash Fundraiser
- 3/10/26 - Training
- 3/17/26 - Work Night
- 3/22/26 – Hazmat Operation Refresher
- 3/24/26 - Training
- 3/31/26 - Training

Respectfully Submitted by:
Chief Josh Wiegand

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**West Deer EMS
Report**



WEST DEER EMERGENCY MEDICAL SERVICE, INC.

101 East Union Road • Cheswick, PA 15024

Phone: (724) 265-4750 • (724) 265-3033

Fax: (724) 265-0003

www.westdeerems.com



March 12, 2026

West Deer EMS February 2026 Report

- We had a total of 262 requests for service for the month of January.
- Income for February was \$76,411. Expenses totaled \$119,407.
- We held several CPR sessions, including Hands Only CPR and CPR certification courses during the month of February. Attendance could have been better but we were able to get the information out to those that attended.
- We are still evaluating and demoing ambulances for our next purchase. We are working with a couple manufacturers on price and build time.
- Our partnership with Foxwall EMS continues to grow. We are hoping to have the request for the study to the DCED completed by the end of March.
- Please let me know if you would like to see anything additional in our monthly report.

Respectfully

William P. Humes

William Humes
Executive Director

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Ordinance No.

463

OFFICIAL
WEST DEER TOWNSHIP
County of Allegheny
Commonwealth of Pennsylvania

ORDINANCE NO. 463

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER TO AMEND THE POLICE POLICIES AND PROCEDURES, TO AUTHORIZE THE IMPLEMENTATION AND ENFORCEMENT OF SAID POLICIES AND PROCEDURES BY THE CHIEF OF POLICE AND TOWNSHIP MANAGER, AND PROVIDING FOR SEVERABILITY.

Be it enacted and ordained by the Board of Supervisors of the Township of West Deer, County of Allegheny, Commonwealth of Pennsylvania, and it is enacted and ordained as follows:

ARTICLE I

Approval and Adoption of Revised Police Policies and Procedures

§ 1-1. Approval and Adoption of Revised Police Policies.

In accordance with the authority granted pursuant to §5-8 of the Township of West Deer Code, the Township's Board of Supervisors does hereby approve and adopt the following revised policy to be included and incorporated into the West Deer Police Department's Manual Policy Standard Operating Procedures and Rules and Regulations, designated as follows by title and number and bearing a revision date of 18 March 2026:

#79 TASER Energy Weapon

The revised Policy identified above shall replace the previously-adopted version.

§ 1-3. Authorization of Chief of Police and Township Manager to Implement Policies.

The Township's Board of Supervisors authorizes the Chief of Police and Township Manager to take any action necessary to implement and enforce the Policy adopted and approved herein.

§ 1-4. Severability.

The provisions of this Ordinance and of the Policies approved and adopted hereby are severable, and if any clause, sentence, subsection, section, article, chapter or part thereof or any individual Policy or part thereof shall be adjudged by any court of competent jurisdiction to be illegal, invalid or unconstitutional, such judgment or decision shall not affect, impair or invalidate the remainder

thereof but shall be confined in its operation and application to the clause, sentence, subsection, section, article, chapter, or part thereof rendered illegal, invalid or unconstitutional. It is hereby declared to be the intent of the Board of Supervisors that this Ordinance and the Policy would have been approved and adopted if such illegal, invalid, or unconstitutional clause, sentence, subsection, section, article, chapter, or part thereof had not been included therein.

§ 1-5. Effective date.

All provisions of this Ordinance and of the Policy approved herein shall be in force and effect on and after 18 March 2026.

ORDAINED AND ENACTED this 18th day of March 2026

ATTEST:

WEST DEER TOWNSHIP

Daniel Mator
Township Manager

John Hollibaugh
Chairperson of the Board of Supervisors

Section 79

TASER ENERGY WEAPON

I. **POLICY OR PURPOSE**

It is the policy of the West Deer Township Police Department to provide guidelines and procedures for the purchase, storage, transportation, handling, training, and deployment of the TASER Energy Weapon. The West Deer Township Police Department has approved the use of the TASER Energy Weapon to provide officers with an additional use of force option for gaining compliance of resistant or aggressive individuals. It is the policy of this office that officers use the TASER Energy Weapon when warranted, but only in accordance with guidelines set forth in the West Deer Township Police Department's Use of Force Policy.

The West Township Police Department places the highest value on human life. The use of the TASER Energy Weapon should be considered as an alternative or combined option to other force applications and if the circumstances allow. This policy and procedures document, establishes guidelines for the training, deployment, post deployment, and the management of the TASER Energy Weapon.

The TASER Energy Weapon is a Conducted Energy Device; an electronic incapacitation device. It is a defensive weapon, which is listed in the force continuum at the same level as O.C. spray; after soft empty hands. The TASER Energy Weapon functions in the following ways:

- A. Weapon Deploys probes that are attached to the TASER weapon by insulated conductive wires. An electronic signal is then sent to the probes which disrupts the body's ability to communicate messages from the brain to the muscles and causes motor skill dysfunction.
- B. If applicable and equipped, the TASER Weapon may be used to "drive stun". This is done immediate and direct contact with a person's body. The drive stun causes significant localized pain in the area touched by the TASER Energy Weapon, but does not have a significant effect on the central nervous system. The drive stun does not incapacitate a subject.

- C. The TASER Energy Weapon is designed to incapacitate a subject with a minimal potential for death or serious injury. This weapon will offer the officers an alternative to resolve an incident in a less lethal manner, and to protect both officers and others from harm, including the subject on whom the weapon is being used.

II. GENERAL DUTIES AND RESPONSIBILITIES:

- A. The TASER Energy Weapon is defined as an officer-safety tool, in addition to the law enforcement self-defense techniques and tools. It shall be the duty and responsibility of all officers, and others authorized, to make the decision to use the TASER Energy Weapon based on the same criteria an officer uses when selecting to deploy other less lethal use of force options. The decision must be made dependent on the actions of the subject(s) or threat facing the officer(s), and the totality of the circumstances surrounding the incident. In any event, the use of the TASER Energy Weapon must be reasonable and necessary.
- B. The TASER Energy Weapon is not meant to be used in deadly force situations. The TASER Energy Weapon should not be used without a firearm back up in those situations where there is a substantial threat towards the officer(s) or others present.
- C. The TASER Energy Weapon is to be used by trained personnel on subjects that are threatening to actively resist or are actively resisting an officer, or when the subject poses an articulable threat of harm to an officer or other person. It may also be used when the subject poses a threat of harm to themselves, such as a self-inflicted injury or suicide attempt.
- D. The TASER Energy Weapon provides a force option in which the officer does not have to get dangerously close to a threat before deploying the tool.
- E. The TASER Energy Weapon falls into the category of less lethal force technology and equipment, meaning that when used properly there is less likelihood of death or serious injury to the subject than if deadly force is used. Less lethal force is defined as force, used to subdue or render a subject non-threatening, with a lower probability of effecting fatal consequences. The TASER Energy Weapon when

used pursuant to training is not considered use of deadly force, or as constituting the infliction of great bodily harm.

- F. The TASER Energy Weapon should only be activated (deployed and energized) the minimum amount of times necessary to gain subjects compliance.
- G. Use of the "drive stun", if applicable, is discouraged except in situations where the "probe" activation is not possible and the immediate application of the "stun drive" will bring a subject displaying aggressive or resistive behavior safely under control. Multiple "drive stuns" are discouraged and must be justified and articulated on the Use of Force form. If initial application is ineffective, officers will reassess the situation and consider other available options.
- H. Any use of any TASER Energy Weapon (or other conducted energy device) contrary to the direction of this policy can result in the revocation of the officer's right to use such device, and may subject the officer to disciplinary action.

III. **EQUIPMENT PROCUREMENT, STORAGE, AND HANDLING**

The TASER Energy Weapon, and the needed equipment necessary to continue the Taser program, will be procured in accordance with standard department procurement procedures.

- A. The West Deer Township Police Department will maintain in its Taser program:
 - 1. TASER Energy Weapons (Ex: TASER X2, TASER 10, Etc.)
 - 2. Taser Cartridges (or probes) and Magazines (Including but not limited to: Duty, Halt, and Inert)
 - 3. TASER Batteries specifically designed for the TASER Energy Weapons utilized.
- B. Methods of Carry for the TASER Energy Weapon
 - 1. Holster, (hip or leg holster, or, molle mountable holster attached to officer's vest).

2. The department will supply holsters for each TASER Energy Weapon. If the officers choose to purchase they may do so with their uniform allowance. The purchase has to be approved by the Chief of Police or his designee.
3. TASER Energy Weapon holsters shall be carried and secured on the opposite side of the officer's firearm, regardless of the holster option method.

C. Issuing of the TASER Energy Weapon.

1. Each officer, when feasible, shall be issued their own TASER Energy Weapon which shall be registered and assigned to them. If there are more officers than TASER Energy Weapons available, officers may use a TASER Energy Weapon that is unassigned (extra) for their shift and return it after their shift is over.
2. The TASER Energy Weapon must be worn the entire length of the officers shift.
3. Each Officer shall self-check the device prior to holstering for any prior damages and report any findings to the O.I.C. immediately.

D. Department personnel shall only carry the TASER Energy Weapon approved by the Chief of Police.

E. Officers may only use department issued TASER Energy Weapon, Cartridges, and Magazines.

F. Only properly functioning TASER Energy Weapon shall be carried on duty.

G. A record (including serial number if applicable) of the TASER Energy Weapon, cartridges, magazines, and batteries shall be maintained. This record shall also indicate the officer assigned to such equipment. A department TASER Energy Weapon instructor will record, and audit the records at least once a year.

H. All TASER Energy Weapons, cartridges, magazines, and batteries should be stored in a dry, secure location. Inadequate storage conditions will affect the working condition of such equipment.

Cartridges that are past the expiration date, or are damaged before usage, will be recycled through the Taser Instructor, or other person designated by the Chief of Police.

V. TRANSPORTING AND HANDLING

The transportation and handling of the TASER Energy Weapon during assigned duty shall be the same as the handling of a loaded firearm. The TASER Energy Weapon shall remain in the hard shell weapons case or the assigned tactical holster, for officer safety, unless preparing for use.

VI. TRAINING AND MAINTENANCE

- A. All members who will carry and /or use a TASER Energy Weapon must first successfully complete a TASER Energy Weapon Operators Training Course certified by AXON (The developer of TASER Energy Weapons), to include written and practical tests. A mandatory re-certification program will be completed annually.
- B. It is the responsibility of all West Deer Township Police Department TASER Energy Weapon instructors to maintain current instructor certification per the guidelines of AXON /Taser International. Instructors will receive, inspect, and ensure the maintenance and replacement of TASER Energy Weapons. Instructors will maintain usage and maintenance records for the TASER Energy Weapon and all related equipment and supplies.
- C. Trained personnel/officers are individually responsible for daily maintenance and inspection of their assigned TASER Energy Weapon, equipment and supplies. All equipment shall be inspected before each tour of duty. Inspections should include, but are not limited to, batteries, magazine, cartridges, sighting laser, and holster. A "function test", if equipped, shall be performed to assure the device is functioning properly.

VII. PROCEDURES FOR DEPLOYMENT OF TASER ENERGY WEAPON

- A. The TASER Energy Weapon is not a substitute for deadly force and should not be used in those situations. Deployment of the TASER Energy Weapon should be backed up with the availability of lethal force, when available. The TASER Energy Weapon may be used in those situations where:

1. A subject is threatening himself/herself, a law enforcement officer, or another person with physical force and other means of controlling the subject are unreasonable or could cause injury to the officer(s), the subject(s) or others.
2. In cases where officer/suspect factors indicate the officer(s), offender(s) or others would be endangered by the use of physical force.
3. Other means of lesser or equal force have been ineffective and the threat still exists to the officer(s), subject(s) or others.

B. The TASER Energy Weapon will not be used:

1. When the officer knows a subject has come in contact with flammable liquids or is in a flammable atmosphere.
2. When the subject is in a position where a fall may cause substantial injury or death;
3. Punitively for purposes of coercion, or in an unjustified manner;
4. To escort or jab individuals,
5. To awaken unconscious or intoxicated individuals, or
6. When the subject is visibly pregnant, unless deadly force is the only other option.

C. The TASER Energy Weapon should not be used in the following circumstances (unless there are compelling reasons to do so and can be clearly articulated):

1. When the subject is operating a motor vehicle,
2. When the subject is holding a firearm,
3. When the subject is at the extremes of age or physically disabled, or

4. In a situation where deadly force is clearly justifiable unless another officer is present and capable of providing deadly force to protect the officers and /or civilians as necessary,

5. When a prisoner or subject is handcuffed.

VIII. DEPLOYMENT OF TASER ENERGY WEAPON ON ANIMALS

A. The full effect of a TASER Energy Weapon on animals is not yet proven. However, field deployments have shown positive results and the TASER Energy Weapon has been an effective tool against vicious animals. Animals have also shown the ability to quickly recover from the effect of this device, due to differences in their nervous system. As soon as the TASER Energy Weapon temporarily disables the animal, officers should be prepared to act quickly with control devices or restraints. Using the TASER Energy Weapon against vicious animals may reduce the need for greater, more injurious force against such animals. Personnel should deploy a TASER Energy Weapon on an animal when other conventional means to control the animal have been exhausted, or may be unreasonable. The use of an TASER Energy Weapon on an animal should be based on the intent to provide a safer, more humane and less traumatic conclusion to the incident.

B. Officers should be prepared to use other means of justified force if necessary, and should use conventional means of animal control if feasible. Conventional means of controlling the animal (e.g.: control sticks, collars, cages) should be on hand at the scene, if possible, prior to the use of the TASER Energy Weapon. An Advanced Taser may be deployed on an animal when:

1. A vicious animal is threatening or is attacking a citizen, law enforcement officer, or other animal and the use of other force is not reasonable, or may not be desired given the situation.

2. A vicious animal has threatened or attacked a citizen, law enforcement officer, another animal, or has caused a continuing public nuisance and the vicious animal needs to be controlled for the reason of public peace or safety, preservation of property, or other legitimate purpose; and the animal poses an active threat to officers in their efforts to perform their duty. The TASER

Energy Weapon will be used in an effort to safely facilitate the application of more conventional animal control methods in these situations.

IX. TARGET AREAS

- A. The TASER Energy Weapons aiming laser should be aimed at the preferred target areas of the body, which are the lower torso and legs when the subject is facing you, or the subject's entire back area if the subject is turned away from you.
- B. Personnel encountering subjects wearing heavy or loose clothing on the upper body should consider targeting the legs.
- C. The officer deploying the TASER Energy Weapons shall not aim the TASER Energy Weapons at the head, eyes, throat, chest/breast, groin, or known pre-existing injury areas of the subject. These areas should not be targeted unless the appropriate level of force can be justified. The officer shall, when feasible, aim at the center mass and legs of the subject from the rear. See Use of Force Policy for further details.

X. GENERAL RULES

- A. The TASER Energy Weapons will never be used punitively or for purposes of coercion. It is to be used as a way of averting a potentially injurious or dangerous situation.
- B. The TASER Energy Weapons is programmed to deliver a 5-second electrical current if the officer releases the trigger after firing. In some cases, it will continue to discharge if the officer holds the trigger in the firing mode. The officer using the weapon can stop the discharge of the TASER Energy Weapons at any time by manually turning the weapon fire selector to off. It is recommended that during the field deployment and use against a violent subject, the full 5-second cycle be delivered to gain maximum effectiveness and compliance of the subject(s) affected by the TASER Energy Weapons. It is better to utilize a second cycle as opposed to a cycle longer than the 5 seconds.
- C. Prior to the deployment of an TASER Energy Weapons, the

person deploying has the responsibility to visually and physically confirm that the tool selected is in fact a TASER Energy Weapons and not a firearm.

- D. The deploying person should notify any on scene, assisting officers that they intend to deploy a TASER Energy Weapons. Immediately Prior to deploying the TASER Energy Weapons the deploying person should announce, if feasible, "TASER! TASER! TASER!" The announcement should be made only if it would not endanger any civilians, officers or the suspect. No more than one officer at a time should deploy the TASER Energy Weapons against any one person. The only time a deployment by the second officer would be permissible is if the first officer's delivery was ineffective.
- E. TASER Energy Weapons have the ability to ignite flammable liquids. It will not be deployed at subject who has come in contact with flammables or in environments where flammables are obviously present. Personnel should be especially aware of this when in known "meth" lab environments.
- F. Officers shall take notice that certain pepper sprays utilize an alcohol-based propellant. The TASER Energy Weapon shall not be deployed when a person has been sprayed with an alcohol based propellant.
- G. Proper consideration and care should be taken when deploying the TASER Energy Weapon on subjects who are in an elevated position or in other circumstances where a fall may cause substantial injury or death. Officers must be prepared to justify such a deployment.

XI. PROCEDURES AFTER DEPLOYMENT OF TASER ENERGY WEAPON

- A. Once the subject is restrained or has complied, the TASER Energy Weapon should be turned off.
- B. Officers should handcuff the subject prior to removing the probes; this is preparation for a second or subsequent deployment, if warranted.
- C. Immediate action should be taken to care for any injured persons, to apprehend any suspects, and to protect the scene.

- D. A TASER Energy Weapon will not be left unattended, except in exigent circumstances as when an officer is forced to act alone, in taking custody of an immediate threat.
- E. After the TASER Energy Weapon has been deployed, officers at the scene shall first ensure the subject is under control and, as soon as practical, shall monitor the subject of the Taser deployment for any possible injuries. If the probes are imbedded in any sensitive tissue area, such as the neck, groin, face, or the breast of a female; the officer(s) shall arrange for the transport of the subject to a medical facility for removal and care. If the probes are imbedded in a non-sensitive area (target areas), and absent from extenuating circumstances, an Emergency Medical Unit will be called to the scene to remove the probes and administer the appropriate care to the subject. The subject shall be evaluated at the scene by medical personnel. If the subject's condition requires further medical treatment, or the subject is complaining of injury or pain, then the subject shall be transported to a hospital.
- F. If the probes are imbedded in a non-sensitive area (target areas), and the probes being left imbedded the subject would cause unnecessary pain and/or injury to a complying subject, officers are permitted to remove the probes in accordance with their AXON TASER Energy Weapon Training, which covers the removal of the probes from non-sensitive area.
- G. If feasible, photographs will be taken of probe impact sites and other related injuries.
- H. Probes that have been removed from skin will be treated as BIOHAZARD sharps. They should be placed point down into the expended cartridge bores and secured with tape. These probes should be packaged as BIOHAZARD and placed into evidence.
- I. Involved officers will attempt to locate and identify any witnesses to the incident and notify an on duty supervisor.
- J. Officers shall refrain from discussing the incident until the arrival of an on scene shift supervisor or other administrator. The involved personnel will brief them of the circumstances surrounding the incident and what action has taken place.

- K. The deploying officer(s) will complete a West Deer Township Police Department Use of Force Report.
- L. Officers shall then book the offender into the jail or take other appropriate action. Jail personnel shall be informed the subject was controlled by use of a TASER Energy Weapon.
- M. Subjects controlled by the use of a TASER Energy Weapon will not be transported face down.
- N. After each deployment, including accidental discharge, the DATA of the TASER Energy Weapon, including TASER video if equipped, shall be downloaded. Each discharge of the TASER Energy Weapon, including accidental discharge, shall be investigated and documented by the deploying officer and his/her immediate supervisor.

XII. SUPERVISOR'S RESPONSIBILITY

- A. The supervisor shall respond to the scene of any deployment of the TASER Energy Weapon, or where there is an expected deployment of the TASER Energy Weapon.
- B. He/she should ensure all responsibilities of the officer have been carried out regarding care for the injured, apprehension of the suspects, and protection of the scene.
- C. The supervisor shall ensure the proper notifications of Chief of Police are made as soon as possible.
- D. The shift or on-scene supervisor shall notify the Chief of Police if any serious injury has occurred due to the use of force involving the TASER Energy Weapon.
- E. The on-scene supervisor shall determine if investigators are to be called to investigate the incident.
- F. All reports shall be completed and forwarded through the chain of command and to a TASER Energy Weapon instructor(s) for review.

CERTIFICATE

I, the undersigned, hereby certify that the foregoing and attached is a true copy of an Ordinance which was duly enacted at a meeting of the Board of Supervisors of West Deer Township on 18 March 2026, and that at such meeting a quorum was present and acting throughout, after due notice to the members of the Board of Supervisors of West Deer Township and to the public and such meeting was at all times open to the public; that the Ordinance was duly recorded in the West Deer Township Minutes Book and that a summary thereof was published as required by law in a newspaper of general circulation in the Township. I further certify that the Township met the advance requirements of Act No. 1998-93 by advertising the date of the meeting and posting a notice of the meeting at the public meeting place of the Board of Supervisors; that the total number of members of the Board of Supervisors is five; and the vote upon the Ordinance was called and duly recorded upon the minutes and that the members voted in the following manner:

	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
John Hollibaugh, Chairperson				
Jeffrey Fleming, Vice Chair				
Vincent Mercuri				
William Payne				
Joshua Wiegand				

WITNESS my hand and the seal of the Township on this 18th day of March 2026.

[SEAL]

By: _____
Daniel Mator
Township Manager

18

**Resolution No.
2026-03**

19

**Resolution No.
2026-04**

DEP Code No.

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

Resolution No. 2026-04

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 David T., Sr. & Teresa W. Montagas proposed the development of a parcel of land identified as
land developer

LaPalme/Montag Plan of Lots, 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 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 # 2026-04, adopted, March 18, 2026.

Municipal Address:

West Deer Township

133 East Union Road

Cheswick, PA 15024

Telephone 724-265-3680

Seal of
Governing Body



**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 _____
Department of Environmental Protection
Southwest Regional Office
400 Waterfront Drive, Pittsburgh, PA 15222

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by Christopher Schmidt (Name)
Project Engineer for LaPalme/Montag Plan of Lots (Name)
(Title)
 a subdivision, commercial ,or industrial facility located in West Deer Township
Allegheny County.
(City, Borough, Township)

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 |

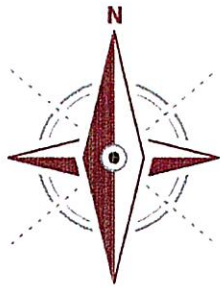
Daniel J. Mator Jr.

March 18, 2026

Municipal Secretary (print)

Signature

Date



SHOUP ENGINEERING

FOR OVER 60 YEARS

329 Summerfield Drive, Baden, PA 15005

Phone: 724-869-9560

info@shoupengineering.com

March 10, 2026

Amanda Lukas
West Deer Township
133 East Union Road
Cheswick PA 15024

Via Email

RE: LaPalme/Montag Plan of Lots
Sewage Facilities Planning Module

Dear Ms. Lukas,

I have reviewed the Pennsylvania Department of Environmental Protection Sewage Facilities Planning Module submitted for the above referenced project. I have found the documents to be complete and properly prepared and therefore am in a position to recommend that the Township Supervisors approve the enclosed resolution.

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., P.L.S.

cc: Daniel Mator, via email
Jodi French, via email

21

**Bairdford Park
Concession
Stand Electric
Options**

JTM ELECTRIC INC.

4364 Bakerstown Culmerville Rd.
Gibsonia PA, 15044
josh@jtmelectricinc.com
(724) 272-2109

ESTIMATE

Estimate reference: Baseball concession
Job: Replace underground electric
Estimate date: 3/10/2026

Project information

Name: Bairdford Park Baseball Concession
Address: 50 Bairdford Park Rd.
Gibsonia, PA 15044

Customer Information

Name: Daniel Mator
Address: 133 East Union Rd.
Cheswick 15024
Phone: (724) 265-3680

Description of work	AMOUNT
Replacement of conduit and wiring (from existing underground box by green outdoor enclosure to baseball concession stand)	\$7,900.00
Installation of 1 Underground electrical box in middle of run (pull box)	
Remake all connections in existing primary panel in concession stand	
***Trenching and backfill is not included	
***Gravel for underground electric box is not included	
***Inspection and inspection coordination costs are not included	
TRIP CHARGE	
TOTAL	\$7,900.00

Invoices due immediately upon completion of work. A late fee of 10% will be added to the total every 30 days balance is unpaid

Thank you for your business!

Subject: Estimate 1026 from Terrana Electric LLC
Date: Thursday, June 12, 2025 at 5:14:13 PM Eastern Daylight Time
From: Terrana Electric LLC
To: dmator@westdeertownship.com



Your estimate is ready!

Total Estimate
\$8,400.00

Dear Township of West Deer,

Below are your estimate details. To move forward with this estimate, please review and select **Accept** and Terrana Electric LLC will reach out with next steps.

Have a great day!

Estimate #1026

Terrana Electric LLC

Services	\$8,400.00
-----------------	-------------------

1 X \$8,400.00	
----------------	--

Total \$8,400.00



Hogue Electric Services Inc

Dan Loughlin
 Bairdford Park Rd
 Bairdford, PA 15044

(724) 472-2421
 freekie@westdeertownship.com

ESTIMATE	#4678
ESTIMATE DATE	Mar 12, 2026
SERVICE DATE	Mar 10, 2026
TOTAL	\$9,575.70

CONTACT US
 216 Chan Mowr Dr
 Valencia, PA 16059

(412) 463-9553
 hogueelectricservices@gmail.com

Service completed by: Alex Lassinger

ESTIMATE

Services	qty	unit price	amount
Concession Stand Power Labor and materials required to restore power to the concession stand. This includes running 400' of wire in 3" conduit from the underground junction box by the baseball field to the existing 200 amp panel in the concession stand. The wire will be upsized to account for voltage drop being that its such a far distance. The wire size for the conductors will be 350 aluminum and the ground wire size will be 1/0 aluminum. This will insure that the proper 240 volts is being supplied to the concession panel. 1 year Parts and Labor guarantee	1.0	\$9,575.70	\$9,575.70
Note This estimate does not include any digging or backfilling of the trench between the underground junction box and concession stand.	1.0	\$0.00	\$0.00
Services subtotal:			\$9,575.70
Subtotal			\$9,575.70
Total			\$9,575.70

Thank you for the opportunity to earn to your business, we hope our service has exceeded your expectations and hope you have a great day.

Hogue Electric Services inc

March 12, 2026
West Deer Township
freekie@westdeertownship.com

West Deer Township Concession Stand Power
ELECTRICAL PRICE: (waiting on vendor pricing)

Executive Summary

Hampton Electrical is pleased to submit this proposal for the electrical upgrades required at the West Deer Township Concession Stand. Our evaluation of the current electrical infrastructure has identified critical National Electrical Code (NEC) violations that pose significant safety hazards and liability risks to the Township. This proposal outlines our findings, explains the necessary code corrections, and provides a detailed scope of work to ensure a safe, reliable, and code-compliant electrical system for the concession stand.

Current Findings and Code Violations

During our assessment of the existing electrical system, we observed the following configuration: An exterior 800-amp panel utilizes a 400-amp breaker to feed an in-ground junction box via 500 kcmil aluminum wire. Inside this junction box, the 400-amp feed is tapped to supply two separate locations. The first tap feeds an existing 200-amp panel and pedestal located within 10 feet of the junction box. The second tap, utilizing 4/0 aluminum wire, runs approximately 500 feet to supply a 200-amp panel at the concession stand.

This current installation violates several critical sections of the National Electrical Code (NEC) [1].

Critical Wiring Fault: Shorted Phase

In addition to the code violations, our testing revealed a critical fault in the existing wiring: one of the hot phases feeding the concession stand is currently shorted to ground somewhere between the in-ground junction box and the concession stand panel. This dead short is an immediate safety hazard and renders the current feed completely unusable.

Inadequate Overcurrent Protection (NEC 240.4 and 240.21)

Beyond the physical damage causing the short circuit, the most severe code violation is the lack of proper overcurrent protection for the 4/0 aluminum wire feeding the concession stand. According to NEC Table 310.15(B)(16), 4/0 aluminum wire has an allowable ampacity of 180 amps at 75°C [2]. However, this wire is

currently protected only by the 400-amp breaker at the main panel. Under NEC 240.4, conductors must be protected against overcurrent in accordance with their ampacities [3]. The current setup allows the 4/0 wire to potentially carry up to 400 amps before the breaker trips, which is more than double its safe operating capacity. This creates a severe risk of overheating, insulation failure, and electrical fire.

Furthermore, the installation violates NEC 240.21, which governs the location of overcurrent protection in a circuit [4]. The general rule requires overcurrent protection at the point where conductors receive their supply. While there are exceptions known as "tap rules" (such as the 10-foot and 25-foot tap rules in NEC 240.21(B)), the 500-foot run to the concession stand far exceeds the maximum allowable length for any unprotected tap conductor [5]. Therefore, an overcurrent protective device must be installed at the point of the tap to protect the downstream conductors.

Excessive Voltage Drop (NEC 215.2(A)(1))

The 500-foot distance from the junction box to the concession stand introduces a significant voltage drop issue. The NEC, in Section 215.2(A)(1) Informational Note No. 2, recommends that the maximum voltage drop for a feeder circuit should not exceed 3% [6]. Utilizing 4/0 aluminum wire over a 500-foot distance will likely result in a voltage drop exceeding this recommendation when the concession stand is under full load. Excessive voltage drop can cause equipment malfunction, reduced efficiency, and premature failure of electrical motors and appliances used within the concession stand.

Proposed Corrections and Solutions

To resolve these safety hazards and ensure full compliance with the National Electrical Code, we propose the following necessary corrections:

1. Installation of a 3R Fused Disconnect

We will install a new 200-amp, NEMA 3R (weather-resistant) fused disconnect on a new pedestal located within close proximity to the existing in-ground junction box. This disconnect will be installed at the point where the feed is tapped. By installing this fused disconnect, we provide the required overcurrent protection for the conductors running to the concession stand, bringing the installation into compliance with NEC 240.4 and 240.21. The fuses will be sized appropriately to protect the new downstream conductors.

2. Upgrading Conductor Size to Mitigate Voltage Drop

To address the excessive voltage drop over the 500-foot run, we propose increasing the size of the feeder conductors. We will replace the existing 4/0 aluminum wire with larger 250 kcmil aluminum XHHW conductors. The 250 kcmil aluminum wire has a higher ampacity (205 amps at 75°C) and lower resistance, which will significantly reduce the voltage drop across the 500-foot distance, ensuring that the concession stand equipment receives the proper operating voltage [2] [6].

3. Upgrading Conduit Size

Because we are increasing the size of the conductors to 250 kcmil, the existing conduit will likely be undersized to accommodate the new wires while maintaining the required conduit fill limits specified by the NEC. Therefore, we will install approximately 500 feet of new 3-inch PVC conduit to safely house the upgraded conductors.

Scope of Work

Our proposal includes the following materials and labor:

- Conduit Installation: Supply and install approximately 500 linear feet of 3-inch PVC conduit from the new disconnect location to the concession stand panel.
- Wire Pulling: Supply and pull three (3) 250 kcmil Aluminum XHHW conductors and one (1) #2 Aluminum XHHW ground conductor through the new 3-inch PVC conduit.
- New Pedestal and Disconnect: Supply and install a new mounting pedestal and a new 200-amp, NEMA 3R fused disconnect within close proximity to the existing in-ground junction box.
- Junction Box Re-setting: Re-set the existing in-ground junction box, which will remain in place to facilitate the necessary connections.
- Existing 200A Panel: The existing 200-amp panel and pedestal located within 10 feet of the junction box will remain untouched, as it currently complies with the 10-foot tap rule.
- Third-Party Inspection: This project requires inspection by a certified third-party electrical inspector to verify code compliance. The cost of this inspection is fully covered and included in our bid.

Exclusions

Please note that the following items are specifically excluded from this proposal and are the responsibility of West Deer Township:

HAMPTON ELECTRICAL

4720 Highpoint Drive
Gibsonia, PA 15044
(412) 487-8770
FAX: (412) 486-6189

- All trenching required for the new 500-foot conduit run.
- All backfilling of the trench.
- Provision and installation of new gravel for in ground junction box

Conclusion

The current electrical feed to the concession stand presents a significant safety risk due to the lack of proper overcurrent protection on a 500-foot tap conductor. By installing a new fused disconnect at the source and upgrading the wire size to 250 kcmil aluminum, we will eliminate these hazards, ensure NEC compliance, and provide a reliable power supply that mitigates voltage drop issues. We look forward to partnering with West Deer Township to complete this critical infrastructure upgrade.

Price Quotation Terms:

By accepting this Price Quotation, it is agreed that the following terms shall apply or shall be incorporated into any subsequent contract between the parties:

- 1. This price quotation shall be good for thirty (30) days of the date of the price quotation and after thirty (30) days, this bid shall lapse and not being capable of acceptance without Hampton Mechanical, Inc.'s written consent.**
- 2. Payments for work performed shall be thirty (30) days net of invoice date.**
- 3. Hampton Mechanical Inc. shall not be required to perform any extra or additional work before receiving and executed change order for any such work.**

Thank you for the opportunity to quote on this project. If there are any questions, or if I can be of further assistance, please feel free to contact me at 724-480-7309.

Sincerely,

Eric Davis

Approved By: _____ Date: _____

PO# _____

NORTHERN ELECTRICAL LLC

ANYTHING ELECTRICAL

82 Warrendale Bayne Road
Warrendale, PA 15086
(724) 933-2300
Jobs@NorthernLLC.net

Estimate

ESTIMATE#	43161911
DATE	03/03/2026
PO#	Concession Power

CUSTOMER
WEST DEER TOWNSHIP 50 Bairdford Rd Gibsonia Pennsylvania 15044-7876 (724) 472-2421

SERVICE LOCATION
WEST DEER TOWNSHIP 50 Bairdford Rd Gibsonia Pennsylvania 15044-7876 (724) 472-2421

*** Scope of Work - Line Location ***	
DESCRIPTION	* Locate the service line running from the concession stand to the rear of the baseball fields near the light pole.
	* Troubleshoot the service line to determine where it may be damaged.
	* Verify amperage and power requirements.
*** Notes ***	
	* No additional labor is included in this quote beyond the scope listed above.
	* Once troubleshooting is completed, a quote will be provided for any required repair work.

Estimate			
Description	Qty	Rate	Total
Underground Location			
Locate underground landscape, pet, sprinkler, or general wiring.			
*** Includes 1 hour of location work			
Service Work - 1st Hour			
Hourly Service Work - 1st Hour - Includes travel to site.			
	1.00		
*** Customer is liable for drywall repairs, if required. ***			
SKU:			

CUSTOMER MESSAGE

*** Please review the attached proposal, and feel free to contact us with any questions. ***

Payment Terms:

Payment is due upon completion of the work. If drywall, plaster, or landscape repair is required, the customer assumes all responsibility and liability for such repairs. If needed, we can refer a qualified contractor to assist with this work.

Financing Available:

We are now offering 12 months at 0% interest for qualified customers through Dollar Bank.

For your convenience, we now accept Visa, Mastercard, Discover, and American Express. Please note that credit card payments are subject to a 3% processing fee.

Warranty & Workmanship:

All materials are guaranteed to be as specified. All work will be completed in a professional manner in accordance with standard industry practices. Any alteration or deviation from the above specifications involving additional costs will be performed only upon written authorization and will be charged as an extra cost above this estimate.

Delays & Collection:

All agreements are contingent upon delays beyond our control. The purchaser agrees to pay all costs of collection, including reasonable attorney's fees, if applicable.

PA License #: PA028627

We look forward to working with you.

Quote Validity:

This quote is valid for ten (10) days from the quote date.

Estimate Total:

\$578.00

PRE-WORK SIGNATURE

Signed By:



CERTIFIED ELECTRICAL CONTRACTOR

March 13, 2026

PA24453

Dan Loughlin
West Deer Twp.
133 East Union Road
Cheswick, PA 15024

Dear Mr. Loughlin,

Thank you for the opportunity to quote on the electrical project for the concession stand at Bairdford Park. Our prices are listed below:

Service \$16,125.00

- Install 400'-3" PVC schedule 40 conduit in owner supplied trench from the junction box along the 1st base line to the concession stand panel
- Install 10' 3" schedule 80 PVC conduit out of the ground
- Install three # 250MCM XHHW aluminum & one #2 XHHW aluminum conductors in the conduit
- Terminate conductors in the panel;
- Terminate the conductors in the junction box
- Install an 8'x 5/8" copper ground rod at the concession stand
- Install a # 6 bare copper conductor from the panel to the ground rod
- Separate the grounds and neutral conductors in the panel

Note:

- The 250MCM is for voltage drop
- The broken conductor location was determined by others

Respectfully

David A Wessel

David A. Wessel, President

Accepted By: _____ Date: _____

698 Pittsburgh Street
Springdale, PA 15144
(724) 274-0510

24

**Energy Credity
Consultant**



alliantGroup

Proposal for
Inflation Reduction Act
(IRA)
Tax Consulting Services

West Deer Township

Mr. Daniel Mator
Township Manager
West Deer Township, PA

Thank you for considering alliantgroup to provide Inflation Reduction Act (IRA) Tax Advisory Services to West Deer Township ("West Deer"). We are confident that alliantgroup is the consultancy best situated to ensure West Deer fully reaps the benefits of the Energy Tax Credit tax incentives, while being fully compliant with IRA requirements. Our experience, professionals, process, and work product are unparalleled when it comes to complex tax incentives, and we are the only suitable partner for West Deer on this project.

alliantgroup has developed a specialized understanding of the unique incentives within the Inflation Reduction Act including the Investment Tax Credit, bonus credit additions, direct pay under IRC 6417, transferability of the Investment Tax Credit, compliance monitoring, and audit defense. This specialization includes understanding the IRS polices, filing procedures, regulations and strategies as it relates to qualified energy property and utilization of Elective/Direct Pay for tax exempt and government entities. To date, our firm has already worked on multiple engagements with private taxpayers, businesses, non-profits, and tax-exempt government agencies regarding IRC Sections 30C, 45, 45V, 45W, 45X, 45Y, 45Z, 48, 48E, and 179D, providing clients with the advantages of these tax incentives.

Over the past two decades, alliantgroup has established itself as the nation's leading tax consultancy, especially when it comes to complex credits and incentives. To date we have provided over \$16 billion in tax incentives to 30,000 US businesses, non-profits, and government entities. Since 2023 legislation was updated for use of elective pay, we have partnered and delivered over \$30 million in federal energy tax credits to eligible recipients.

Our distinguished study process has been tested for decades and validated by the tax courts. Our approach is supported by our team of former policymakers which includes former Congressmen, Senators, Governors and Presidential Cabinet Members, who help us determine congressional intent of tax legislation.

In addition, our team of former IRS executives, including six former IRS Commissioners and Deputy Commissioners, vet and provide unique insights on how the IRS processes and procedures as well as their impact on the tax filing claims of our clients. alliantgroup's project teams, which include industry veterans, engineers, and PhDs, then conduct the incentive study using our thorough and methodical process. Finally, our quality control team and tax attorneys run through multiple levels of review to ensure the work product we provide is compliant and defensible.

By selecting alliantgroup, West Deer will gain access to and benefit from a team that has:

- Experience in the analysis of energy projects to determine qualifying property basis subject to the tax credits within the Internal Revenue Code (IRC).
- Experience with documentation, evaluation, and compliance with IRA requirements for the Prevailing Wage & Apprenticeship under claiming higher incentive rates and values.
- Experience with the application/registration of elective (direct) pay to monetize allowable tax credits.

- Experience with clientele in the identification and transferability of allowable tax credits.
- Experience in federal and state government-sponsored “Green Energy” tax credits and incentives, such as the Advanced Energy Project Investment Tax Credit (IRC 48C), Energy and Production Credits (IRC 48 & 45), and the Energy-Efficient Commercial Building Deduction (IRC 179D)

We are excited to share our ideas on how we can work with West Deer to identify and secure the maximum allowable tax benefits and provide our world class tax advisory services.

YOUR STRATEGIC ADVISORY BOARD

Each of our Strategic Advisory Board members are passionate about helping U.S. businesses succeed. With the guidance and direction of our Board, alliantgroup continues to both evolve our methodologies of the critical documentation and reporting required by the IRS and apply real-time industry insights.

Because of the legislative, regulatory, and industry knowledge that our Strategic Advisory Board provides, along with our team’s unparalleled experience, alliantgroup is recognized as the highest quality provider of tax incentive studies in the U.S.

Our Strategic Advisory Board

Danny Werfel Former IRS Commissioner	Mark Everson Former IRS Commissioner	Steven Miller Former IRS Acting Commissioner	Darren Guillot Former IRS Commissioner of SB/SE Division	Kathy Petronchak Former IRS Commissioner of SB/SE Division	Eric Hylton Former IRS Commissioner of SB/SE Division
Dean Zerba Former Sr. Counsel, United States Senate Finance Committee	Mike Johanns Former United States Secretary of Agriculture	Heldi Heltkamp Former United States Senator for North Dakota	Rick Lazio Former United States Congressman for New York	Dawn Levy O'Donnell Former Counsel to the U.S. Senate Finance Committee	Joe Crowley Former United States Congressman for New York
Bob Riley Former United States Governor for Alabama	Rick White Former United States Congressman for Washington	Erik Paulsen Former United States Congressman for Minnesota	David Urban Strategic Advisory Board Member	Dr. Robert Ambrose Chairman of Robotics & Artificial Intelligence	Jamie Fowler Vice Chair of Intelligent Automation & AI

ENGAGEMENT LETTER: IRC §48 TAX CONSULTING

West Deer Township

Submitted To: West Deer Township

133 East Union Road
Cheswick, PA 15024

Submitted By: Joseph Kalkstein
Technical Director
alliantgroup, LP
joseph.kalkstein@alliantgroup.com
(832) 389-1081

Date: December 20, 2025

Important Notice: The enclosed material is proprietary to alliantgroup, LP

TABLE OF CONTENTS

Engagement Letter: West Deer Township 1-2

Exhibit 1: General Business Terms..... 3

December 20, 2025

West Deer Township

133 East Union Road
Cheswick, PA 15024

Thank you for considering alliantgroup, LP (“alliantgroup”) to perform IRC Section 48 consulting services for West Deer Township (“West Deer”).

This proposal for service is to assist West Deer with planning and submissions related to the Energy Investment Tax Credit (“ITC”) as set forth in Section 48 of the Internal Revenue Code for tax years 2024 for the **Geothermal System** installed at the **Municipal Building**, and the **EV Charging Stations** installed in the Township (the “Services”).

Based off our review of the initial eligible project documentation, the Estimated Investment Tax Credits that West Deer Township are eligible for is:

\$405,000 – \$650,000

IRC Section 48 Tax Credits

IRC Section 48 allows taxpayers and tax-exempt entities to claim a credit based on certain energy properties placed in service during the tax year.

With more than 1,500 professionals on staff, alliantgroup is the only provider in the country with architects, engineers, software developers, scientists, tax attorneys, litigators, ex-Big 4 accounting firm partners and CPAs. Having worked with a significant number of clients in almost every industry, and with our specialized in-house industry expertise, alliantgroup helps its clients maneuver through the complexities of the rules to maximize the monetization of the tax benefits that come from qualified energy projects.

SCOPE OF SERVICES

In this letter we will describe the scope of our services, the fees we expect to charge, and our respective responsibilities. We have detailed our consulting services to be provided in relation to the ITC into three (3) separate phases as follows:

Phase 1 – Project Assessment: In Phase 1, alliantgroup will conduct an initial project assessment to determine West Deer’s eligibility to claim ITC credits. We will gather project documentation, confirming the funding resources for the project and make determinations for an estimate of value for the client to understand the value of the incentive. ***If it is ultimately determined that West Deer does not qualify for the ITC credits, this engagement shall terminate with no fee due.***

Phase 2 – Energy Project Analysis and Registration: In phase 2, alliantgroup will analyze West Deer’s energy project documents in conformance with tax code, to determine qualifying credit rate based on an engineering, legal, and financial evaluation of the following: nameplate capacity of the eligible energy facility/property, the satisfaction of Prevailing Wage/Apprenticeship requirements or the Beginning of Construction exemptions, manufactured product Domestic Content values, eligible Energy Community, and the Low-Income Community bonus requirements (if applicable, alliantgroup – with authorization can facilitate the application with the Department of Energy).

alliantgroup will complete a detailed Cost Segregation review of all incurred costs by the client to determine applicable Energy Property Cost Basis within the IRS qualification standards. Our team will register the project upon completion through the Direct Pay mechanism provided by the IRS via an ID.Me Clean Energy Business Account as the authorized Clean Energy Delegate. Our team will present our findings, highlighting the summary of our findings and final calculation of the credit.

Phase 3 – Final Reporting, E-Filing, and Compliance: In Phase 3, alliantgroup will prepare the federal filing forms (990-T, 3468, and 3800) complete the e-filing process. Once filed, our team will provide West Deer with Form 9325 indicating the successful transmittance and acceptance of the e-filed return. Our Quality Control team will prepare a final deliverable encompassing the evaluation in its quantitative and qualitative components (the “Final Report”). Where determined necessary to maintain compliance, Phase 3 includes the compliance monitoring services for a period of five (5) years after the credits are received by West Deer, to ensure the energy credits are maintained if repairs or work is performed to the installed system. This monitoring ensures that any repair / maintenance labor on the system (by contractors) performed meets the IRA Prevailing Wage and Apprenticeship requirements.

PROFESSIONAL FEES FOR IMPLEMENTATION AND AUDIT DEFENSE

Professional fees accrued during Phases 1, 2, 3 and audit defense will be a **performance-based fee** of **6%** of the gross Investment Tax Credits identified during the study (the “Performance Fee”). Professional fees shall be billed in accordance with the General Business Terms attached hereto.

alliantgroup will provide audit defense services and represent you through the Examination and Appellate Conference processes with respect to any challenge by the Internal Revenue Service of the benefits taken in relation to the Services in accordance with the above provision.

If these terms (including the attached General Business Terms, which are incorporated herein by reference) are acceptable to you, please sign and return the proposal via email or AdobeSign. Should you have any questions, please do not hesitate to call me at (713)877-9600. We are pleased to have you as a client and look forward to a long and mutually beneficial relationship.

Sincerely,



Joseph Kalkstein
Technical Director
alliantgroup, LP

AGREED TO AND ACCEPTED: (West Deer Township)

BY: _____

TITLE: _____

DATE: _____

GENERAL BUSINESS TERMS

alliantgroup, LP

A. Services. It is understood and agreed that alliantgroup's services frequently include advice and recommendations, but all decisions in connection with the implementation of such advice and recommendations shall be the responsibility of Client. In connection with its services, alliantgroup shall be entitled to rely on all representations, decisions, and approvals of Client and its representatives and agents.

B. Payment Terms. alliantgroup's invoices shall be based on the percentage of completed work. As credits are released and provided to Client, alliantgroup shall invoice Client for an amount equal to 80% of the Performance Fee, and Client shall pay alliantgroup within thirty (30) days of receipt of each invoice. The remaining 20% of the Performance Fee shall be due upon delivery of the Final Report. Without limiting its rights or remedies, alliantgroup shall have the right to halt or terminate its services and/or withhold the final documentation until payment is received on all outstanding invoices. Should invoices not be paid within thirty (30) days from the date of said invoice, alliantgroup will charge an additional 1.5% of such outstanding invoice for each thirty (30) day period that elapses once payment is due; this is limited to 18% per annum. Please note that the Performance Fee shall be based solely upon the credits identified within the study and not based upon any audit adjustments, settlements, or utilization/realization of tax benefits. If the Client fails to adhere to any portion of this provision, alliantgroup's obligation to provide audit defense services may be deemed to be null and voidable at alliantgroup's sole discretion.

C. Term. Unless terminated sooner in accordance with its terms, this engagement shall continue until the completion of alliantgroup's services hereunder. This engagement may be terminated by either party at any time by giving written notice to the other party not less than ten (10) business days before the effective date of termination. In the event of termination by Client, Client shall pay alliantgroup fees for all services provided by alliantgroup to Client up to and including the date of termination (the "Termination Fee"). The Termination Fee shall be the Performance Fee earned from the completed work up to the date of termination as multiplied by the gross credits (if credits have not been provided to Client, the Performance Fee will be based on the estimated gross credits). Any amounts already paid by Client will be credited against the Termination Fee. The Termination Fee and all outstanding expenses shall be due within fifteen (15) days of the effective date of termination. In the event of termination for any reason, the terms set forth in Sections B, C-E, J, L, M, O, P and Q shall survive.

D. Limitation on Damages. Client agrees that alliantgroup and its personnel shall not be liable to Client or any related parties for any claims, liabilities, or expenses relating to this engagement for an aggregate amount in excess of the fees paid to alliantgroup by Client. In no event shall alliantgroup or its personnel be liable for consequential, special, indirect, incidental, punitive, or exemplary losses or damages relating to this engagement. This limitation on liability provision shall apply to the fullest extent of the law, whether in contract, statute, tort, or otherwise.

E. Third-Parties and Internal Use. Except as otherwise agreed, all services hereunder shall be solely for Client's internal purposes and use, and this engagement does not create privity between alliantgroup and any person or party other than Client. This engagement is not intended for the express or implied benefit of any third-party. No third-party is entitled to rely, in any manner or for any purpose, on the advice, opinions, reports, or other services of alliantgroup.

F. Expenses. Client shall reimburse alliantgroup for all out-of-pocket expenses including, but not limited to, costs for delivery charges, travel, and outside copy services incurred on Client's case during the implementation, compliance and/or audit processes.

G. Information and Data. alliantgroup shall be entitled to assume, without independent verification, the accuracy of all representations, assumptions, information and data that Client and its representatives provide to alliantgroup. All assumptions, representations, information and data to be supplied by Client and its representatives will be complete and accurate to the best of its knowledge.

H. Based on Current Tax Laws. Client understands that any tax assistance provided pursuant hereto will be based upon the law, regulations, cases, rulings and other tax authority in effect at the time specific tax assistance is provided. If there are subsequent changes in or to the foregoing tax authorities (for which alliantgroup shall have no specific responsibility to advise you), Client acknowledges that such changes may result in that tax assistance being rendered invalid or necessitate (upon Client's request) a reconsideration of that prior tax assistance.

I. Subject to Review. Client understands that the results of alliantgroup's tax assistance may be audited and challenged by the IRS and other tax authorities, who may not agree with our positions. We believe that any claim for refund will receive substantive review from the IRS. In this regard, Client understands that the result of any tax assistance is not binding on the IRS, or other tax authorities or the courts and should never be considered a representation, warranty, or guarantee that the IRS or the courts will concur with our advice or opinion.

J. Governing Law and Severability. These terms, and the engagement letter to which these terms are appended, including the exhibits, shall be governed by, and construed in accordance with, the laws of the State of Pennsylvania (without giving effect to the choice of law principles thereof). Furthermore, if any action is brought by either party, the parties agree that such action shall be brought within the jurisdiction of the State

of Pennsylvania. Sole venue for disputes herein shall be in the State of Pennsylvania. If any provision of this Agreement is found by a court of competent jurisdiction to be unenforceable, such provision shall not affect the other provisions, but such unenforceable provision shall be deemed modified to the extent necessary to render it enforceable, preserving to the fullest extent permissible the intent of the parties set forth in this Agreement.

K. Requirement to Execute Power of Attorney. Client understands that alliantgroup will require Client to execute Form 2848, Power of Attorney, so that alliantgroup may check on the status of the refund claim and answer questions and queries presented to Client by the Service as necessary with regard to the refund claim.

L. Document Retention. alliantgroup will maintain the documents received from Client for a period of three (3) years from the date of performing such study. Client must maintain all records substantiating their PTC and ITC tax credits for at least the period that such tax years remain subject to audit by the Internal Revenue Service.

M. Arbitration. The parties hereby agree to submit all controversies, claims and matters of difference to arbitration in Houston, Texas, according to the rules and practices of the American Arbitration Association from time to time in force. This submission and agreement to arbitrate shall be specifically enforceable. Arbitration may proceed in the absence of any party if written notice (pursuant to the American Arbitration Association's rules and regulations) of the proceedings has been given to such party. The parties agree to abide by all awards rendered in such proceedings. The arbitrator shall not have the power to alter this agreement nor award punitive, treble, consequential, or special damages.

N. Privacy and use of Third-Party Providers and Affiliates. alliantgroup is committed to maintaining its Clients' confidence and trust, and accordingly complies with all applicable laws, rules, regulations and internal policies to protect the information its Clients provide to alliantgroup, LP and all of its related worldwide affiliates and subsidiaries (collectively, "alliantgroup"). In furtherance of our commitment to providing exceptional service to our Clients, alliantgroup utilizes various third-party cloud-based services. The use of third-party cloud-based software is solely to assist alliantgroup in providing our professional services directly to our Clients. All third-party service providers are subject to confidentiality obligations to protect the confidentiality of Client data, and their services are analyzed and evaluated pursuant to our annual SOC 2 compliance reviews. alliantgroup uses the technology and resources of its various entities in the United States, United Kingdom and India in performing its services. alliantgroup maintains strict policies and procedures to securely exchange data between our affiliates to ensure industry and regulatory best practices. Furthermore, alliantgroup does not sell, transfer or share any Client data, Personal Identifiable Information, or records with third-parties and alliantgroup does not receive any remuneration for same.

O. Duty to Cooperate. alliantgroup relies upon the documentation, representations and other factual information provided by Client to implement and defend (in the event of audit) the PTC and ITC Credits identified. If it is determined that the documentation, representations or other factual information provided by Client are false or if Client fails to cooperate with alliantgroup by not providing information or documentation in a reasonable time period during the implementation of Client's study or defense of Client's position in audit, alliantgroup's obligation to provide audit defense and compliance services may be deemed to be null and voidable at alliantgroup's sole discretion.

P. Proprietary Information. By executing this agreement, Client acknowledges the confidential and proprietary nature of alliantgroup's questionnaires, calculation models, know-how, processes, and formulae. Except for filing Client's tax return(s) as provided for by this Agreement, Client shall not at any time retain or use alliantgroup's confidential and proprietary information. Client's use of alliantgroup's confidential and proprietary information to identify and claim any PTC and/or ITC tax credit(s) for any year not provided for by this Agreement can result in liquidated damages to alliantgroup in the amount of twenty percent (20%) of any PTC and ITC tax credits identified by Client's violation of this provision. However, this provision shall in no way limit Client's or its representative's ability to calculate any future PTC and/or ITC tax credit(s) on Client's behalf without the use of alliantgroup's questionnaires, calculation models, know-how, processes, and formulae.

Q. I.R.C § 7216 Authorization. Client hereby authorizes and consents that any and all information furnished to alliantgroup for or in connection with the services under this engagement letter may be disclosed to third-party service providers for purposes of assisting alliantgroup in providing tax consulting services. Such third-party service providers may be located within or outside the United States. Both alliantgroup and the third-party service providers who will receive this information will maintain adequate data protection safeguards (as required by the regulations under 26 U.S.C. Section 7216) to protect your privacy and prevent unauthorized access to tax return information.

R. IRS Circular 230 Disclosure. To ensure compliance with requirements imposed by the IRS, we inform you that any U.S. federal tax advice contained in this communication (including any attachments) is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any transaction or tax-related matter[s].

S. IRS Circular 230 Disclosure. To ensure compliance with the requirements imposed by the IRS, this disclosure is hereby included to inform you that our partner CPA (hereinafter "CPA") shall be paid, based on its hourly rates, a portion of the fee which alliantgroup receives from Client in consideration for the services which CPA has performed in relation to this study. Services provided by CPA may include meeting with Client and alliantgroup, amending tax returns to claim credits identified herein, assisting in the preparation of this study and review of the final study.

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**LaPalme/
Montag Plan of
Lots
Subdivision
Documents**



**West Deer Township Planning Commission
Recommendation Report for February 26, 2026**

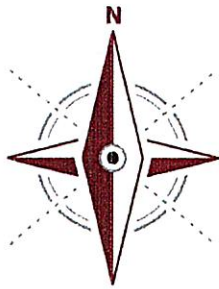
Project Name: LAPALME MONTAG PRELIMINARY/FINAL SUBDIVISION

Property Location: West Deer Twp. – Allegheny County: 502 Bairdford Road
Bairdford, PA 15008
Parcel # 1669-F-0021

Zoned: R-4 (Urban Residential)

Motion by Mr. Banks and seconded by Mr. Harrison to **RECOMMEND APPROVAL** of the LaPalme Montag Preliminary/Final Subdivision.

Vote was **5-0** to **RECOMMEND APPROVAL** of the LaPalme Montag Preliminary/Final Subdivision with Mr. Banks, Mr. Oresick, Mr. Harrison, Mr. Becker, and Mr. Stark voting yes.



SHOUP ENGINEERING

FOR OVER 60 YEARS

329 Summerfield Drive, Baden, PA 15005

Phone: 724-869-9560

info@shoupengineering.com

February 24, 2026

Amanda Lukas
West Deer Township
133 East Union Road
Cheswick PA 15024

Via Email

RE: LaPalme/Montag Plan
Preliminary and Final Subdivision (Plan latest revised February 23, 2026)

Dear Ms. Lukas,

I have reviewed the above referenced preliminary and final subdivision plan located in the R-4 Zoning District and have found that the comment contained in my February 9, 2026 review letter was satisfactorily addressed. I have no additional comments concerning the plan.

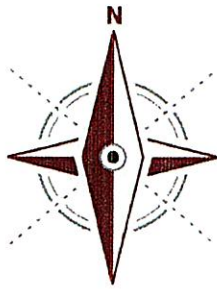
If you should have any questions, please do not hesitate to contact me at your convenience.

Sincerely,

SHOUP ENGINEERING INC.

Scott A. Shoup, P.E., P.L.S.

cc: Daniel Mator, via email
Lauren Morelli, via email
Jodi French, via email
Gavin Robb, via email
Greg Swab, Hampton Technical Associates, via email gregs@hampton-tech.net



SHOUP ENGINEERING

FOR OVER 60 YEARS

329 Summerfield Drive, Baden, PA 15005

Phone: 724-869-9560

info@shoupengineering.com

February 23, 2026

Amanda Lukas
West Deer Township
133 East Union Road
Cheswick PA 15024

Via Email

RE: LaPalme/Montag Plan
Preliminary and Final Subdivision (Plan dated February 13, 2026)

Dear Ms. Lukas,

I have reviewed the above referenced preliminary and final subdivision plan located in the R-4 Zoning District and have found that the comment contained in my February 9, 2026 review letter was satisfactorily addressed. I have no additional comments concerning the plan.

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

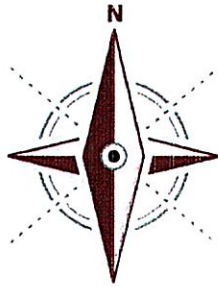
Sincerely,

SHOUP ENGINEERING INC.



Scott A. Shoup, P.E., P.L.S.

cc: Daniel Mator, via email
Lauren Morelli, via email
Jodi French, via email
Gavin Robb, via email
Greg Swab, Hampton Technical Associates, via email gregs@hampton-tech.net



SHOUP ENGINEERING

FOR OVER 60 YEARS

329 Summerfield Drive, Baden, PA 15005

Phone: 724-869-9560

info@shoupengineering.com

February 9, 2026

Amanda Lukas
West Deer Township
133 East Union Road
Cheswick PA 15024

Via Email

RE: LaPalme/Montag Plan
Preliminary and Final Subdivision (Plan dated January 14, 2026)

Dear Ms. Lukas,

I have reviewed the above referenced preliminary and final subdivision plan located in the R-4 Zoning District and the following comment should be considered:

1. "West Deer Township" should be inserted in to the Township Engineer's certification statement.

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., P.L.S.

cc: Daniel Mator, via email
Lauren Morelli, via email
Jodi French, via email
Gavin Robb, via email
Greg Swab, Hampton Technical Associates, via email gregs@hampton-tech.net



Corporate Office
35 Wilson Street, Suite 201 * Pittsburgh, PA 15223
Phone: (412) 781-9660 * Fax: (412) 781-5904

Mars Office
123 Ridge Road, Suite B * Valencia, PA 16059
Phone: (724) 625-4544 * Fax: (724) 625-4549

www.hampton-technical.com

January 23, 2026

Planning Commission
Township of West Deer
109 East Union Road
Cheswick, PA 15024

RE: LaPalme/Montag Plan of Lots

Attached please find 12 copies of the above referenced plan. This plan proposes a simple property line subdivision of tax parcel 1669-F-00021-0000-00 into 2 lots.

Hampton Technical Associates, Inc. as the Surveying Company for the above referenced plan, would like to be added to the agenda for the next Planning Commission Meeting.

A representative will be at the February meeting to answer any questions regarding this plan.

Respectfully submitted,

Hampton Technical Associates, Inc.
cc: file 14689

Engineering Land Surveyors
Commercial & Residential Land Development Services

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: 502 Bairdford Road, Bairdford, PA 15008
Parcel Lot and Block No.: 1669-F-00021-0000-00
Name of Subdivision/Land Development: LaPalme/Montag Plan of Lots

Name of Applicant: Andre LaPalme
E-Mail Address: alice15@gmail.com
Address: 507 S. 61st Avenue
Hollywood, FL 33023
Telephone No.: (954) 448-0499

Name of Property Owner(s): David T., Sr. & Teresa M. Montag
E-Mail Address: tmontag58@gmail.com
Address: 145 Tanglewood Drive
Valencia, PA 16059
Telephone No.: (724) 822-5397

Surveyor/Engineer: Hampton Technical Associates, Inc - Greg Swab
Address: 35 Wilson Street
Pittsburgh, PA 15223
Telephone No.: (412) 781-9660 E-Mail: gregs@hampton-tech.net
Purpose of Development: Simple 2 Lot Subdivision

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

Total Acreage of Tract: 4.9298
No. of Acres to be Developed: _____ Number of Lots: 2
Percentage of Lot Coverage: _____ Min. Lot Size: 1.0998 Acres
Estimated Start of Construction: _____

Zoning District: R-4 & V

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: Residential

Number of Existing Lots: 1 Existing Acreage: 4.9298

Location of Existing Buildings: _____

Current Parking Spaces: _____

Existing Parking Surface Area: _____

Access Driveway Location: _____ Width: _____

Proposed Use: N/A

Description of Building(s): _____

Additional Parking Spaces: _____

Access Driveway Location: _____ Width: _____

Current Employees: _____ New Employees: _____

Percentage of Lot Coverage: _____

Phase:

Total Number of Phases: _____

Phase Number of this Application: _____

Total Acres: _____

Acres this Phase: _____

Total Lots: 2

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?

- | | | | |
|------------------|--------------------------|-------------------------|--------------------------|
| Smoke | <input type="checkbox"/> | Electrical Interference | <input type="checkbox"/> |
| Air Pollutants | <input type="checkbox"/> | Vibrations | <input type="checkbox"/> |
| Odors | <input type="checkbox"/> | Noise | <input type="checkbox"/> |
| Water Pollutants | <input type="checkbox"/> | Radioactive Emissions | <input type="checkbox"/> |

Material stored on site: _____

Applications:

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

Right-of-Way:

Agreements of adjacent properties: Yes No N/A

Describe: _____

Easements:

Agreements with adjacent properties: Yes No N/A

Describe: _____

SUBDIVISION AND LAND DEVELOPMENT WORKSHEET

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

SUBDIVISION

General:

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

Proposed Subdivision:

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

Engineering:

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

LAND DEVELOPMENT

General:

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

Proposed Development:

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

APPLICATION MATERIAL CHECKLIST

DATE 01/15/2026

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

David Thomas Montag
Teresa Marie Montag
Applicant - Signature

David Thomas Montag
Teresa Marie Montag
Print Name



Corporate Office
35 Wilson Street, Suite 201 ★ Pittsburgh, PA 15223
Phone: (412) 781-9660 ★ Fax: (412) 781-5904

Mars Office
123 Ridge Road, Suite B ★ Valencia, PA 16059
Phone: (724) 625-4544 ★ Fax: (724) 625-4549

www.hampton-technical.com

February 13, 2026

Amanda Lukas – Assistant Manager
West Deer Township
133 East Union Road
Cheswick, PA 15024

RE: LaPalme/Montag Plan

Dear Ms. Lukas,

Bellow are Hampton Technical Associates, Inc. responses to the Shoup Engineering review of the LaPalme/Montag Plan dated Feb. 9, 2026. The following information presents the original review comments followed by our responses (*in italic*). The project is being completed for Andre LaPalme.

- 1) “West Deer Township” should be inserted into the Township Engineers certification statement.

“West Deer Township” has been inserted into the Township Engineers certification statement.

Sincerely,

Hampton Technical Associates, Inc.

Gregory Swab – Project Manager

File: 14689

26

**2026 Road
Program Bid
Documents**

BID TABULATION West Deer Township (#10552) 2026 Road Improvement Project Contract 26-01- Base Alder Street, Aspen Lane, Birch Lane, Hawthorne Lane, Hickory Street, Juniper Lane, Laurel Lane, Magnolia Drive, Poplar Street, Sycamore Street and Willow Way	Alternate A McIntyre Road (Portion)	Alternate B Russellton-Dorseyville Road (Spur)
--	---	--

BID TABULATION			
	Contract 26-01 Base Bid	Alternate A	Alternate B
BIDDER			
A. Folino Construction	\$624,143.50	\$418,707.50	\$62,407.00
A. Liberoni Inc.	\$517,003.90	\$342,321.26	\$42,097.93
Derry Construction	\$509,101.90	\$334,840.00	\$51,296.30
El Grande Industries	\$630,180.50	\$425,580.00	\$52,408.00
Independent Enterprises	\$695,692.50	\$421,632.50	\$72,510.00
Mele & Mele	No Bid	No Bid	No Bid
Shields Asphalt Paving	\$489,053.50	\$327,007.50	\$53,997.00
Tresco Paving	\$486,911.25	\$337,062.50	\$40,928.50
Wright Asphalt and Concrete	\$533,460.55	\$390,578.36	\$64,858.80
Youngblood Paving	\$518,656.50	\$324,987.50	\$57,367.20

BID TABULATION
West Deer Township (#10552)
2026 Road Improvement Project
Contract 26-02

BID TABULATION

	Contract 26-02 Base Bid McIntyre Road (Portion) Shepard Road	Alternate A Clendenning Road	Alternate B 3 rd Way, 6 th Way, 7 th Lane, 8 th Way, Blueberry Lane, Holly Lane and Walnut Street
BIDDER			
Russell Standard	\$116,064.90	\$55,292.80	\$26,343.80
Youngblood Paving	\$110,778.30	\$54,582.40	\$21,700.00