



**BOARD OF
SUPERVISORS
MEETING**

December 20, 2023

6:30pm: Executive Session

7:00pm: Regular Business Meeting

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

West Deer Township Board of Supervisors
December 20, 2023

6:30pm: Executive Session

7:00pm: Regular Business Meeting

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Executive Session
5. Comments from the Public
6. Chairperson's Comments
7. Adoption: Ordinance No. 455 (Fixing the Tax Rates for 2024)
8. 2024 Final Budget
 - Adoption of Resolution No. 2023-9
9. Accept Minutes
10. Monthly Financial Report
 - A. Finance Officer's Report
 - B. List of Bills
11. Police Chief's Report
12. Public Works Foreman's Report
13. Engineer's Report
14. Planning, Zoning, and Code Enforcement Report
15. Parks and Recreation Board Report
16. West Deer #1 VFC Report
17. West Deer #2 VFC Report
18. West Deer #3 VFC Report
19. West Deer EMS Report
20. Adoption: Resolution No. 2023-10 (Approval of the Firefighter EIT Rosters)
21. Adoption: Resolution No. 2023-11 (Memorandum of Agreement with Teamsters Local 249)
22. Adoption: Resolution No. 2023-12 (SCS Development Sewer Planning Module)
23. Approval: Hiring of Finance Officer
24. Approval: Hiring of Public Works Laborers
25. Approval/Denial: Conditional Use Application – Olympus Tyche Well
26. Approval/Denial: Land Development Application – Olympus Tyche Well
27. Authorization: Advertisement of Ordinance No. XXX (Copper Creek Trail Roads)
28. Authorization: Alexandrunas Plan of Lots
29. Authorization: Opioid Settlement for Allegheny County
30. Authorization: SCS Development Maintenance Agreement
31. Authorization: Tristani Property Flex Building
32. Old Business
33. New Business
34. Announcement: Holidays and 2024 Reorganization Meeting
35. Adjournment

1 Call to Order

2 Pledge of Allegiance

3 Roll Call

- Mr. Mator

4 Executive Session

- Mr. Robb

COMMENTS FROM THE PUBLIC

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

CHAIRPERSON'S COMMENTS

MRS. JORDAN...

7

ADOPTION: ORDINANCE NO. 455 (FIXING THE TAX RATES FOR 2024)

ORDINANCE NO. 455

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, FIXING THE GENERAL MILLAGE RATE FOR THE 2024 TAX YEAR AT 2.90 MILLS, AND THE FIRE TAX RATE FOR THE 2024 TAX YEAR AT 0.50 MILLS

(ORDINANCE ATTACHED)

DO I HAVE A MOTION TO ADOPT ORDINANCE NO. 455 FIXING THE GENERAL MILLAGE RATE FOR THE 2024 TAX YEAR AT 2.90 MILLS, AND THE FIRE TAX RATE FOR THE 2024 TAX YEAR AT 0.50 MILLS?

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

OFFICIAL

**WEST DEER TOWNSHIP
County of Allegheny
Commonwealth of Pennsylvania**

ORDINANCE NO. 455

**AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY,
COMMONWEALTH OF PENNSYLVANIA, FIXING THE GENERAL MILLAGE RATE
FOR THE 2024 TAX YEAR AT 2.90 MILLS, AND THE FIRE TAX RATE FOR THE 2024
TAX YEAR AT 0.50 MILLS**

WHEREAS, Section C-1197 (Tax Limitation) of the West Deer Township Charter states "the taxes on real estate shall be limited to twelve (12) mills of the Township's assessed value, which may include a Fire Tax in an amount not to exceed one-half (0.5) mills"; and

WHEREAS, the General Property Tax levied in 2023 was 2.99 mills; and

WHEREAS, the Fire Tax levied in 2023 was \$40.00 per household and \$100.00 per business; and

WHEREAS, the Board of Supervisors desires to reduce the General Property Tax from 2.99 mills in 2023 to 2.90 mills in 2024 to provide tax relief to the residents given the Township's current fiscal health and anticipated growth; and

WHEREAS, the voters of West Deer Township – through a referendum passed on 7 November 2023 – expressed a desire to permit an increased Fire Tax of up to 0.50 mills to fund fire protection services.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of West Deer Township, and it is hereby ordained and enacted by the authority of the aforesaid, as follows:

That the General Property Tax for 2024 be levied at 2.90 mills, or twenty-nine cents (\$0.29) on each one hundred dollars (\$100) of assessed valuation of taxable property; and

That the Fire Tax for 2024 be levied at 0.50 mills, or five cents (\$0.05) on each one hundred dollars (\$100) of assessed valuation of taxable property.

ORDAINED AND ENACTED this 20th day of December, 2023.

ATTEST:

WEST DEER TOWNSHIP

Daniel J. Mator, Jr.
Township Manager

Beverly S. Jordan, Chairperson
Board of Supervisors

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 20 December 2023, 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:

Yes

No

Abstain

Absent

Beverly S. Jordan, Chairperson

Shirley A. Hollibaugh, Vice Chair

Vernon Frey

David Harrison

James Smullin

WITNESS my hand and the seal of the Township on this this 20th day of December 2023.

[SEAL]

By: _____

Daniel Mator
Township Manager

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2024 FINAL BUDGET

THE REAL ESTATE TAX MILLAGE WILL DECREASE TO 2.90 MILS FOR THE 2024 TAX YEAR.

GENERAL FUND BUDGET

Revenues:	\$	10,854,302.90
Expenditures:	\$	10,854,302.90

STREET LIGHTING FUND BUDGET

Revenues:	\$	91,314.00
Expenditures	\$	70,200.00

FIRE TAX FUND BUDGET

Revenues:	\$	393,536.29
Expenditures:	\$	393,536.29

CAPITAL PROJECTS FUND BUDGET

Revenues:	\$	9,884,329.73
Expenditures	\$	9,238,501.39

CAPITAL RESERVE FUND BUDGET

Revenues:	\$	0.00
Expenditures	\$	762,000.00

LIQUID FUELS FUND BUDGET

Revenues:	\$	440,140.29
Expenditures	\$	450,030.00

OPERATING RESERVE FUND BUDGET

Revenues:	\$	1,280,674.21
Expenditures:	\$	1,273,282.54

Continued on next page.....

RESOLUTION NO. 2023-9

A RESOLUTION ADOPTING THE 2024 BUDGET OF THE TOWNSHIP
OF WEST DEER, ALLEGHENY COUNTY, PENNSYLVANIA.

(RESOLUTION ATTACHED)

DO I HAVE A MOTION TO ADOPT RESOLUTION NO 2023-9 SETTING
THE 2024 BUDGET OF THE TOWNSHIP OF WEST DEER, ALLEGHENY
COUNTY, PENNSYLVANIA.

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

**TOWNSHIP OF WEST DEER
ALLEGHENY COUNTY, PENNSYLVANIA
RESOLUTION NO. 2023-9**

**A RESOLUTION ADOPTING THE 2024 BUDGET OF THE TOWNSHIP
OF WEST DEER, ALLEGHENY COUNTY, PENNSYLVANIA.**

BE IT RESOLVED by the Board of Supervisors of the Township of West Deer, County of Allegheny, Commonwealth of Pennsylvania, and in accordance with the authority granted by the Laws of the Commonwealth of Pennsylvania, being but not limited to the applicable provisions of the Second Class Township Code and the West Deer Township Home Rule Charter, and as follows:

Section 1: The Board of Supervisors of West Deer Township prepared a proposed budget for all funds for year 2024, gave public notice, made the proposed budget available for public inspection, and held a public hearing in accordance with the Second Class Township Code and Home Rule Charter of West Deer Township.

Section 2: That for the revenues and expenditures of the fiscal year 2024 the following amounts are hereby projected and appropriated from the fund equities, revenues, and other financing sources available for the year 2024 for the specific purposes set forth:

GENERAL FUND BUDGET

Revenues:	\$	10,854,302.90
Expenditures:	\$	10,854,302.90

STREET LIGHTING FUND BUDGET

Revenues:	\$	91,314.00
Expenditures	\$	70,200.00

FIRE TAX FUND BUDGET

Revenues:	\$	393,536.29
Expenditures:	\$	393,536.29

CAPITAL PROJECTS FUND BUDGET

Revenues:	\$	9,884,329.73
Expenditures	\$	9,238,501.39

CAPITAL RESERVE FUND BUDGET

Revenues:	\$	0.00
Expenditures	\$	762,000.00

LIQUID FUELS FUND BUDGET

Revenues:	\$	440,140.29
Expenditures	\$	450,030.00

OPERATING RESERVE FUND BUDGET

Revenues:	\$	1,280,674.21
Expenditures:	\$	1,273,282.54

Section 3: The West Deer Township Board of Supervisors hereby adopts the final budget as heretofore proposed. The General Real Estate Tax millage will be reduced to 2.90 mills for the year 2024.

Section 4: This budget may be amended from time to time by the Board of Supervisors in accordance with the provisions of the Second-Class Township Code and the West Deer Township Home Rule Charter. All budget amendments shall be adopted by resolution by the Board of Supervisors.

ADOPTED this 20th day of December, 2023 by the Board of Supervisors of the Township of West Deer.

ATTEST:

TOWNSHIP OF WEST DEER

Daniel J. Mator, Jr.
Township Manager

Beverly S. Jordan, Chairperson
Board of Supervisors

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ACCEPT MINUTES

ATTACHED ARE THE MINUTES OF THE REGULAR BUSINESS MEETING NOVEMBER 15, 2023.

DO I HAVE A MOTION TO ACCEPT THE MINUTES OF THE REGULAR BUSINESS MEETING NOVEMBER 15, 2023 AS PRESENTED?

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

West Deer Township
Board of Supervisors
15 November 2023
7:00pm

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

OPEN REGULAR BUSINESS MEETING

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

Pledge of Allegiance

Mr. Robb reported the Board held an executive session to discuss personnel matters and collective bargaining issues.

Roll Call taken by Mr. Mator – Quorum present

COMMENTS FROM THE PUBLIC

- None

ACCEPT MINUTES

MOTION BY Supervisor Smullin and SECONDED BY Supervisor Frey to accept the regular business meeting minutes of the 20 September 2023, 18 October 2023 and the special meeting of 1 November 2023 as presented. Motion carried unanimously 4-0.

MONTHLY FINANCIAL REPORT

TOWNSHIP OF WEST DEER FINANCE OFFICER'S REPORT 31 October 2023

I - GENERAL FUND:

	<u>October</u>	<u>YTD</u>	<u>% of Budget</u>
Revenues	248,729.08	6,759,557.50	72.10%
Expenditures	1,741,344.27	7,490,587.35	79.90%

Cash and Cash Equivalents:
Sweep Account

<u>728,110.22</u>	<u>8,218,697.57</u>
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II - SPECIAL REVENUE FUNDS

Cash and Cash Equivalents:
Street Light Fund:
Restricted

94,115.37

Fire Tax Fund:

Restricted

48,108.77

State/Liquid Fuels Fund:

Restricted

231,747.30

373,971.44**Investments:****Operating Reserve Fund:**

Reserved

2,228,631.16

Capital Reserve Fund:

Reserved

1,008,699.47

3,237,330.63**III - CAPITAL PROJECT FUNDS:****Cash and Cash Equivalents:****Capital Reserve Fund**

Reserved

6,501,495.21

6,501,495.21**TOTAL CASH BALANCE 10/31/23**18,331,494.85**Interest Earned October 2023****42,227.81**

	10/1/2023 Debt Balance	October Principal Payment	10/31/2023 Debt Balance
Mars National - VFC #3	\$53,991.04	\$2,607.94	
NexTier Bank VFC #2	\$359,606.70	\$2,680.96	\$358,091.07

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

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

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

OCTOBER LIST OF BILLS

Air-Vac Inc.....	4000.00
Bearcom	292.47
Hei-Way, LLC.....	729.65
Jordan Tax Service, Inc.	3928.50
Kress Tire.....	2214.44
Office Depot.....	344.20
Shoup Engineering Inc.	23579.25
Tristani Brothers Inc.....	1444.99
Tucker/Arensberg Attorneys..	4438.68

MOTION BY Supervisor Frey and SECONDED BY Supervisor Smullin to pay the List of Bills as submitted, and all approved reimbursable items in compliance with generally accepted accounting practices. Motion carried unanimously 4-0.

POLICE CHIEF'S REPORT

Chief Bob Loper provided a summary report of Police Department activities for the month of October 2023. A copy of the report is on file at the Township Building.

PUBLIC WORKS FOREMAN'S REPORT

Mr. Kevin Olar provided a summary report on the Public Works Department for the month of October 2023. A copy of the report is on file at the Township Building.

ENGINEER'S REPORT

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

Projects

- Municipal Building Project
 - Supervision of site construction work occurs as needed.
- Bairdford Park
 - The main project has been awarded to Youngblood Paving. Various other projects have been awarded to COSTARS vendors. Work on the project by Youngblood Paving continues. The parking lot improvements have been substantially completed. Work on the sports courts area has also been substantially completed. Work on the handicapped ramp to the pavilion is on-going.
- Crest Street Bridge
 - Work on the bridge has been completed and the bridge is open to traffic.
- 2023 Road Improvement Project
 - Shields Asphalt has completed the hot mix asphalt paving work. Youngblood paving has also completed the double bituminous seal coat work. Work on the cold mix asphalt on West Starz Road was completed by Youngblood Paving within the past month.

Development/Subdivision Review

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

- Alexandrunas Plan
 - A review of this two-lot subdivision on Sandy Hill Road was performed and a review letter dated 20 October 2023 was sent to the Township.

Mr. Shoup outlined the completed portions of the Bairdford Park Project. He reported what areas were being delayed.

PLANNING, ZONING, AND CODE ENFORCEMENT REPORT

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

PARKS & RECREATION BOARD REPORT

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

Mrs. Jordan reported that December 10th is Breakfast with Santa at Fire Hall # 1.

WEST DEER #1 VFC REPORT

The Board did not receive the West Deer #1 VFC's Report for the month of October 2023.

WEST DEER #2 VFC REPORT

The Board received the West Deer #2 VFC's Report for the month of October 2023. A copy of the report is on file at the Township Building.

WEST DEER #3 VFC REPORT

The Board did not receive West Deer #3 VFC's Report for the month of October 2023.

WEST DEER EMS REPORT

The Board did not receive the West Deer EMS Report for the month of October 2023.

Mrs. Jordan mentioned EMS informing her that there would not be a report given this month.

APPROVAL: CHANGE ORDER #1 (NEW MUNICIPAL BUILDING TRENCH DRAIN)

The Board of Supervisors awarded the New Municipal Building Plumbing Contract to Vrael Plumbing Company in the amount of \$538,200.

During the course of construction, it was recommended by the General Contractor, Clerk of the Works, Architect, and Township Manager that trench drains replace the center drains in the Police garages and sally port.

Vrael Plumbing submitted a proposal of \$12,335.04, and HHSDR issued Change Order #1 reflecting Vrael's proposal.

Mr. Mator explained in great detail the reasoning for the trench drain.

MOTIONED BY Supervisor Frey and SECONDED BY Supervisor Hollibaugh to authorize Change Order #1 as presented for the New Municipal Building Project Trench Drains in the amount of \$12,335.04. Motion carried unanimously 4-0.

APPROVAL: PROMOTION OF SERGEANT TO DEPUTY CHIEF OF POLICE

The Board met with the Township Manager and Chief of Police to discuss their recommendation of promoting Sergeant Timothy Burk to the new position of Deputy Chief of Police. This move was presented as a means to improve departmental efficiency, provide for future succession, and to commend the performance of Sergeant Burk.

Chief Loper expressed how thankful he was that this promotion was considered and summarized how it would help his department. He congratulated Sergeant Burk.

Sergeant Burk voiced his appreciation and thanked everyone for the opportunity.

MOTIONED BY Supervisor Frey and SECONDED BY Supervisor Smullin to approve the promotion of Sergeant Timothy Burk to the position of Deputy Chief of Police effective 1 January 2024. Motion carried unanimously 4-0.

APPROVAL/DENIAL: CONDITIONAL USE APPLICATION – LETO COMPRESSOR STATION

The Township received an application for conditional use approval filed by the applicant, Hyperion Midstream, LLC for property located on Oak Road. The applicant proposes to construct and operate a natural gas compressor station at the subject property.

Lot/Block#: 1668-R-0091
Zoning District: I – Industrial

A natural gas compressor station may be authorized as a conditional use in the Industrial Zoning District of the Township subject to the requirements of the Zoning Ordinance of West Deer Township, including Section 210-120(A)(21).

Mr. Robb reported the findings and conclusions of law and the decision of the Board would be posted on the Township website.

MOTIONED BY Supervisor Frey and SECONDED BY Supervisor Hollibaugh to approve the conditional use application filed by Hyperion Midstream, LLC for the Leto Compressor Station. Motion carried unanimously 4-0.

APPROVAL/DENIAL: LAND DEVELOPMENT APPLICATION – LETO COMPRESSOR STATION

The Township received an application for land development approval filed by the applicant, Hyperion Midstream, LLC for property located on Oak Road. The applicant proposes to construct and operate a natural gas compressor station at the subject property.

Lot/Block#: 1668-R-0091
Zoning District: I - Industrial

MOTION BY Supervisor Smullin and SECONDED BY Supervisor Frey to approve the land development application filed by Hyperion Midstream for the Leto Compressor Station. Motion carried unanimously 4-0.

AUTHORIZATION: ADVERTISEMENT OF ORDINANCE NO. 454 (ZONING ORDINANCE & ZONING MAP)

Ordinance No. 454

An Ordinance of the Township of West Deer, County of Allegheny, Commonwealth of Pennsylvania, to amend the Zoning Ordinance and the Zoning Map.

Mr. Robb summarized the process of how the ordinance is reviewed. He reported the ordinance and zoning map were on the Township website for the public to review.

MOTIONED BY Supervisor Frey and SECONDED BY Supervisor Smullin to set the public hearing for Ordinance No. 454 for 17 January 2024 at 6:00 p.m. Motion carried unanimously 4-0.

DISCUSSION: FIRE TAX DISBURSEMENT REGULATIONS/RESOLUTION

Mr. Mator outlined the Fire Tax disbursement regulations for the fire companies and the public.

There was a discussion between the fire companies, Mr. Mator, and the Board.

It was decided that a joint meeting would be scheduled at a later date to discuss the matter in greater detail.

OLD BUSINESS

- None

NEW BUSINESS

- Mrs. Jordan reported attending a meeting with EMS to discuss the Board's decision to approve a budget of \$60,000 to help them financially next year. She added the funds would be utilized to help pay for their new ambulance.

ADJOURNMENT

MOTIONED BY Supervisor Hollibaugh and SECONDED BY Supervisor Frey to adjourn at 7:25 p.m. Motion carried unanimously 4-0. Meeting adjourned.

Daniel J. Mator Jr., Township Manager

10A

MONTHLY FINANCIAL REPORT

A) FINANCE OFFICER'S REPORT

ATTACHED IS THE FINANCE OFFICER'S REPORT.

ARE THERE ANY QUESTIONS ON THE MONTHLY FINANCIAL REPORT?

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

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

FINANCE OFFICER'S REPORT
November 30, 2023

I - GENERAL FUND:

	<u>November</u>	<u>YTD</u>	<u>% of Budget</u>
Revenues	503,743.24	7,263,300.74	94.83%
Expenditures	502,467.76	7,992,905.11	85.26%

Cash and Cash Equivalents:

Sweep Account

862,032.71

862,032.71

II - SPECIAL REVENUE FUNDS

Cash and Cash Equivalents:

Street Light Fund:

Restricted

86,321.70

Fire Tax Fund:

Restricted

44,606.78

State/Liquid Fuels Fund:

Restricted

184,181.52

315,110.00

Investments:

Operating Reserve Fund:

Reserved

2,234,941.55

Capital Reserve Fund:

Reserved

1,012,985.94

3,247,927.49

III - CAPITAL PROJECT FUNDS:

Cash and Cash Equivalents:

Capital Project Fund

Reserved

6,070,769.15

6,070,769.15

TOTAL CASH BALANCE 11/30/23

10,495,839.35

Interest Earned November 2023

41,518.23

	<u>11/1/2023</u>	<u>November</u>	<u>11/30/2023</u>
	<u>Debt Balance</u>	<u>Principal</u>	<u>Debt Balance</u>
		<u>Payment</u>	
Mars National - VFC #3	53,991.04	\$ 2,607.94	x
NexTier Bank VFC #2	358,048.25	\$ 2,680.96	356,522.34

INTEREST EARNED - 2023

	<u>NOVEMBER</u>	<u>YTD</u>
GENERAL FUND	\$1,115.26	\$10,191.85
STREET LIGHT FUND	\$0.00	\$0.00
FIRE TAX FUND	\$0.38	\$5.01
OPERATING RESERVE	\$6,310.39	\$19,920.07
CAPITAL PROJECT FUND	\$27,032.32	\$137,205.10
STATE FUND	\$822.12	\$12,958.38
CAPITAL RESERVE	<u>\$6,237.76</u>	<u>\$46,445.20</u>
TOTAL INTEREST EARNED	<u>\$41,518.23</u>	<u>\$226,725.61</u>

10B

B) LIST OF BILLS

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

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

By Name
Cutoff as of: 12/31/9999

Due Dates: 12/15/2023 thru 12/15/2023

Vendor Name/Desc	Acct#/Proj Invoice#	Amount Due	Discount	Cancelled	paid	Un-Paid	Check#	Check Amt.
Name: BEARCOM		692.47				692.47		
Name: HEI-WAY, LLC		269.19				269.19		
Name: JORDAN TAX SERVICE, INC.		1890.00				1890.00		
Name: KRESS TIRE		3110.00				3110.00		
Name: MRM TRUST WORKERS COMP FUND		24305.05				24305.05		
Name: OFFICE DEPOT		138.90				138.90		
Name: SHOUP ENGINEERING INC.		23496.56				23496.56		
Name: STEPHENSON EQUIPMENT, INC.		1781.52				1781.52		
Name: TRISTANI BROTHERS, INC.		1842.08				1842.08		
Name: TUCKER/ARENSBERG ATTORNEYS		13366.15				13366.15		
Name: WINE CONCRETE PRODUCTS, INC.		3570.00				3570.00		
FINAL TOTALS:		74461.92				74461.92		

Time: 2:14 pm
Date: 12/12/2023
Page: 1

By Name
Cutoff as of: 12/31/9999

Due Dates: 12/15/2023 thru 12/15/2023

Vendor	Name/Desc	Acct#/Proj Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
00674	BEARCOM	430.327	5652590	12/15/2023	12/01/2023	400.00	400.00		N
	Road: Radio Mounted/on F550	1123	11/30/2023						
00674	BEARCOM	410.328	5655210	12/15/2023	12/05/2023	235.00	235.00		N
	POL: Radio Equip Maint	1223	12/04/2023						
00674	BEARCOM	430.327	56054180	12/15/2023	12/04/2023	57.47	57.47		N
	Road: Radio Equip Maint	1223	12/01/2023						
	Name: BEARCOM		692.47				692.47		
00005	HEI-WAY, LLC	430.372	10335811	12/15/2023	12/11/2023	269.19	269.19		N
	Road: Cold Patch	1223	12/07/2023						
	Name: HEI-WAY, LLC		269.19				269.19		
00106	JORDAN TAX SERVICE, INC.	403.140	12-23-149	12/15/2023	12/12/2023	1890.00	1890.00		N
	Certifying for 27 liens	1223	12/11/2023						
	Name: JORDAN TAX SERVICE, INC.		1890.00				1890.00		
00362	KRESS TIRE	430.374	10541-16	12/15/2023	12/04/2023	1560.00	1560.00		N
	Road: Trk #7: TIRES	1223	12/01/2023						
00362	KRESS TIRE	430.374	10543-5	12/15/2023	12/11/2023	1550.00	1550.00		N
	Road: TIRES	1123	12/08/2023						
	Name: KRESS TIRE		3110.00				3110.00		
00325	MRM TRUST WORKERS CO	486.354	2324PRJ1815	12/15/2023	11/20/2023	24305.05	24305.05		N
	Install 2 of 4: Workmens Comp	11123	11/15/2023						
	Name: MRM TRUST WORKERS COMP FUND		24305.05				24305.05		
00657	OFFICE DEPOT	409.226	342634205001	12/15/2023	11/20/2023	138.90	138.90		N
	Cleaning Supplies	1123	11/17/2023						
	Name: OFFICE DEPOT		138.90				138.90		
00830	SHOUP ENGINEERING IN	408.313	23-392	12/15/2023	12/04/2023	1016.50	1016.50		N
	Eng: Miscellaneous	1130	11/30/2023						
00830	SHOUP ENGINEERING IN	408.319	23-393	12/15/2023	12/04/2023	909.50	909.50		N
	Eng: Tyche well Pad	1130	11/30/2023						
00830	SHOUP ENGINEERING IN	408.319	23-394	12/15/2023	12/04/2023	107.00	107.00		N
	Eng: Leto Compressor	1130	11/30/2023						

ACCOUNTS PAYABLE - UNPAID VOUCHER REGISTER

WEST DEER TOWNSHIP

Time: 2:14 pm
Date: 12/12/2023
Page: 2

By Name
Cutoff as of: 12/31/9999

Due Dates: 12/15/2023 thru 12/15/2023

Vendor Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
00830 SHOUP ENGINEERING IN 408.319 Eng: Ridgewood Heights	1130	23-395 11/30/2023	80.25 12/15/2023	12/04/2023			80.25		N
00830 SHOUP ENGINEERING IN 408.319 Eng: Oakwood Heights 2	1130	23-396 11/30/2023	1134.00 12/15/2023	12/04/2023			1134.00		N
00830 SHOUP ENGINEERING IN 408.319 Eng: Alexandrunus Plan	1130	23-397 11/30/2023	53.50 12/15/2023	12/04/2023			53.50		N
00830 SHOUP ENGINEERING IN 408.319 Eng: Heisler Plan	1130	23-398 11/30/2023	26.75 12/15/2023	12/04/2023			26.75		N
00830 SHOUP ENGINEERING IN 408.319 Eng: Rose Ridge	1130	23-399 11/30/2023	26.75 12/15/2023	12/04/2023			26.75		N
00830 SHOUP ENGINEERING IN 408.319 Eng: Tristani Flex Bldg	1130	23-400 11/30/2023	401.25 12/15/2023	12/04/2023			401.25		N
00830 SHOUP ENGINEERING IN 409.740 New Municipal Bldg/12/2-11/30/1123		23-405 11/30/2023	294.25 12/15/2023	12/04/2023			294.25		N
00830 SHOUP ENGINEERING IN 408.316 Crest St Bridge Proj/11/2-11/31/1123		23-406 11/30/2023	160.50 12/15/2023	12/04/2023			160.50		N
00830 SHOUP ENGINEERING IN 454.285 DCNR/bairdord pk Imp/1/22-11/1123		23-407 11/30/2023	19286.31 12/15/2023	12/04/2023			19286.31		N
Name: SHOUP ENGINEERING INC.			23496.56				23496.56		
00074 STEPHENSON EQUIPMENT 430.374 Road:Trk repairs/Dash goes bl1123		18072211 11/29/2023	1781.52 12/15/2023	12/01/2023			1781.52		N
Name: STEPHENSON EQUIPMENT, INC.			1781.52				1781.52		
00067 TRISTANI BROTHERS, I 430.374 Road:Inspect Peterbilt	1123	231118 11/30/2023	527.65 12/15/2023	12/07/2023			527.65		N
00067 TRISTANI BROTHERS, I 430.374 Road:Inspect 2012 F350	1123	231119 11/30/2023	100.00 12/15/2023	12/07/2023			100.00		N
00067 TRISTANI BROTHERS, I 430.374 Road: Repairs-Dan's steering F1123		231120 11/30/2023	269.73 12/15/2023	12/07/2023			269.73		N
00067 TRISTANI BROTHERS, I 430.374 Road: Inspect-Dave's F600	1123	231121 11/30/2023	100.00 12/15/2023	12/07/2023			100.00		N

ACCOUNTS PAYABLE - UNPAID VOUCHER REGISTER

Time: 2:14 pm
Date: 12/12/2023
Page: 3

By Name
Cutoff as of: 12/31/9999

Due Dates: 12/15/2023 thru 12/15/2023

Vendor Name/Desc	Acct#/Proj	Invoice#	Amount Due	Discount	Cancelled	Paid	Un-Paid	Check#	Check Amt.
00067 TRISTANI BROTHERS, I 430.374 Road: Inspect-Mike's F550 1123	231122 11/30/2023	100.00	12/15/2023	12/07/2023			100.00		N
00067 TRISTANI BROTHERS, I 430.374 Road: Inspect-2021 Peterbilt-A1123	231123 11/30/2023	644.70	12/15/2023	12/07/2023			644.70		N
00067 TRISTANI BROTHERS, I 430.374 Road: Inspect-2019 F550 1123	231124 11/30/2023	100.00	12/15/2023	12/07/2023			100.00		N
Name: TRISTANI BROTHERS, INC.		1842.08					1842.08		
00813 TUCKER/ARENSBERG ATT 404.111 Legal Services: Retainer 1123	661985 11/30/2023	500.00	12/15/2023	12/12/2023			500.00		N
00813 TUCKER/ARENSBERG ATT 404.111 Legal Services: General 1123	661986 11/30/2023	2752.27	12/15/2023	12/12/2023			2752.27		N
00813 TUCKER/ARENSBERG ATT 404.111 Legal Services: Litigation 1123	661987 11/30/2023	85.00	12/15/2023	12/12/2023			85.00		N
00813 TUCKER/ARENSBERG ATT 404.111 Legal Svc:Ridgewood Hghts/Land1123	661988 11/30/2023	139.50	12/15/2023	12/12/2023			139.50		N
00813 TUCKER/ARENSBERG ATT 404.111 Legal Svc:Leto Compressor Stat1123	661989 11/30/2023	1922.00	12/15/2023	12/12/2023			1922.00		N
00813 TUCKER/ARENSBERG ATT 404.111 Legal Svc:Leto well Pad Appeal1123	661990 11/30/2023	408.00	12/15/2023	12/12/2023			408.00		N
00813 TUCKER/ARENSBERG ATT 404.111 Legal Svc:TYCHE well Pad 1123	661991 11/30/2023	5553.38	12/15/2023	12/12/2023			5553.38		N
00813 TUCKER/ARENSBERG ATT 404.111 Legal Svc:Deer Creek Intercommel123	661992 11/30/2023	2006.00	12/15/2023	12/12/2023			2006.00		N
Name: TUCKER/ARENSBERG ATTORNEYS		13366.15					13366.15		
00059 WINE CONCRETE PRODUC 430.611 Road:8" Risers/24" Knockout bol123	93617 11/25/2023	3570.00	12/15/2023	12/05/2023			3570.00		N
Name: WINE CONCRETE PRODUCTS, INC.		3570.00					3570.00		
FINAL TOTALS:		74461.92					74461.92		

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POLICE CHIEF'S REPORT

ATTACHED IS THE POLICE CHIEF'S REPORT.

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

OFFICER'S MONTHLY REPORT

To: Robert J. Loper, Chief of Police
From: Jennifer Borczyk, Administrative Assistant
Subject: Officer's Monthly Report
Date: December 11, 2023

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

JB

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

**OFFICER'S MONTHLY REPORT
November 2023**

	<u>CURRENT MONTH</u>	<u>PREVIOUS MONTH TO DATE</u>	<u>YEAR TO DATE</u>
EVENT REPORTS	265	1956	2221
INCIDENT REPORTS- REPORTABLE	25	2,423	2448
ALL OTHER CALLS	348	4,506	4854
TOTALS CALLS FOR SERVICE	638	8,885	9523
 <u>ARRESTS</u>			
ADULT	7	68	75
JUVENILE	0	1	1
TRAFFIC CITATIONS	4	337	341
NON TRAFFIC CITATIONS	3	50	53
PARKING CITATIONS	0	30	30
WARNINGS	38	703	741
 <u>PERSONNEL</u>			
GRIEVANCES FILED BY POLICE OFFICERS	0	0	0
CITIZENS COMPLAINTS ON POLICE OFFICERS	0	0	0
LETTERS COMMENDING POLICE OFFICERS	0	2	2
 <u>VEHICLE REPORTS</u>			
TOTAL MILES TRAVELED	9,216	109,750	118,966
GALLONS OF GASOLINE USED	723.4	8,262.10	8985.5
REPAIRS/MAINTENANCE	354.09	12,119.45	12,473.54
 <u>OVERTIME PAID</u>			
COURT (OFF DUTY)	76	320.50	396.5
PRELIMINARY HEARINGS	0	38.50	38.5
PRETRIAL	0	0.00	0
INVESTIGATIONS	3	23.00	26
ARRESTS	14	46.50	60.5
SPEED CHECKS	0	0.00	0
PRIVATE CONTRACTS	0	0.00	0
MISC. HOURS - FILLED SHIFTS	8	96.00	104
MISC. HOURS - ADMIN. HOURS	0	0.00	0
MISC. HOURS	27	205.00	232
TOTAL HOURS	128	729.50	857.5

Points of Interest

November 2023

Budget Figure YTD – 88.21%

Chief Robert Loper

- November 1- Began collection for 27th annual Toys for Children Program.
- November 17- Meeting with Deer Lakes Superintendent.
- November 30- Meeting with Deer Lakes School Administration.

K9 Officer Trevor Elza

- November 7- Narcotics search in buildings and tracking training held at Ross Township Annex.
- November 9- Narcotics search training on vehicles and buildings held at Nike Site.
- November 10- Narcotics search training on exterior of vehicles held at West Deer K9 Area.
- November 14- Narcotics search training on building and lockers, as well as hard surface tracking held at Evans City School.
- November 21- Narcotics search training on building and lockers, as well as building search for narcotics in abandoned bar held in Evans City.
- November 28- Obedience and article search training held at West Deer K9 Area. Handler also worked with e-collar training.

Sergeant Petosky & Officer Fedunok

- November 2- Training held in Evans City. Operators attended classroom training, then moved on to armor rescue and transporting patients.
- November 10 & 13- Officer Fedunok assisted with training cadets in the Allegheny County Police Academy at the Ross Township Annex. Cadets were trained on room clearing, threshold assessment, team movement, medical, bounding and perimeter. Training continued at an abandoned school in Springdale. Scenarios for cadets were administered based on previous training.
- November 16- Officer Fedunok attended training at Hampton Township Range. Operators completed their annual firearms qualification training.
- November 30- Training was held at the Ross Township Annex and Hampton Township Range. Operators worked on interior movements and barricaded room entry. Operators also worked on various firearm drills.

EMA- Sergeant Shurina

- See attached report.

Deer Lakes School District

- Nothing to report.

Misc. Details

- November 1- Collection began for 27th annual Toy Drive.
- November 6- All Officers attended Gun Qualification training.
- November 15- Sgt. Burk performed car seat installation for resident.
- November 28-30- Officer Fuesting attending Standardized Field Sobriety Testing training.

Communications

- Received Thank You card from resident, as well as donation to toy program.

RECEIVED

NOV 30 2023

WEST DEER
TOWNSHIP POLICE

West Deer Police

A note of thanks to let you know
you are much appreciated.

Debra Zellhart
Deer Park Drive

Special Thanks for your kind deeds & for
making Safety #1
Bobby Tina Trevor

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PUBLIC WORKS FOREMAN'S REPORT

ATTACHED IS THE PUBLIC WORKS FOREMAN'S REPORT.

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

2023
MONTHLY REPORT FOR NOVEMBER
PUBLIC WORKS DEPARTMENT

ROADS

- Install 40' of 18" pipe, install catch basin & French drain on Ashley Road.
- Install new grate on Beacom Lane.
- Dig around old catch basin and add reclaim on Ashley Road.
- Patch holes on Woodlake Drive.
- Patch holes in Curtisville #2 Plan.
- Pick-up old guiderails on Martin Road.
- Cement & mortar catch basins on Ashley Road.
- Install 3 catch basins on Crest Street.
- Install stop sign on Trump Road & Saxonburg Blvd.
- Install 35' of 15' pipe on Crest Street.
- Patch holes on Monier Road, School Street & Church Street.
- Snow removal.
- Check roads for ice spots.

TRUCKS & EQUIPMENT

- Take trucks to Tristani Bros. for inspection.
- Fix lights on Highlift.
- Install batteries in Peterbilt.
- Clean trucks.
- Grease trucks & equipment.
- Install tailgate lock on Peterbilt.
- Install bearing on salt spreader on truck #4.

MISCELLANEOUS

- Dig out sewer clean out @ shop.
- Set-up meeting room for voting.
- Haul picnic tables out of pavilion.
- Empty all garbage cans around park.
- Install ice rink.
- Clean leaves at War Memorial.
- Clean leaves at Municipal building.
- Set-up meeting room for meetings.
- Winterize bathrooms at parks.
- Help Jen get presents stored at EMS.
- Clean out old salt bin.
- Haul salt from salt bin to old salt bin.

PA1 Calls

73

OT

24 hrs

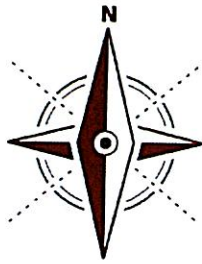
 12-14-23
Frederick Reekie Date

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ENGINEER'S REPORT

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

ARE THERE ANY QUESTIONS REGARDING THE ENGINEER'S
REPORT?



SHOUP ENGINEERING

FOR OVER 60 YEARS

329 Summerfield Drive, Baden, PA 15005

Phone: 724-869-9560

info@shoupengineering.com

2023 ENGINEER'S REPORT WEST DEER TOWNSHIP

Prepared December 8, 2023

VIA EMAIL

1. MEETING ATTENDANCE

Shoup Engineering attended and participated in the following meetings:

Board of Supervisors Meeting – November 15, 2023

Planning Commission Meetings – November 8, 2023 and November 30, 2023

2. PROJECTS/DEVELOPMENTS

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

Projects:

- Municipal Building Project – Supervision of site construction work occurs as needed. Steel framing of the building is ongoing.
- Baird Park – The main project has been awarded to Youngblood Paving. Various other projects have been awarded to COSTARS vendors. Work on the project by Youngblood Paving continues. The parking lot improvements have been substantially completed. Work on the sports courts has also been substantially completed. Work on the handicapped ramp to the pavilion is on-going.

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

- Alexandrunas Plan- Reviews of this two lot subdivision on Sandy Hill Road were performed and review letters dated October 20, 2023 and December 8, 2023 were sent to the Township.
-
- Tristani Property Flex Building – Reviews of this land development plan proposing a flex use building on Route 910 were performed and review letters dated November 22, 2023 and December 4, 2023 were sent to the Township.

Respectfully Submitted,
SHOUP ENGINEERING, INC.

Scott A. Shoup, P.E.
Township Engineer

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PLANNING, ZONING, AND CODE ENFORCEMENT REPORT

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

ARE THERE ANY QUESTIONS REGARDING THE REPORT?



Zoning and Planning Report
For BOS Meeting of December 20, 2023
November 2023 Reporting

1. Issued 26 Occupancy Permits.
2. Issued 15 Building Permits.
3. Code Enforcement issued 12 Violations.
4. Code Enforcement issued 0 Citations.
5. Code Enforcement had 0 Court Visits.
6. PCS Performed issued 15 Building Inspections.
7. See December Project Status Report.
8. Planning Commission Meeting was held in November 2023.
9. Zoning Hearing Board was held in November 2023.

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PARKS AND RECREATION BOARD REPORT

ATTACHED IS THE PARKS AND RECREATION BOARD REPORT.

ARE THERE ANY QUESTIONS REGARDING THE REPORT?

Parks & Recreation Report

December 20th, 2023

Breakfast with Santa - December 10th at #1 VFD

- We had 222 kids and 213 adults for a total of 435 attendees.
- Once again the fire department did an outstanding job providing the food and keeping up with the high demand!

We will not be having a meeting in January so our next meeting will be February 28th, 2024 but I will submit a list of proposed events in January.

West Deer Township Parks & Recreation 2023 Accounting

Date	Event	Type of Payment – Reimbursable	Payee/Payer	Description	Debit	Credit	Event Budget	Event Total	% of Budget Used	Year to Date Total
1/24/23	Egg Hunt	Reimburse to Amy Stark	Amazon	Eggs/Costume	\$548.93	\$72.00	\$3,000.00	\$2,383.80	79%	\$2,383.80
1/25/23		Check	Amco	Port o Johns	\$250.00					
1/31/23		Check	Eyer Inc.	Road Signs	\$240.00					
2/24/23		Amy Stark Sams/WalmartCC	Sams Club	Tape	\$93.99					
2/24/23		Amy Stark Sams/WalmartCC	Sams Club	Candy	\$670.34					
3/16/23		Amy Stark Sams/WalmartCC	Sams Club	Prizes	\$472.98					
3/27/23		Amy Stark Sams/WalmartCC	Walmart	SN Giftbags	\$79.56					
4/20/23		Amy Stark Sams/WalmartCC	Walmart	Gift Cards	\$100.00					
1/15/23	Family Fishing	Reimburse to Daniel Mator	Zebco	Rods	\$476.69					
4/27/23		Amy Stark Sams/WalmartCC	Sams Club	Snacks & Drinks	\$55.92		\$500.00	\$645.89	129%	\$3,101.69
4/27/23		Amy Stark Sams/WalmartCC	Walmart	Prizes	\$113.28					
5/23/23	Senior Luncheon	Check	Pittsburgh Puppet Works	Magician	\$350.00		\$1,300.00	\$1,193.01	92%	\$4,294.70
5/26/23		Amy Stark Sams/WalmartCC	Sams Club	Food	\$107.48					
5/26/23		Amy Stark Sams/WalmartCC	Walmart	Gift Cards & Tickets	\$117.76					
5/28/23		Reimburse to Amy Stark	Giant Eagle	Condiments	\$14.57					
5/30/23		Check	Wagner's	Food	\$603.20					
6/2/23	Movies in the Park (ALL)	Reimburse to Amy Stark	Amazon	Movie	\$13.74		\$600.00	\$237.86	40%	\$4,532.56
6/2/23		Reimburse to Amy Stark	Giant Eagle	Popcorn	\$57.64					
6/2/23		Amy Stark Sams/WalmartCC	Walmart	Tickets and Water	\$51.00					
6/29/23		Reimburse to Amy Stark	Amazon	Movie	\$25.77					
7/14/23		Reimburse to Amy Stark	Giant Eagle	Popcorn & Water	\$40.89					
8/4/23		Reimburse to Amy Stark	Giant Eagle	Popcorn	\$35.90					
8/4/23		Reimburse to Amy Stark	Amazon	Movie	\$12.92					
8/4/23	Hunter Trapper Safety	Reimburse to Amy Stark	Fox's	Pizza	\$167.10			\$192.10		\$6,174.70
8/4/23		Amy Stark Sams/WalmartCC	Walmart	Water	\$25.00					
8/3/23	Misc.	Reimburse to Amy Stark	Lowe's	Keys	\$23.62					\$6,198.32
11/1/23	Breakfast w/ Santa	Check	Wierd Eric	Balloons	\$525.00		\$1,500.00	\$1,567.39	104%	\$7,765.71
11/1/23		Reimburse to Amy Stark	Oriental Trading	Crafts	\$251.70					
11/26/23		Amy Stark Sams/WalmartCC	Walmart	Candy	\$316.00					
11/27/23		Amy Stark Sams/WalmartCC	Sams Club	Prizes	\$333.72					
11/27/23		Amy Stark Sams/WalmartCC	Walmart	Prizes	\$140.97					
11/27/23	Senior Center Party	Amy Stark Sams/WalmartCC	Walmart	Prizes	\$200.00					\$7,965.71
									Total	\$7,965.71

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WEST DEER #1 VFC REPORT

THE BOARD DID NOT RECEIVE A REPORT FROM WEST DEER #1 VFC.

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WEST DEER #2 VFC REPORT

ATTACHED IS THE WEST DEER #2 VFC REPORT.

ARE THERE ANY QUESTIONS REGARDING THE REPORT?

West Deer Township Volunteer Fire Department No. 2

Station 289

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

Fire Chiefs Report

December 2023

- Total Documented Calls For The Month
 - (18) Total Calls
 - (17) In West Deer
 - (1) In McCandless
- Type
 - (2) Residential Fire Alarm
 - (7) Commercial Fire Alarm
 - (1) Possible residential Fire
 - (6) Residential Fire
 - (1) Motor Vehicle Crash
 - (1) Mulch / Brush Fire
- Scheduled Events For The Month
 - 12/5 Engine inspection at keystone
 - 12/9 Santa & Yearly Christmas party
 - 12/12 Monthly truck checks & In house training
 - 12/14 Monthly business meeting
 - 12/19 In house training TBD
 - 12/26 In house training TBD
- Miscellaneous Reporting
 - 6 x 12 Red Sure Trac Trailer was ordered for 5,000.00 (8) weeks to build
 - 5,000.00 Norfolk Southern grant awarded for Traffic & Rehab Trailer
 - Some more gear came in for the FEMA PPE grant
 - New chassis cab was ordered for replacement of the 2004 brush truck, Chassis cab was 74,500.00 and have bids out for body and up fit, that cost to be approximately 240,000.00 for a total for a new brush truck of 314,500.00 company has approved up to 340,000.00 in the event changes are to be made
 - Had to replace a DeWalt chainsaw that was broke during the Logan Rd fire Cost 380.00
 - Refurbished Engine Scheduled to be complete in February
 - Pump Testing was completed on the tanker at a cost of 345.00
 - Intake valves needed replaced on the tanker, ordered new ones at a cost of 4,208.00 This invoice will be turned into the township for payment this was a unbudgeted expense

Anthony M Creaturo Sr.
Fire Chief
WDVFD # 2

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WEST DEER #3 VFC REPORT

THE BOARD DID NOT RECEIVE A REPORT FROM WEST DEER #3 VFC.

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WEST DEER EMS REPORT

ATTACHED IS THE WEST DEER EMS REPORT.

ARE THERE ANY QUESTIONS REGARDING THIS REPORT?

West Deer EMS

November 2023

- 180 Totals requests for service.
- Our three-ambulance rotation has been working well. We've seen less urgent maintenance and can have regular routine preventative maintenance completed to keep the fleet performing well.
- The second new ambulance is on track for delivery in the second quarter of 2024. The township has placed this unit in their budget to purchase for West Deer EMS. This unit is to replace an older ambulance that has seen its length of service and is ready to be retired.
- Income for July was \$59,933 with expenses totaling \$73,056. The additional expense was that our reports showed three payrolls in November, which we expect twice per year.
- Subscription returns have pretty much wrapped up. We had an amazing return this year.
- Several meetings have taken place between EMS and the township administration regarding the 2024 West Deer Township budget. I think both sides are very pleased with the result. We want to thank the township administration and board of supervisors for their assistance in helping West Deer EMS obtain more sustainable funding opportunities. There is no doubt that this relationship will only continue to grow moving forward.

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ADOPTION: RESOLUTION NO. 2023-10 (APPROVAL OF THE FIREFIGHTER ROSTERS)

AS PER ORDINANCE NO. 418 – WHICH ESTABLISHED AN EIT CREDIT FOR FIRE AND EMS VOLUNTEERS – A NOTARIZED ROSTER MUST BE SUBMITTED TO AND REVIEWED BY THE TOWNSHIP MANAGER, THEN ACCEPTED BY THE BOARD OF SUPERVISORS.

RESOLUTION NO. 2023-10

A RESOLUTION APPROVING THE VOLUNTEERS THAT APPEAR ON THE NOTARIZED LISTS SUBMITTED BY THE FIRE CHIEFS AND VERIFIED BY THE TOWNSHIP MANAGER.

RESOLUTION ATTACHED.

DO I HAVE A MOTION TO ADOPT RESOLUTION NO. 2023-10 APPROVING THE VOLUNTEERS THAT APPEAR ON THE NOTARIZED LISTS SUBMITTED BY THE FIRE CHIEFS AND VERIFIED BY THE TOWNSHIP MANAGER?

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

**TOWNSHIP OF WEST DEER
ALLEGHENY COUNTY, PENNSYLVANIA
RESOLUTION NO. 2023-10**

A RESOLUTION APPROVING THE VOLUNTEERS WHO APPEAR ON THE NOTARIZED LISTS
SUBMITTED BY THEIR RESPECTIVE FIRE CHIEFS FOR THE 2023 TAX YEAR, AND WHO HAVE BEEN
VERIFIED BY THE TOWNSHIP MANAGER.

WHEREAS, the Township adopted Ordinance No. 418 to provide volunteer firefighters and EMS personnel an earned income tax credit if eligible; and

WHEREAS, the Ordinance specifies the procedure to determine eligibility; and

WHEREAS, the final step of determining eligibility is to have the Board of Supervisors approve the volunteers who appear on a notarized roster of eligible members as presented by the respective fire chiefs/supervisors, and who have been verified by the Township Manager;

NOW, THEREFORE, the Board of Supervisors of West Deer Township does hereby formally approve the volunteers who appear on the notarized lists submitted by the respective fire chiefs for the 2023 tax year, and who have been verified by the Township Manager.

ADOPTED this 20th day of December, 2023 by the Board of Supervisors of the Township of West Deer.

ATTEST:

TOWNSHIP OF WEST DEER

Daniel J. Mator, Jr.
Township Manager

Beverly Jordan, Chairperson
Board of Supervisors

2023

Act 172 Certified
Volunteer Fire Fighters



Client Services Division

	Municipality	PSD Code
	West Deer Township	710303
Name	Station	Date Certified
Brian Borsuk	VFC #1	12/8/23
Damian Brand	VFC #1	12/8/23
Stephen Brennan	VFC #1	12/8/23
Mark A. Carroll	VFC #1	12/8/23
Cody Hazlett	VFC #1	12/8/23
Anthony Jackson	VFC #1	12/8/23
Ralph Jackson III	VFC #1	12/8/23
James Loughlin	VFC #1	12/8/23
Sean McAtee	VFC #1	12/8/23
Bernadette Mundy	VFC #1	12/8/23
Ashley Raynovich	VFC #1	12/8/23
Luke Raynovich	VFC #1	12/8/23
Zachary Raynovich	VFC #1	12/8/23
Chris Reiher	VFC #1	12/8/23
Danica Reiher	VFC #1	12/8/23
Jenifer Reiher	VFC #1	12/8/23
Joseph J. Trocki	VFC #1	12/8/23
Robin Trocki	VFC #1	12/8/23
Thomas Trocki	VFC #1	12/8/23
William A. Yanicko	VFC #1	12/8/23

2023

Act 172 Certified
Volunteer Fire Fighters



Client Services Division

Name	Municipality	PSD Code
	West Deer Township	710303
Name	Station	Date Certified
Riece Bayne	VFC #2	11/20/23
Matt Campos	VFC #2	11/20/23
Anthony Creaturo, Jr.	VFC #2	11/20/23
Anthony Creaturo, Sr.	VFC #2	11/20/23
Braden Fish	VFC #2	11/20/23
Tim Hamilton	VFC #2	11/20/23
Paul Meyer	VFC #2	11/20/23
Daryl Morrison	VFC #2	11/20/23
Adam Olszewski	VFC #2	11/20/23
Alexander Schmidt	VFC #2	11/20/23
Erik Stefancic	VFC #2	11/20/23

2023

**Act 172 Certified
Volunteer Fire Fighters**



Client Services Division

Name	Municipality	PSD Code
	West Deer Township	710303
Name	Station	Date Certified
Mary Barud	VFC #3	11/21/23
Sandra Bizon	VFC #3	11/21/23
Cole Cannon	VFC #3	11/21/23
Bryan A. Downs	VFC #3	11/21/23
David Eversole	VFC #3	11/21/23
Lisa Eversole	VFC #3	11/21/23
Alex Gall	VFC #3	11/21/23
Zachary Gall	VFC #3	11/21/23
Dale E. Horn	VFC #3	11/21/23
Bryson Kraft	VFC #3	11/21/23
Annette Locke	VFC #3	11/21/23
Ashley Lovich	VFC #3	11/21/23
Dustin Lovich	VFC #3	11/21/23
Marilyn Lynch	VFC #3	11/21/23
Kelly Malena	VFC #3	11/21/23
Edward J. Newman	VFC #3	11/21/23
Raymond Skoff	VFC #3	11/21/23
Aaron Skrbini	VFC #3	11/21/23
Abby Smith	VFC #3	11/21/23
Luke Smith	VFC #3	11/21/23
Kevin Spath	VFC #3	11/21/23
Amber Stadelmaier	VFC #3	11/21/23
Erin Tarasi	VFC #3	11/21/23
Heather White	VFC #3	11/21/23
Deborah Wiegand	VFC #3	11/21/23
Josh Wiegand	VFC #3	11/21/23

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ADOPTION: RESOLUTION NO. 2023-11 (MEMORANDUM OF AGREEMENT WITH TEAMSTERS LOCAL 249)

RESOLUTION NO. 2023-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
TOWNSHIP OF WEST DEER, ALLEGHENY COUNTY,
COMMONWEALTH OF PENNSYLVANIA, APPROVING A
MEMORANDUM OF AGREEMENT WITH GENERAL TEAMSTERS
LOCAL UNION NO. 249 TO OPEN AN EARLY RETIREMENT WINDOW
FOR ELIGIBLE POLICE OFFICERS

THE RESOLUTION IS ATTACHED.

DO I HAVE A MOTION TO ADOPT RESOLUTION NO. 2023-11
APPROVING A MEMORANDUM OF AGREEMENT WITH GENERAL
TEAMSTERS LOCAL UNION NO. 249 TO OPEN AN EARLY RETIREMENT
WINDOW FOR ELIGIBLE POLICE OFFICERS?

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

**TOWNSHIP OF WEST DEER
ALLEGHENY COUNTY, PENNSYLVANIA
RESOLUTION NO. 2023-11**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WEST DEER, ALLEGHENY COUNTY, COMMONWEALTH OF PENNSYLVANIA, APPROVING A MEMORANDUM OF AGREEMENT WITH GENERAL TEAMSTERS LOCAL UNION NO. 249 TO OPEN AN EARLY RETIREMENT WINDOW FOR ELIGIBLE POLICE OFFICERS

WHEREAS, the Township of West Deer and General Teamsters Local Union No. 249 have established terms and conditions of employment as set forth in a Collective Bargaining Agreement that is scheduled to expire 31 December 2024; and

WHEREAS, the parties have also negotiated a successor Collective Bargaining Agreement with a term from 1 January 2025 through 31 December 2027; and

WHEREAS, the parties maintain a Police Pension Plan in accordance with applicable laws – some of the terms of which are also referenced in the aforementioned Collective Bargaining Agreements; and

WHEREAS, the Police Pension Plan provides for police officers hired on or before 30 December 1998 that superannuation for purposes of receiving the full seventy-five (75%) percent pension benefit occurs after having twenty-five (25) years of service and having attained the age of fifty-two (52) years; and

WHEREAS, the Collective Bargaining agreement provides for limited post-retirement health insurance benefits for officers hired on or before 30 December 1998; and

WHEREAS, the Parties have negotiated a Memorandum of Agreement establishing a retirement window for the limited period of 1 January 2024 through 29 February 2024, to be made available for any police officer hired on or before 30 December 1998 who meets the eligibility requirements set forth in the Memorandum of Agreement; and

WHEREAS, the Township has secured a cost study for this benefit prepared in accordance with Act 205 as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of West Deer, as follows:

1. That the Memorandum of Agreement with the General Teamsters Local Union No. 249 – in substantially the form attached hereto as **Exhibit A** and which is incorporated and referenced herein – is hereby approved; and

2. That the Chairperson of the Board of Supervisors or the Township Manager and/or their designees are hereby authorized to execute the Memorandum of Agreement and take whatever other action necessary to effect the purposes of the Memorandum of Agreement.

ADOPTED this 20th day of December, 2023, by the Board of Supervisors of the Township of West Deer.

ATTEST:

TOWNSHIP OF WEST DEER

Daniel J. Mator, Jr.
Township Manager

Beverly Jordan, Chairperson
Board of Supervisors

MEMORANDUM OF AGREEMENT

WHEREAS, the Township of West Deer ("Township") and General Teamsters Local Union No. 249 ("Union") – hereinafter collectively referred to as the "Parties" – have established terms and conditions of employment as set forth in a Collective Bargaining Agreement that is scheduled to expire on 31 December 2024; and

WHEREAS, the Parties have also negotiated a successor Collective Bargaining Agreement with a term from 1 January 2025 through 31 December 2027; and

WHEREAS, the Parties maintain a Police Pension Plan in accordance with applicable laws – some of the terms of which are also referenced in the aforementioned Collective Bargaining Agreements; and

WHEREAS, the Police Pension Plan provides for police officers hired on or before 30 December 1998, that superannuation for purposes of receiving the full seventy-five (75%) percent pension benefit occurs after having twenty-five (25) years of service and having attained the age of fifty-two (52) years; and

WHEREAS, Article VIII, section (A) 1. (c) of the collective bargaining agreement provides for limited post-retirement health insurance benefits for officers hired on or before 30 December 1998 and states as follows:

Upon retirement, the Township shall pay, on behalf of the retiree and his/her spouse premiums of the hospitalization plan provided for the active police force for a maximum period of five (5) years, or until the retiree and his/her spouse are eligible for Medicare or similar program, provided: (a) this obligation ceases if the retiree takes another full or part-time job; and (b) the retiree submits copies of Federal and Pennsylvania income tax returns and W-2 forms upon request of the Township manager; and

WHEREAS, the Parties have discussed and reached agreement on a retirement window to be offered to police officers hired on or before 30 December 1998, and

WHEREAS, the Township has secured a cost study for this benefit prepared in accordance with Act 205 as required by law;

NOW, therefore, the Parties hereby agree as follows:

1. The recitals set forth above are hereby incorporated by reference herein as if set forth fully as they are material terms to the agreement of the parties.
2. A one-time retirement window shall be opened for the limited period of 1 January 2024 through 29 February 2024 and made available for any police officer hired on or before 30 December 1998 who meets the eligibility requirements set forth herein.
3. In order to be eligible for the retirement window, a police officer must have been hired on or before 30 December 1998, must have at least twenty-five (25) years of service by the effective

date of retirement, and must have attained the age of fifty (50) on or before the effective date of retirement.

4. An eligible officer wishing to claim this benefit must notify the Township Manager – in writing no later than 4:00 pm on 1 February 2024 – of the officer's election to submit an irrevocable notice of intent to retire on or before 29 February 2024 identifying the officer's effective date of retirement, provided that the effective date of retirement may be no earlier than 1 January 2024 and no later than 29 February 2024.
5. The Parties agree that an irrevocable notice of intent to retire submitted to the Manager by any officer shall be deemed accepted by the Township upon submission to and receipt by the Township Manager.
6. Upon retirement in accordance with this Memorandum of Agreement, an officer shall be eligible for a Normal Retirement Benefit calculated as a monthly benefit paid in an amount equal to 75% of the participant's final monthly average salary which is the average salary earned by the participant and paid by the Employer during the final 12-month period immediately preceding retirement. This is the same Normal Retirement Benefit otherwise made available to officers hired on or before 30 December 1998 who would – in the absence of this Memorandum of Agreement – be required to reach superannuation after twenty-five (25) years of service and having attained the age fifty-two (52) in order to qualify for this benefit.
7. Upon retirement in accordance with this Memorandum of Agreement, an officer shall also be entitled to a Service Increment Benefit as otherwise made available to officers hired on or before 30 December 1998 calculated in an amount equal to forty dollars (\$40.00) for Aggregate Service of at least twenty-five (25) years and one (1) day but not exceeding twenty-six (26) years; seventy dollars (\$70.00) for Aggregate Service of at least twenty-six (26) years and one (1) day but not exceeding twenty-seven (27) years; and one hundred dollars (\$100.00) for Aggregate Service of at least twenty-seven (27) years and one (1) day. This is the same Service Increment Benefit otherwise made available to officers hired on or before 30 December 1998 who would – in the absence of this Memorandum of Agreement – be required to reach superannuation after twenty-five (25) years of service and having attained the age fifty-two (52) in order to qualify for this benefit.
8. In addition, an officer who elects to retire under this Memorandum of Agreement will be eligible for only one (1) year of premiums paid for the hospitalization plan for the retiree and his/her family subject to the same terms and provisions of the Article VIII section (A) 1. (c) of the Collective Bargaining Agreement that would otherwise be applicable for five (5) years but pursuant to this Memorandum of Agreement is limited to only one (1) year.
9. This Memorandum of Agreement shall sunset on midnight 29 February 2024 and no longer be available such that anyone who is eligible to and does retire after 29 February 2024 shall be subject to the superannuation requirements otherwise contained in the Police Pension Plan as referenced in the Collective Bargaining Agreement in effect between the Parties.
10. Should an officer with K9 responsibilities elect to retire under this Memorandum of Agreement, that officer shall also be entitled to a one-time lump sum payment of two thousand dollars (\$2,000.00) to help offset the continuing care of the assigned K9. The K9 shall be considered

retired as of the effective date of the handling officer's retirement and the retiring officer shall thereafter be responsible for all care and costs associated with the K9 thereafter and shall thereafter be the owner of the K9.

11. The Parties have also agreed that effective 1 January 2024, the provisions of Article V Subsection D concerning the pick-up policy shall be deleted. This provision was scheduled to be eliminated effective 1 January 2025. However, in accordance with this Agreement it shall be eliminated effective 1 January 2024.
12. This Agreement shall not serve as a precedent in the future and shall not be cited by the Parties in any dispute except as may be required to enforce the terms of this Memorandum of Agreement. Neither party shall be obligated to consider such an agreement in the future.

Agreed to by:

Township of West Deer

Date: 20 December 2023

General Teamsters Local No. 249

Date: 16 December 2023

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ADOPTION: RESOLUTION 2023-12 (SCS DEVELOPMENT SEWER PLANNING MODULE)

RESOLUTION NO. 2023-12

RESOLUTION NO. 2023-12 APPROVES THE PA DEP SEWAGE FACILITIES PLANNING MODULE FOR THE SCS DEVELOPMENT

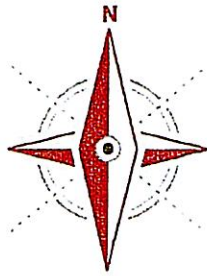
(SEE ATTACHED)

MR. SHOUP REVIEWED THE PA DEPARTMENT OF ENVIRONMENTAL PROTECTION PLANNING MODULE DOCUMENTS AND FOUND THE PLANNING MODULE TO BE IN PROPER ORDER. MR. SHOUP THEREFORE RECOMMENDED THAT IT BE APPROVED BY THE TOWNSHIP.

MR. SHOUP.....

DO I HAVE A MOTION TO ADOPT RESOLUTION 2023-12 APPROVING THE PA DEP SEWAGE FACILITIES PLANNING MODULE FOR THE SCS DEVELOPMENT?

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



SHOUP ENGINEERING

FOR OVER 60 YEARS

329 Summerfield Drive, Baden, PA 15005

Phone: 724-869-9560

info@shoupengineering.com

December 11, 2023

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

Via email

Re: SCS Development, Inc. Planning Module

Dear Mr. Mator,

The Township has received PADEP planning module documents requesting approval for a small flow treatment facility (SFTF). The SFTF is needed in order to construct a new single family dwelling on a vacant parcel located on the south side of Bakerstown Culmerville Road (see attached map).

Also attached is a maintenance agreement along with a resolution which will need to be approved by the Township Board of Supervisors to allow this project to move forward.

I have reviewed the planning module documents and have found them to be in complete and proper order. I am therefore in a position to recommend approval of the resolution and agreement.

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

Sincerely,

SHOUP ENGINEERING INC.

Scott A. Shoup, P.E.

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

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

Resolution No. 2023-12

RESOLUTION OF THE (SUPERVISORS) ~~COMMISSIONERS~~ ~~COMMISSIONERS~~ of West Deer
(TOWNSHIP) ~~BOARDS~~ ~~BOARDS~~, 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 (Department) 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 SCS Development, Inc. has proposed the development of a parcel of land identified as
land developer

SCS Development, Inc. Property, 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~~ ~~COMMISSIONERS~~ of the (Township)
~~BOARDS~~ ~~BOARDS~~ of West Deer hereby adopt and submit to the Department of Environmental Protection 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
(Signature)

Township Board of Supervisors ~~COMMISSIONERS~~ ~~COMMISSIONERS~~, hereby certify that the foregoing is a true copy of
the Township ~~BOARDS~~ ~~BOARDS~~ Resolution # 2023-12, adopted, December 20, 2023.

Municipal Address:

West Deer Township
109 East Union Road
Cheswick, PA 15024
Telephone 724-265-3680

Seal of
Governing Body



pennsylvania
DEPARTMENT OF ENVIRONMENTAL
PROTECTION

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

**TRANSMITTAL LETTER
FOR SEWAGE FACILITIES PLANNING MODULE**

DEP USE ONLY				
DEP CODE #	APS ID #	CLIENT ID #	SITE ID #	AUTH. ID #

TO: Approving Agency (DEP or delegated local agency)
PA DEP - Southwest Regional Office
400 Waterfront Drive
Pittsburgh, PA 15222

Date _____

Dear Sir:

Attached please find a completed Sewage Facilities Planning Module prepared by Fred R. Brant, PE, PLS, SEO
(Name)
President, Andrasko and Brant Inc. for SCS Development, Inc. Property
(Title) (Name)
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", and is ☒ adopted for submission to the Department of Environmental Protection ☐ transmitted to the delegated local agency for approval in accordance with the requirements of Chapter 71 and the Sewage Facilities Act, 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 Sewage Facilities 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, 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 type="checkbox"/> 3. Sewage Collection/Treatment Facilities | <input checked="" type="checkbox"/> 4.A. Municipal Planning Agency Review |
| <input type="checkbox"/> 2. Individual and Community Onlot Disposal of Sewage | <input checked="" type="checkbox"/> 3s Small Flow Treatment Facilities | <input type="checkbox"/> 4.B. County Planning Agency Review |
| <input type="checkbox"/> 2m. Sewage Management Program | | <input checked="" type="checkbox"/> 4.C. County or Joint Health Department Review |

Daniel J. Mator, Jr.

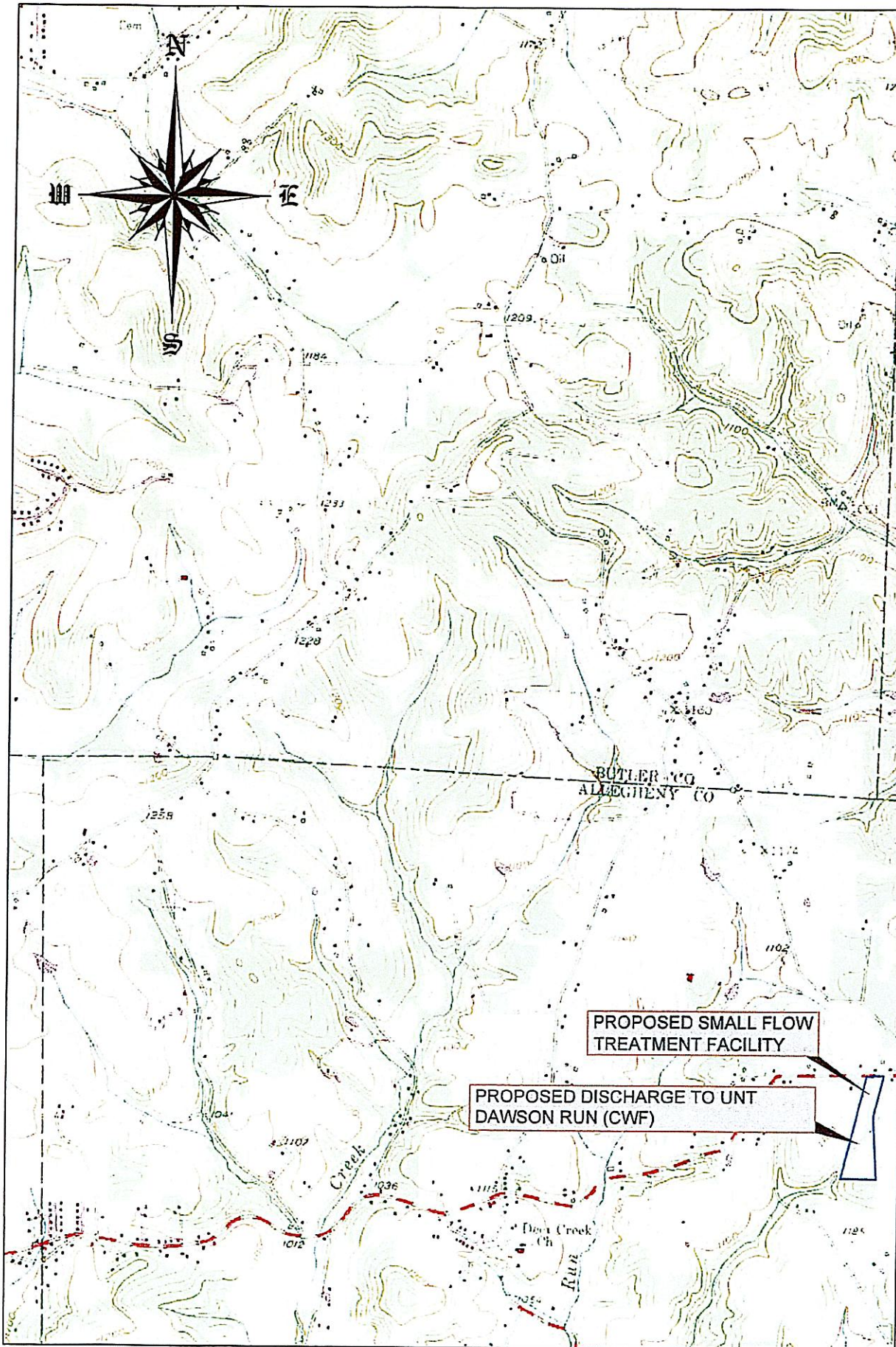
Municipal Secretary (print)


Signature

December 20, 2023

Date

Note: Please remove and recycle the Instructions portion of the Sewage Facilities Planning Module prior to mailing the appropriate completed components and supporting documents to the approving agency.



 <p>ANDRASKO & BRANT, INC. 645 EAST PITTSBURGH STREET, #353 GREENSBURG, PA 15601 APPLIED SOIL SCIENCE SINCE 1994</p>	<p>CLIENT</p> <p>RYAN AUGUSTINE 4614 BAKERSTOWN CULMERVILLE ROAD GIBSONIA, PA 15044</p>	<p>PROJECT</p> <p>LOCATION PLAN SCS DEVELOPMENT INC. PROPERTY WEST DEER TWP., ALLEGHENY COUNTY</p>	<table border="1"> <tr> <td>DATE</td> <td>3/28/2023</td> </tr> <tr> <td>SCALE</td> <td>1"=2000'</td> </tr> <tr> <td>DRAWING</td> <td>5117 Augustine</td> </tr> <tr> <td>LAYOUT</td> <td>LOCATION PLAN</td> </tr> <tr> <td>SHEET NO.</td> <td>L-1</td> </tr> </table>	DATE	3/28/2023	SCALE	1"=2000'	DRAWING	5117 Augustine	LAYOUT	LOCATION PLAN	SHEET NO.	L-1
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LAYOUT	LOCATION PLAN												
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APPROVAL: HIRING OF FINANCE OFFICER

WITH MRS. NARDIS RETIRING NEXT YEAR, THE TOWNSHIP ADVERTISED FOR AND INTERVIEWED APPLICANTS TO SUCCEED HER AS THE TOWNSHIP'S FINANCE OFFICER.

AFTER INTERVIEWS AND A SUCCESSFUL BACKGROUND INVESTIGATION, IT IS THE RECOMMENDATION OF THE TOWNSHIP MANAGER THAT TRACY STARR BE APPOINTED FINANCE OFFICER TO SUCCEED MRS. NARDIS UPON HER RETIREMENT.

DO I HAVE A MOTION TO HIRE TRACY STARR AS A FULL-TIME EMPLOYEE OF WEST DEER TOWNSHIP, AND APPOINT HER AS FINANCE OFFICER EFFECTIVE JANUARY 1, 2024?

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

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APPROVAL: HIRING OF PUBLIC WORKS LABORERS

WITH MR. OLAR AND MR. MYERS RETIRING NEXT YEAR, THE TOWNSHIP ADVERTISED AND INTERVIEWED APPLICANTS TO FILL TWO PUBLIC WORKS LABORER POSITIONS.

AFTER INTERVIEWS AND SUCCESSFUL BACKGROUND INVESTIGATIONS, IT IS THE RECOMMENDATION OF THE TOWNSHIP MANAGER THAT CODY MCCLINTOCK AND COREY LASHER BE APPOINTED PUBLIC WORKS LABORERS WITH THE TOWNSHIP.

DO I HAVE A MOTION TO HIRE CODY MCCLINTOCK AND COREY LASHER AS FULL-TIME EMPLOYEES OF WEST DEER TOWNSHIP, AND APPOINT THEM AS PUBLIC WORKS LABORERS EFFECTIVE JANUARY 1, 2024, CONTINGENT UPON SUCCESSFUL DRUG AND PHYSICAL SCREENINGS?

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

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**APPROVAL/DENIAL: CONDITIONAL USE APPLICATION – TYCHE
WELL PAD & ASSOCIATED PIPELINE**

THE TOWNSHIP RECEIVED AN APPLICATION FOR CONDITIONAL USE APPROVAL FILED BY THE APPLICANT, OLYMPUS ENERGY LLC/HYPERION MIDSTREAM LLC, FOR PROPERTY LOCATED ON BAIRDFORD ROAD. THE APPLICANT PROPOSES TO CONSTRUCT AND OPERATE A DEEP WELL SITE AND ASSOCIATED PIPELINE AT THE SUBJECT PROPERTY.

LOT/BLOCK#: 1835-G-0216
ZONING DISTRICT: R-I RURAL RESIDENTIAL

A DEEP WELL SITE AND ASSOCIATED PIPELINE MAY BE AUTHORIZED AS A CONDITIONAL USE IN THE RURAL RESIDENTIAL ZONING DISTRICT OF THE TOWNSHIP SUBJECT TO THE REQUIREMENTS OF THE ZONING ORDINANCE OF WEST DEER TOWNSHIP, INCLUDING SECTION 210-120(A)(21).

DO I HAVE A MOTION TO [APPROVE/DENY] THE CONDITIONAL USE APPLICATION FILED BY OLYMPUS ENERGY, LLC/HYPERION MIDSTREAM, LLC FOR THE TYCHE WELL PAD & ASSOCIATED PIPELINE?

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

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**APPROVAL/DENIAL: LAND DEVELOPMENT APPLICATION – TYCHE
WELL PAD & ASSOCIATED PIPELINE**

THE TOWNSHIP RECEIVED AN APPLICATION FOR LAND DEVELOPMENT APPROVAL FILED BY THE APPLICANT, HYPERION MIDSTREAM, LLC, FOR PROPERTY LOCATED ON BAIRDFORD ROAD. THE APPLICANT PROPOSES TO CONSTRUCT AND OPERATE A DEEP WELL SITE AND ASSOCIATED PIPELINE AT THE SUBJECT PROPERTY.

LOT/BLOCK#: 1835-G-0216
ZONING DISTRICT: R-I RURAL RESIDENTIAL

DO I HAVE A MOTION TO [APPROVE/DENY] THE LAND DEVELOPMENT APPLICATION FILED BY OLYMPUS ENERGY, LLC/HYPERION MIDSTREAM, LLC FOR THE TYCHE WELL PAD & ASSOCIATED PIPELINE?

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

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AUTHORIZATION: ADVERTISEMENT OF ORDINANCE NO. XXX
(COPPER CREEK TRAIL ROADS)

ORDINANCE NO. XXX

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, ADOPTING THE FOLLOWING STREET IN THE COPPER CREEK PLAN: COPPER CREEK TRAIL; AND AMENDING ORDINANCE NO. 427 TO INCLUDE THE SAME.

DO I HAVE A MOTION TO AUTHORIZE THE ADVERTISEMENT OF ORDINANCE NO. XXX ADOPTING COPPER CREEK TRAIL AND AMENDING ORDINANCE NO. 427 TO INCLUDE THE SAME?

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

OFFICIAL

**WEST DEER TOWNSHIP
County of Allegheny
Commonwealth of Pennsylvania**

ORDINANCE NO. XXX

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, ADOPTING THE FOLLOWING STREET IN THE COPPER CREEK PLAN: COPPER CREEK TRAIL; AND AMENDING ORDINANCE NO. 427 TO INCLUDE THE SAME.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of West Deer Township, regularly assembled, and IT IS HEREBY ORDAINED AND ENACTED by the authority of the same, that:

WHEREAS, Glasso Development Company, LP is the owner of a certain tract of land situated in West Deer Township, Allegheny County, Pennsylvania, which has been subdivided into the Copper Creek subdivision; and

WHEREAS, Glasso Development Company, LP desires to dedicate to West Deer Township for public use and enjoyment a certain right-of-way within said plan: Copper Creek Trail; and

WHEREAS, West Deer Township, upon recommendation of the Township Engineer and administration, feels that accepting and recording the Deeds of Dedication for the aforementioned right-of-way improves the Township's infrastructure, public access, and public safety; and

WHEREAS, West Deer Township maintains Ordinance No. 427, which lists all dedicated public rights-of-way/Township roads.

NOW, THEREFORE, West Deer Township does hereby ordain that the Board of Supervisors accepts the Deed of Dedication for Copper Creek Trail within the Copper Creek subdivision plan to have and to hold as a public road/right-of-way, together with the storm sewer system constructed thereunder (if any), and with the same effect as if said roadway had been opened by a Decree of the Court of Common Pleas in and for the County of Allegheny after proceedings duly held for that purpose under and in compliance with the laws of the Commonwealth of Pennsylvania, and hereby amends Ordinance No. 427 to include the same.

DULY ORDAINED AND ENACTED this 17th day of January 2024.

ATTEST:

WEST DEER TOWNSHIP

Daniel J. Mator, Jr.
Township Manager

Beverly S. Jordan, Chairperson
Board of Supervisors

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 17 January 2024, 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>
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Beverly S. Jordan, Chairperson

Vernon Frey, Vice Chair

John Hollibaugh

James Smullin

Josh Wiegand

WITNESS my hand and the seal of the Township on this this 17th day of January 2024.

[SEAL]

By: _____

Daniel Mator
Township Manager

28

AUTHORIZATION: ALEXANDRUNAS PLAN OF LOTS

THE PLANNING COMMISSION RECOMMENDED APPROVAL OF THE ALEXANDRUNAS PLAN OF LOTS MINOR SUBDIVISION AT THEIR NOVEMBER 30, 2023 MEETING.

PROPERTY LOCATION: 4085 SANDY HILL ROAD
ZONING DISTRICT: R - RURAL ESTATE

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

1. COMPLETE THE SEWAGE MODULE.
2. DOCUMENT THE UTILITY & ACCESS EASEMENTS ON THE SUBDIVISION PLAN.
3. DOCUMENT 50' EASEMENT ON PLAN; DOCUMENT ON PLAN THAT THE 50' EASEMENT CANNOT BE DEVELOPED WITHOUT SATISFYING ALL THE REQUIREMENTS OF A PRIVATE ROAD.
4. REVISE THE REQUEST FOR MODIFICATION TO INCLUDE SPECIFIC SECTIONS OF THE ZONING ORDINANCE THAT ARE BEING REFERENCED.

MR. SHOUP....

DO I HAVE A MOTION TO APPROVE THE ALEXANDRUNAS PLAN OF LOTS AS PER THE RECOMMENDATION OF THE PLANNING COMMISSION WITH THE CONDITIONS PREVIOUSLY MENTIONED?

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



**West Deer Township Planning Commission
Recommendation Report for Nov. 30, 2023**

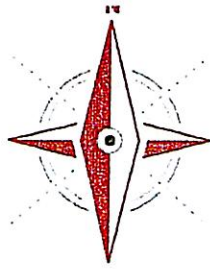
Project Name: ALEXANDRUNAS PLAN OF LOTS - MINOR SUBDIVISION

Property Location: West Deer Twp. – Allegheny County: 4085 Sandy Hill Rd.
Gibsonia, PA 15044
Parcels # 2382-L-48

Zoned: R: Rural Estate

First motion by Mr. Bechtold and second motion by Mr. Maltese to **RECOMMEND APPROVAL**, voting was unanimous of the Alexandrunas Plan of Lots: Minor Subdivision with the following conditions:

1. Complete the sewage module.
2. Document the utility and access easements on the subdivision plan.
3. Document 50' easement on plan; Document on plan that the 50' easement cannot be developed without satisfying all the requirements of a private road.
4. Revise the Request for Modification to include specific sections of the Zoning Ordinance that are being referenced.



SHOUP ENGINEERING
FOR OVER 60 YEARS
329 Summerfield Drive, Baden, PA 15005
Phone: 724-869-9560
info@shoupengineering.com

December 8, 2023

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

Via Email

Re: Alexandrunas Plan of Lots
Preliminary and Final Subdivision (Plan Dated December 7, 2023)


Dear Mr. Shook,

I have reviewed the above-referenced preliminary and final subdivision located in the R Zoning District and the following comments should be considered.

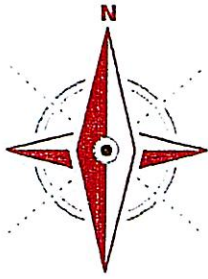
1. Code Section 185-25.C of the Subdivision and Land Development Ordinance requires that all lots abut a public or private street with a minimum frontage of 50 feet. Lot 1 has no frontage on a public or private street. The applicant has provided a 50 feet wide access and utility easement to serve Lot 1 and has requested a modification of this code section to allow for the proposed lot layout.
2. Pennsylvania DEP Sewage Facilities Planning Module documents will need to be submitted to the Township for review and approval.

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

Sincerely,
SHOUP ENGINEERING INC.


Scott A. Shoup, P.E.

cc: Daniel Mator, via email
Gavin Robb, via email
Dorothy Moyta, via email
Jodi French, via email
Christopher Jackson, PLS, MDM Surveyors, via email mdmsurvey@mdmllc.com



SHOUP ENGINEERING

FOR OVER 60 YEARS

329 Summerfield Drive, Baden, PA 15005

Phone: 724-869-9560

info@shoupengineering.com

October 20, 2023

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

Via Email

Re: Alexandrunas Plan of Lots
Preliminary and Final Subdivision (Plan Dated June 8, 2023)

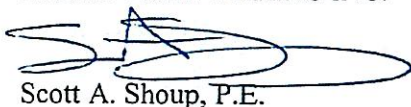
Dear Mr. Shook,

I have reviewed the above-referenced preliminary and final subdivision located in the R Zoning District and the following comments should be considered.

1. The subdivision plan is set up for signature of the Township Manager for approval. Approval by the Township Manager is only allowed in certain lot line revision plans. This approval statement should be removed. Signature clauses for the Township Planning Commission (recommendation for approval) and Township Board of Supervisors (approval) should be added to the plan.
2. Code Section 185-25.C of the Subdivision and Land Development Ordinance requires that all lots abut a public or private street with a minimum frontage of 50 feet. Lot 1 has no frontage on a public or private street. In order for the plan to proceed as proposed the applicant would need to request a modification of this provision pursuant to the procedure outlined in Code Section 185-9. Modifications of the Subdivision and Land Development Ordinance are allowed only if granted by the Board of Supervisors.
3. An existing carport is located at the rear of proposed Lot 2. The carport would be located 16.6 feet from a proposed lot line between Lot 1 and Lot 2. The setback requirement from a side property line is 35 feet. A variance may be required to allow the proposed setback of 16.6 feet.
4. Pennsylvania DEP Sewage Facilities Planning Module documents will need to be submitted to the Township for review and approval.

A written response should be provided as to how the above comments have been addressed with new submittals. If you should have any questions, please do not hesitate to contact me at your convenience.

Sincerely,
SHOUP ENGINEERING INC.



Scott A. Shoup, P.E.

cc: Daniel Mator, via email
Gavin Robb, via email
Christopher Jackson, PLS, MDM Surveyors, via email mdmsurvey@mdmlc.com

Dorothy Moyta, via email
Jodi French, via email

ADAM ALEXANDRUNAS

412-848-4458
aalexandrunas
@gmail.com

4085 Sandy Hill Road
Gibsonia, PA 15044

December 7, 2023

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

Mr Shook,

Per the request of the Planning Commission from the November 30th meeting, this is my formal revision of the Modification request dated October 30th, 2023. I am seeking a Modification to Code Section 185-25.C of the Subdivision and Land Development Ordinance on proposed Lot 1 of the Alexandrunas plan of lots.

Sincerely,
Adam Alexandrunas

Adam Alexandrunas

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: 4085 Sandy Hill Rd. Gibsonia PA 15044
Parcel Lot and Block No.: 2382-1-48
Name of Subdivision/Land Development: Alexandrunas Plan of Lots

Name of Applicant: Adam Alexandrunas
E-Mail Address: aalexandrunas@gmail.com
Address: 4085 Sandy Hill Rd.
Gibsonia PA 15044
Telephone No.: 412-848-4458

Name of Property Owner(s): Listed Above
E-Mail Address: _____
Address: _____
Telephone No.: _____

Surveyor/Engineer: Chris Jackson (PLS) MDM Surveyors & Engineers.
Address: 375 Northgate Drive
Warrendale PA 15086
Telephone No.: 724-934-2810 E-Mail: c.jackson@mdmilc.com
Purpose of Development: x29
New Residential

Proposed Use: Single Family ☒ Two Family ☐ Multi Family ☐
Townhouse ☐ Commercial ☐ Industrial ☐
Other Exclusively Commercial to Commercial & Single Family

Total Acreage of Tract: 21.051
No. of Acres to be Developed: N/A Number of Lots: 2
Percentage of Lot Coverage: N/A Min. Lot Size: Proposed 3.5
Estimated Start of Construction: June 2024

Zoning District: Rural Estate

Use Permitted by: ☒ right ☐ special exception ☐ conditional use

Waivers requested (list section & hardship) and/or special situations or circumstances:

None

Water Supply: ☐ Public ☒ Other (specify Well)

Sewage Disposal: ☐ Public ☒ Other (specify On Lot)

Off-street Parking: ☐ Garage ☐ Driveways ☒ Other ☐ None

6 Existing

Streets: Lineal feet of new streets N/A

Proposed for Dedication: ☐ Yes ☒ No

Existing Use: Commercial

Number of Existing Lots: 1

Existing Acreage: 21.051

Location of Existing Buildings: Shown On Plan

Current Parking Spaces: Shown On Plan

Existing Parking Surface Area: Shown On Plan

Access Driveway Location: Shown On Plan Width: Shown On Plan

Proposed Use: Existing Plus One New Residential

Description of Building(s): 1 Residential Dwelling

Additional Parking Spaces: N/A

Access Driveway Location: Shown On Plan Width: Shown On Plan

Current Employees: N/A New Employees: N/A

Percentage of Lot Coverage: N/A

Phase:

Total Number of Phases: N/A

Phase Number of this Application: _____

Total Acres: _____

Acres this Phase: _____

Total Lots: _____

Lots this Phase: _____

Total Lineal Feet of Storm Sewer: N/A

Total Storm Sewer this Phase: N/A

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	<u>Provided</u> (date)
DER Planning Module Waiver	<u>N/A</u>
Water Authority	<u>N/A</u>
Sewer Authority	<u>N/A</u>
Allegheny Co. Conservation District	<u>N/A</u>
Allegheny Co. Dept. of Economic Development	<u>Provided</u>

Right-of-Way:

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

Describe: Public Road Frontage

Easements:

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

Describe: Proposed Access Easement to Lot 1 Shown on Plan

SUBDIVISION AND LAND DEVELOPMENT WORKSHEET

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

SUBDIVISION

General:

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

Proposed Subdivision:

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

Engineering:

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

APPLICATION MATERIAL CHECKLIST

DATE 9/20/23

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

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

- ☒ Eight (8) folded copies of all plans and six (6) reduced to 11" x 17" at initial submission
- ☒ One (1) copy of application
- ☒ Three (3) copies for lot line revisions
- ☒ SUBDIVISION PLAT
- ☐ SITE PLAN
- ☐ CONSTRUCTION PLANS
 - ☐ Grading
 - ☐ Utilities
 - ☐ Landscaping
- ☒ FILING FEE and any applicable ESCROW
(The applicant is responsible for all professional costs incurred relating to review and inspection.)
- ☒ LOCATION MAP of development
- ☒ Two (2) copies of SUPPORTING DATA and/or EXHIBITS
 - ☐ Stormwater Management Plan
 - ☒ Soil Report
 - ☐ Erosion and Sedimentation Control Plan
 - ☐ Environmental Impact Statement
 - ☐ 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
- N/A 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.

Adam Alexandrounas
Applicant - Signature

Adam Alexandrounas
Print Name

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AUTHORIZATION: OPIOID SETTLEMENT FOR ALLEGHENY COUNTY

THE BOARD HAS BEEN REQUESTED TO AUTHORIZE THE TOWNSHIP
MANAGER TO ENTER INTO THE SETTLEMENT AGREEMENTS WITH
TEVA, ALLERGAN, CVS, WALGREENS AND WALMART FOR
ALLEGHENY COUNTY.

MR. ROBB...

DO I HAVE A MOTION TO APPROVE "WAVE 2" OPIOID SETTLEMENTS
WITH TEVA, ALLERGAN, CVS, WALGREENS AND WALMART AND TO
AUTHORIZE THE TOWNSHIP MANAGER TO EXECUTE THE
SETTLEMENT AGREEMENTS AND RELATED DOCUMENTS?

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

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AUTHORIZATION: SCS DEVELOPMENT MAINTENANCE AGREEMENT

ATTACHED IS A COPY OF THE SRSTP MAINTENANCE AGREEMENT BETWEEN THE WEST DEER TOWNSHIP AND SCS DEVELOPMENT, INC.

MR. SHOUP...

DO I HAVE A MOTION TO AUTHORIZE THE SIGNING OF THE SRSTP MAINTENANCE AGREEMENT BETWEEN THE TOWNSHIP AND SCS DEVELOPMENT, INC AS PRESENTED?

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

SRSTP MAINTENANCE AGREEMENT

This SRSTP MAINTENANCE AGREEMENT (this "Agreement"), made this _____ day of _____, 2023, by and between SCS Development, Inc (the "Landowner"), a Pennsylvania corporation, and the TOWNSHIP OF WEST DEER, a Home Rule Charter municipality situate in Allegheny County, Pennsylvania (the "Township");

WHEREAS, the Landowner owns a parcel of land in the Township on the south side of Bakerstown Culmerville Road, being designated as Block and Lot 2194-K-136 by the Department of Real Estate of Allegheny County, Pennsylvania (the "Property"); and

WHEREAS, the Landowner desires to improve the Property and in connection therewith, to install a single residence sewage treatment plant ("SRSTP"); and

WHEREAS, the SRSTP may be approved by the Township, the Allegheny County Health Department ("ACHD") and the Pennsylvania Department of Environmental Protection ("DEP") if the Landowner agrees to obtain all applicable permits, maintain the SRSTP so long as they own the Property, and establish an escrow account with the Township sufficient to cover the cost of future operation and maintenance of the SRSTP, all on the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the promises herein contained, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto, intending to be legally bound hereby, agree as follows:

1. The foregoing preamble clauses are incorporated by reference thereto, and this Agreement shall be construed in accordance with the laws of the Commonwealth of Pennsylvania.
2. The Landowner hereby agrees to maintain the SRSTP in proper operating condition to the most current standards prescribed by the Township, ACHD and/or DEP for the life of the SRSTP system or any replacement system.
3. In furtherance of the obligation set forth in paragraph (2) hereof, the Landowner

agrees:

(a) To enter into and maintain annually a sampling and maintenance agreement with a contractor/service provider knowledgeable and proficient in the treatment of a SRSTP. The contractor/service provider and the form of the agreement shall first be approved by the Township prior to the execution of any agreement satisfying this requirement.

(b) To obtain and keep current any and all necessary permits from the ACHD and DEP, and to annually submit to the DEP the required "Annual Maintenance Report (AMR) for Small Flow Treatment Facilities."

(c) To create and fund an escrow account in the amount of Three Thousand Five Hundred Dollars (\$3,500.00) to cover the cost to the Township of correcting any SRSTP system malfunction which is not corrected by the Landowner within (10) days, following written notice of the malfunction from the Township or ACHD. Said escrow funds shall be paid to the Township and maintained by the Township in a non-interest bearing account. In the event the ACHD or DEP does not initially approve the SRSTP, the Township will release the escrow account. If the Township is required to expend any of the escrow funds to maintain, repair and/or replace the SRSTP system then Landowner shall promptly replenish the funds so that that the account is maintained at \$3,500.00.

(d) To extend to the Township a right of entry to investigate or inspect the SRSTP in the event of a suspected malfunction. The Township shall provide the Landowner with twenty-four (24) hours' notice prior to entry upon Landowner's Property. In the event of an emergency as reasonably determined by the Township, the Township shall be permitted immediate entry upon Landowner's Property to remediate the emergency.

(e) Following installation, the Landowner and its successors and assigns shall maintain and pay for the electric service to power the SRSTP system. Further, any incidents creating liability due to the improper maintenance and care of said SRSTP system, including following the

Township's entry on the Property, shall be the sole and total responsibility of the Landowner and the Landowner hereby indemnifies and holds harmless the Township and its representatives from any citations, claims or causes of action emanating from improper maintenance and care thereof.

4. If the Landowner fails to maintain the SRSTP, or fails to enter into a sampling and maintenance agreement, each as required in this Agreement, or fails to provide and maintain the escrow account as herein required, the Township is hereby authorized to revoke the Occupancy Permit issued for the Property and prohibit further use of the Property as a residence until the defaults hereunder have been remedied. The Landowner also understands that it may further be cited by the Township, ACHD, or DEP for any failure or malfunctioning of the SRSTP.

5. This Agreement constitutes a covenant running with the land and shall be binding upon the parties hereto and their respective heirs, devisees, executors, administrators, successors or assigns, and all deeds relating to the Property shall be made subject to the terms and conditions of this Agreement. This Agreement shall be recorded by the Township, with recording costs to be paid by the Landowner, and shall continue in full force and effect so long as an SRSTP system is used at the Property. Further, this Agreement may not be terminated by the parties hereto without the prior written consent of ACHD.

6. The Landowner, for itself, its heirs, devisees, executors, administrators, successors and assigns, hereby agree that any change in occupancy of the Property shall require the issuance of a new Occupancy Permit by the Township. A new Occupancy Permit will only be issued by the Township if the new occupants agree in writing to be bound by the terms and conditions of this Agreement. In the event of the Landowner's sale of the Property, upon receipt of such a recorded deed naming the new occupants/buyers, the Township, provided there is no default hereunder, will release the Landowner from further obligation hereunder. It shall be the responsibility of the Landowner and any subsequent new occupants/buyers of the Property to ensure that before, during, and following any sale of the Property, the escrow account held by the Township is maintained.

7. The Landowner hereby agrees to pay all costs and expenses of the Township, including recording costs and attorneys' fees, incurred by the Township in enforcing the provisions hereof or otherwise incurred in relation to this Agreement, including any maintenance or repair expenses incurred with respect to the SRSTP not covered by the escrow account. The Landowner agrees to deposit with the Township herewith the amount of \$1,500.00 (the "Cost Deposit") to be used by the Township to pay any such costs and expenses. Township agrees to refund any portion of the Cost Deposit not paid out within one (1) year of the date hereof. The Landowner recognizes that the costs paid by Township may exceed \$1,500.00 and agree to reimburse promptly any costs that are not covered by the Cost Deposit.

8. This Agreement may be executed in any number of counterparts and by different parties hereto in separate counterparts, each of which when so executed and delivered shall be deemed an original, but all such counterparts together shall constitute but one and the same instrument. Signature pages may be detached from multiple separate counterparts and attached to a single counterpart so that all signature pages are physically attached to the same document. Delivery of an executed signature page of this Agreement or any delivery contemplated hereby by facsimile or electronic transmission shall be as effective as delivery of a manually executed counterpart thereof.

Signatures appear on next page

WITNESS the due execution hereof this _____ day of _____, 2023,
intending to be legally bound hereby, with the further intention that this Agreement is and shall
constitute and have the effect of a sealed instrument according to the laws of the Commonwealth of
Pennsylvania.

WITNESS:

LANDOWNERS:

SCS Development, Inc.

Title

WITNESS:

Township Manager

TOWNSHIP OF WEST DEER:

Chairperson, Board of Supervisors

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF ALLEGHENY)

On this, the _____ day of _____ 2023, before me, a Notary Public, the undersigned officer, personally appeared _____ of SCS Development Inc., known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF ALLEGHENY)

On this, the _____ day of _____, 2023, before me, a Notary Public, the undersigned officer, personally appeared Beverly Jordan, who acknowledged herself to be the Chairperson of the Board of Supervisors of the Township of West Deer, and that she, as such Chairperson of the Board of Supervisors, executed the foregoing instrument for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

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AUTHORIZATION: TRISTANI PROPERTY FLEX BUILDING

THE PLANNING COMMISSION RECOMMENDED APPROVAL OF THE TRISTANI PROPERTY FLEX BUILDING AND FINAL LAND DEVELOPMENT PLAN AT THEIR NOVEMBER 30, 2023 MEETING.

PROPERTY LOCATION: 4431 GIBSONIA RD
ZONING DISTRICT: SU – SPECIAL USE
REQUEST: CONSTRUCTION OF FLEX USE BUILDING

THE PLANNING COMMISSION RECOMMENDED APPROVAL OF THE TRISTANI PROPERTY FLEX BUILDING AND LAND DEVELOPMENT PLAN SUBJECT TO FOLLOWING CONDITIONS:

1. SATISFY ALL COMMENTS IN THE SCOTT SHOUP ENGINEERING LETTER DATED 11.22.2023.
2. SUBMIT ALL REVISIONS BY 12.8.2023 TO BE INCLUDED FOR THE 12.20.2023 BOARD OF SUPERVISOR'S MEETING.

DO I HAVE A MOTION TO APPROVE THE TRISTANI PROPERTY FLEX BUILDING AND FINAL LAND DEVELOPMENT PLAN AS PER THE RECOMMENDATION BY THE PLANNING COMMISSION WITH THE CONDITIONS BEING MET.

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



West Deer Township Planning Commission
Recommendation Report for Nov. 30, 2023

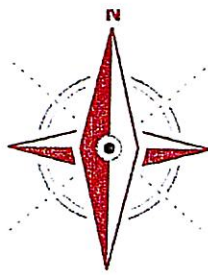
Project Name: TRISTANI PROPERTY FLEX BUILDING – FINAL LAND DEVELOPMENT

Property Location: West Deer Twp. – Allegheny County: 4431 Gibsonia Rd.
Gibsonia, PA 15084
Parcels # 1357-H-134

Zoned: SU: Special Use

First motion by Mr. Hollibaugh and second motion by Mr. Oresick to **RECOMMEND APPROVAL**, voting was unanimous of the Tristani Property Flex Building Final Land Development with the following conditions:

1. Satisfy all comments in the Scott Shoup Engineering letter dated 11.22.2023.
2. Submit all revisions by 12.8 2023 to be included for the 12.20.2023 Board of Supervisor's meeting.



SHOUP ENGINEERING

FOR OVER 60 YEARS

329 Summerfield Drive, Baden, PA 15005

Phone: 724-869-9560

info@shoupengineering.com

December 4, 2023

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

Via Email

RE: Tristani Development Flex Building
Land Development Plan (Plans dated November 29, 2023)

Dear Mr. Shook,

I have reviewed the above referenced land development plan located in the SU Zoning District and the following comments should be considered:

1. PADEP Sewage Facilities Planning Module documents must be submitted to the Township for review and approval.
2. An NPDES general permit will need to be obtained from the Allegheny County Conservation District prior to the initiation of earthwork.
3. A PADOT highway occupancy permit will need to be secured for the site's driveways to Route 910.
4. The development will be subject to a transportation impact fee that will need to be paid prior to the issuance of a building permit. The project narrative mentions a trip generation letter that did not appear to be included with the application.
5. The applicant will need to enter into a stormwater operations and maintenance agreement with the Township.

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

Sincerely,

SHOUP ENGINEERING INC.



Scott A. Shoup, P.E.

cc: Daniel Mator - via email
Dorothy Moyta - via email
Jodi French - via email
Gavin Robb - via email
Jonathan Garczewski, P.E., Gateway Engineers - jgarczewski@gatewayengineers.com

WEST DEER TOWNSHIP

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

SUBDIVISION AND LAND DEVELOPMENT APPLICATION

APPLICATION NO. _____

Application For:

- ☐ Preliminary Subdivision
☐ Final Subdivision
☒ Land Development
☐ PRD
☐ Lot Line Revision

Location of Property: 4431 Gibsonia Road
Parcel Lot and Block No.: 1357-H-00134-0000-00
Name of Subdivision/Land Development: Tristani Land Development

Name of Applicant: 910 East, LLC
E-Mail Address: rferee@landmarkprop.com
Address: 4848 Route 8, Unit 2
Allison Park, PA 15101-2362
Telephone No.: 724-443-9000

Name of Property Owner(s): same as applicant
E-Mail Address: _____
Address: _____
Telephone No.: _____

Surveyor/Engineer: The Gateway Engineers, Inc
Address: 122 West Brady Street
Butler, PA 16001
Telephone No.: 724-287-1055 x306 E-Mail: jgarczewski@gatewayengineers.com
Purpose of Development: Construct a 67,500 square foot flex use building, associated loading and parking areas, utilities and storm water management.

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

Total Acreage of Tract: 16.417
No. of Acres to be Developed: _____ Number of Lots: 1
Percentage of Lot Coverage: _____ Min. Lot Size: n/a
Estimated Start of Construction: Spring of 2024

Zoning District: Special Use (SU)

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: Vacant Property

Number of Existing Lots: _____ Existing Acreage: _____

Location of Existing Buildings: _____

Current Parking Spaces: _____

Existing Parking Surface Area: _____

Access Driveway Location: _____ Width: _____

Proposed Use: 67,500 sf Flex Use Building (Office and Warehouse)

Description of Building(s): _____

Additional Parking Spaces: 97 Parking Spaces

Access Driveway Location: Gibsonia Road Width: _____

Current Employees: n/a New Employees: TBD

Percentage of Lot Coverage: _____

Phase:

Total Number of Phases: 1

Phase Number of this Application: 1

Total Acres: _____

Acres this Phase: _____

Total Lots: _____

Lots this Phase: _____

Total Lineal Feet of Storm Sewer: n/a

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	<u>n/a</u> (date)
DER Planning Module Waiver	<u>n/a - Planning Module in progress</u>
Water Authority	<u>in progress</u>
Sewer Authority	<u>in progress</u>
Allegheny Co. Conservation District	<u>in progress</u>
Allegheny Co. Dept. of Economic Development	<u>in progress</u>

Right-of-Way:

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

Describe: _____

Easements:

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

Describe: _____

LAND DEVELOPMENT

General:

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

Proposed Development:

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

APPLICATION MATERIAL CHECKLIST

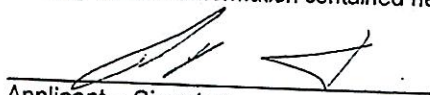
DATE 10/25/23

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

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

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

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


Applicant - Signature

Print Name

Robert Ferree
Mansboro Member



GATEWAY ENGINEERS
A FULL-SERVICE CIVIL ENGINEERING FIRM

Proposed Tristani Property Warehouse Development
Richland Township, Allegheny County, PA

Site Location Map

TIS Scoping Checklist
Project Number: 2017-0003
Drawing Scale: 1" = 100'
Date Issued: 07/27/2017
Drawn By: M.L.
Checked By: M.L.
Project Manager: M.L.

Figure 1

© Gateway Engineers Inc. All Rights Reserved

C100

910 EAST, LLC
910 EAST, LLC
910 EAST, LLC

TRISTANI PROPERTY FLEX BUILDING
GIBSONIA ROAD (Rt. 910)
GIBSONIA, PA 15112
ALISON BARK, PA 15101



GRAPHIC SCALE
1" = 100'



Know what's below.
Call before you dig.
811

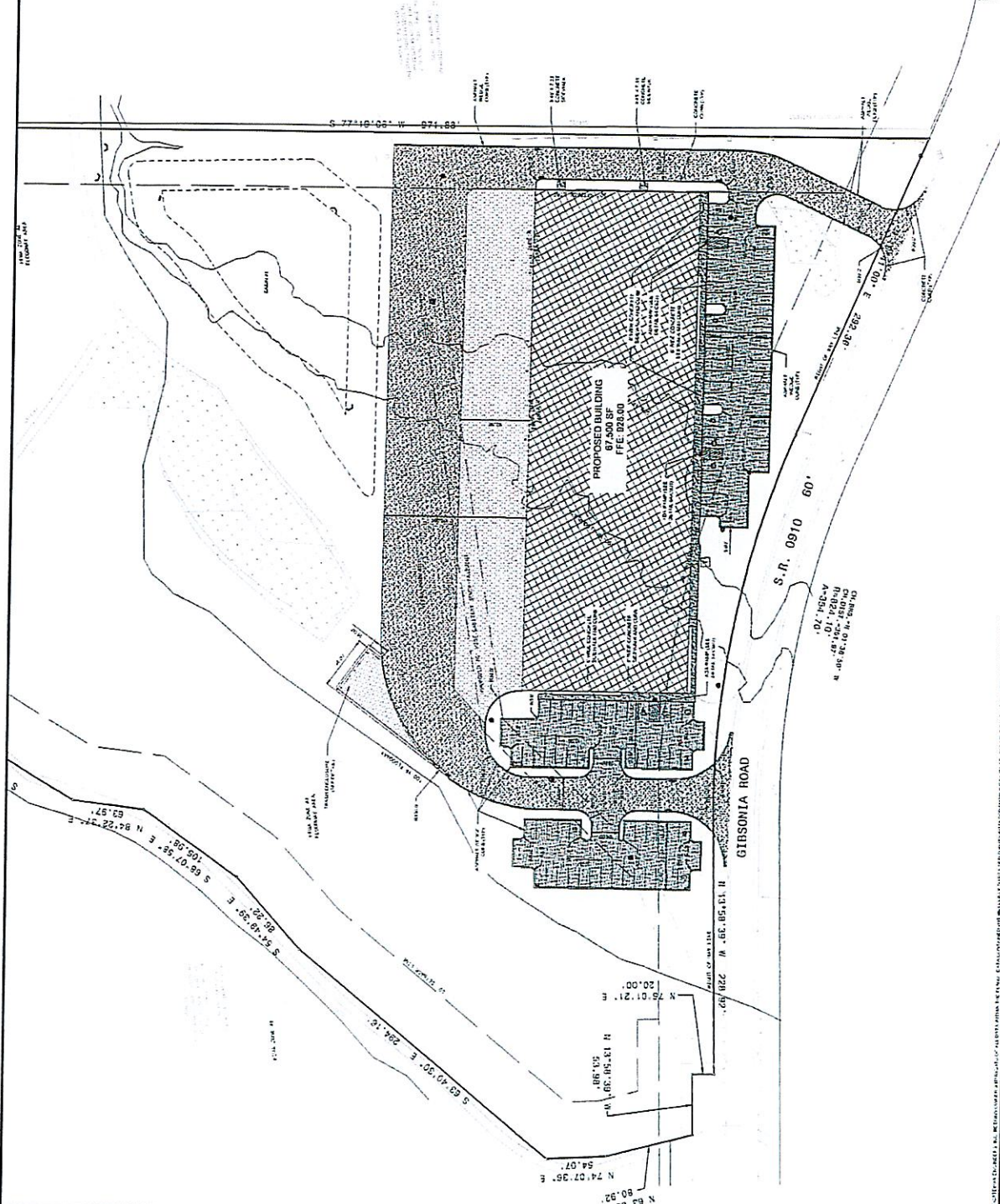
REVISION RECORD

NO.	DATE	DESCRIPTION
1	01/15/11	ISSUED FOR PERMIT
2	01/15/11	ISSUED FOR PERMIT
3	01/15/11	ISSUED FOR PERMIT
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SITE LEGEND

1	PROPOSED BUILDING
2	PROPOSED DRIVEWAY
3	PROPOSED SIDEWALK
4	PROPOSED PARKING LOT
5	PROPOSED LANDSCAPE
6	PROPOSED FENCE
7	PROPOSED SIGN
8	PROPOSED LIGHTING
9	PROPOSED UTILITY
10	PROPOSED EROSION CONTROL
11	PROPOSED DRAINAGE
12	PROPOSED RETENTION WALL
13	PROPOSED BRIDGE
14	PROPOSED TUNNEL
15	PROPOSED UNDERPASS
16	PROPOSED OVERPASS
17	PROPOSED VIADUCT
18	PROPOSED TRUSS
19	PROPOSED ARCH
20	PROPOSED DOME
21	PROPOSED SPHERE
22	PROPOSED CYLINDER
23	PROPOSED CONE
24	PROPOSED PYRAMID
25	PROPOSED PRISM
26	PROPOSED CUBE
27	PROPOSED RECTANGLE
28	PROPOSED SQUARE
29	PROPOSED TRIANGLE
30	PROPOSED CIRCLE
31	PROPOSED ELLIPSE
32	PROPOSED PARABOLA
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43	PROPOSED TRIANGLE
44	PROPOSED CIRCLE
45	PROPOSED ELLIPSE
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94	PROPOSED PYRAMID
95	PROPOSED PRISM
96	PROPOSED CUBE
97	PROPOSED RECTANGLE
98	PROPOSED SQUARE
99	PROPOSED TRIANGLE
100	PROPOSED CIRCLE



Land Use: 150 Warehousing

Description

A warehouse is primarily devoted to the storage of materials, but it may also include office and maintenance areas. High-cube transload and short-term storage warehouse (Land Use 154), high-cube fulfillment center warehouse (Land Use 155), high-cube parcel hub warehouse (Land Use 156), and high-cube cold storage warehouse (Land Use 157) are related uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Connecticut, Minnesota, New Jersey, New York, Ohio, Oregon, Pennsylvania, and Texas.

Source Numbers

184, 331, 406, 411, 443, 579, 583, 596, 598, 611, 619, 642, 752, 869, 875, 876, 914, 940, 1050

32

OLD BUSINESS

33

NEW BUSINESS

34

**ANNOUNCEMENTS: HOLIDAYS AND 2024 REORGANIZATION
MEETING**

THE BOARD WOULD LIKE TO WISH EVERYONE A MERRY CHRISTMAS AND A HAPPY NEW YEAR, AND WOULD LIKE TO FORMALLY ANNOUNCE THAT THE REORGANIZATION MEETING OF THE BOARD OF SUPERVISORS WILL TAKE PLACE TUESDAY, JANUARY 2ND AT 7:00PM.

35

ADJOURNMENT

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

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