AGENDA

TOWNSHIP OF WILKINS
PUBLIC HEARING & BOARD OF COMMISSIONERS MEETING
MARCH 9, 2026

6:30PM – EXECUTIVE SESSION – POLICE CONTRACT AMENDMENT PROPOSAL

Via Zoom At: https://us02web.zoom.us/j/89701348894

CALL TO ORDER / ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES:

COMMUNICATIONS: Joshua Selzer – Program Coordinator, Allegheny County Parks

CITIZENS' COMMENTS:

REPORTS:

1. Engineer
2. Police
3. Public Works
4. Fire Departments
5. Building Inspector
6. Manager (Deed Transfer Tax)
7. Tax Collector
8. Act 511 Taxes
9. Solicitor
10. Recreation

PAYMENT OF BILLS:

FUND	*AMOUNT*
General Fund	$86,175.86
Capital Reserve Fire	$16,495.98
Combined Sewer Fund	$8,378.06
Procurement Card	$1,056.26
Total:	**$112,106.16**

OLD BUSINESS:

NEW BUSINESS:

1. Review and discussion of proposed Ordinance #1142 which would permit Data Centers and Data Center Accessory Uses in the C-1 & M-1 Zoning Districts by Conditional Use.

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2. Review and discussion of proposed Ordinance #1143 which would permit Double Houses & Duplexes in the R-3 Zoning Districts.

3. Motion to adopt Resolution No. 5 of 2026 for an Intergovernmental Cooperation Agreement with Turtle Creek for the 440 Wilbur Avenue Lot Consolidation.

4. Motion to adopt Resolution No. 6 of 2026 authorizing the Township to apply for grant funding through the Department of Conservation and Natural Resources (DCNR) for the Lucia Catarinella Bike Park project.

5. Recommendation by Mr. Flaherty to amend Ordinance No. 1140, which adopted the 2021 edition of the International Fire Code, to specifically remove Appendix M, which requires inter-connected sprinklers to be retroactively installed in all high-rise buildings.

6. Motion to approve Scott Matthew's recommendation to enter into a binding salt agreement with PACostars to purchase up to 1,000 tons of road salt for the 2026-2027 season.

7. Recommendation from the Public Safety Committee to amend the Police Collective Bargaining Agreement, Article XXVI – Wages.

COMMISSIONERS' COMMENTS

ADJOURNMENT

WILKINS TOWNSHIP BOARD OF COMMISSIONERS
SECOND STATED MEETING
MONDAY, FEBRUARY 23, 2026

The Second Stated Meeting of Monday, February 23, 2026 was brought to order at 7:02 PM by President, Brittney Pepper. A quorum was present as follows:

Ms. Pepper, Mr. Wells, Mr. Boyd, Ms. Benning & Mr. Maloney

(49-2026) MOVED BOYD-MALONEY to approve the minutes of the Public Hearing and the Regular Meeting of Monday, February 9, 2026. The motion was adopted by unanimous roll call vote.

Executive Session:

The Board met in Executive Session with Chief Lamb at 6:45pm to discuss a matter of police personnel.

Correspondence:

Allegheny County Economic Development's Deputy Director, Simone McMeans, submitted a letter informing the Township that it can either opt in or opt out of the CDBG and HOMES programs for years 2027, 2028 and 2029.

Presentation:

Ms. Kelley Kelley, Director of Public Safety and Well Being, and Ms. Joey Brantle, Director of the Law Enforcement Assisted Diversion Initiative (LEAD) under the Congress of Neighborhood Communities program (CONNECT), addressed the Board regarding the LEAD Initiative.

Citizens' Comments:

Ms. Diana Balan of 107 Leneake Street addressed the Board regarding the neighboring property at 108 Leneake Street. Ms. Balan stated she wishes to purchase the property and is requesting that the Dye Test and Lateral Inspection be postponed until after the sale. Ms. Balan claims there is an issue with 108 Leneake's sewer lateral and it will cost her $10,000 to repair. Manager Rebecca Vargo informed Ms. Balan that the Township is under a consent decree from the Department of Environmental Protection (DEP) regarding these actions and the Board does not have the power to postpone or over rule these requirements. Ms. Balan was instructed to submit the lateral video and Dye Test for review by the Township.

Mr. Anthony Davis, Deputy Chief of the Wilkins #1 Fire Company, addressed the Board where he relayed the number of calls the department has responded to this year. Mr. Wells inquired if there were any updates on the Commercial Street bridge work that will result in the closure of the parkway this summer. Mr. Davis stated that he will be attending an East Boros meeting on March 18th where a PennDOT official will relay the latest news on the bridge work and parkway closure.

Ms. Maribeth Lashuk of 971 Elizabeth Street addressed the Board requesting that the patch on her crossing guard jacket be modified. Chief Lamb requested Ms. Lashuk come to his office during the week so they may discuss the matter further.

(Re: Agenda Item #10) Ms. Connie Tinsley addressed the Board requesting she be able to continue her instruction of the Silver Sneakers Program at the Community Center but under the umbrella of the Township. Ms. Tinsley relayed that Tivity Health has the trademark on the Silver Sneakers program and that the Wilmerding Community Program oversaw Silver Sneakers locally. However, the Wilmerding program is shutting down. Ms. Tinsley stated that she usually has 20-25 people participating in her classes and that 60% of those participants are Wilkins residents.

(50-2026) MOVED MALONEY-WELLS to approve the payment of the schedule of bills in the amount of $201,414.14. The motion was adopted by unanimous roll call vote.

Old Business:

There was no old business.

New Business:

ORDINANCE NUMBER 1140

AN ORDINANCE OF THE TOWNSHIP OF WILKINS, COUNTY OF ALLEGHENY AND COMMONWEALTH OF PENNSYLVANIA AMENDING THE CODIFIED BOOK OF ORDINANCES, PART II, CHAPTER 201, FIRE PREVENTION, TO PROVIDE FOR THE ADOPTION OF THE 2021 EDITION OF THE INTERNATIONAL FIRE CODE, AND APPENDICES, COPYRIGHT 2020 BY THE INTERNATIONAL CODE COUNCIL, INCORPORATED.

(51-2026) MOVED BOYD-WELLS to read Ordinance Number 1140 for the first time by title only.

(52-2026) MOVED BOYD-WELLS to accept the first reading of Ordinance Number 1140.

(53-2026) MOVED WELLS-BOYD to read Ordinance Number 1140 for the second time by title only.

(54-2026) MOVED WELLS-BOYD to adopt Ordinance 1140.

Motions 51-2026 to 54-2026 inclusive were adopted by unanimous roll call vote.

ORDINANCE NUMBER 1141

AN ORDINANCE OF THE TOWNSHIP OF WILKINS, COUNTY OF ALLEGHENY AND COMMONWEALTH OF PENNSYLVANIA AMENDING THE CODIFIED BOOK OF ORDINANCES, PART II, CHAPTER 310, PROPERTY MAINTENANCE, TO PROVIDE FOR THE ADOPTION OF THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE, AND APPENDICES, COPYRIGHT 2020 BY THE INTERNATIONAL CODE COUNCIL, INCORPORATED.

(55-2026) MOVED BOYD-MALONEY to read Ordinance Number 1141 for the first time by title only.

(56-2026) MOVED WELLS-BOYD to accept the first reading of Ordinance Number 1141.

(57-2026) MOVED WELLS-BENNING to read Ordinance Number 1141 for the second time by title only.

(58-2026) MOVED WELLS-BOYD to adopt Ordinance 1141.

Motions 55-2026 to 58-2026 inclusive were adopted by unanimous roll call vote.

(59-2026) MOVED BOYD-WELLS to authorize the advertisement of a public hearing for proposed Ordinances #1142 and #1143.

RESOLUTION NUMBER 3-2026

A RESOLUTION OF THE TOWNSHIP OF WILKINS, ALLEGHENY COUNTY, PENNSYLVANIA, ESTABLISHING AN OFFICIAL POLICY FOR ENFORCEMENT OF NON-CRIMINAL FEDERAL IMMIGRATION LAWS

(60-2026) MOVED BOYD-MALONEY to adopt Resolution #3-2026. The motion was adopted by unanimous roll call vote.

RESOLUTION NO. 4-2026

A RESOLUTION OF THE TOWNSHIP OF WILKINS, ALLEGHENY COUNTY, PENNSYLVANIA, ENTERING INTO A COOPERATION AGREEMENT WITH THE ALLEGHENY COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME INVESTMENT PARTNERSHIP PROGRAMS FOR THE YEARS 2027, 2028 AND 2029

(61-2026) MOVED BOYD-BENNING to adopt Resolution #4-2026. The motion was adopted by unanimous roll call vote.

(62-2026) MOVED WELLS-BOYD to accept Officer Brenden Linebarger's letter of resignation. The motion was adopted by unanimous roll call vote.

(63-2026) MOVED WELLS-BOYD to accept attorney Gretchen Moore's proposal for Solicitor of the Zoning Hearing Board. The motion was adopted by unanimous roll call vote.

(64-2026) MOVED WELLS-BENNING to authorize the preparation of specifications and to advertise for the 2026 paving program. The motion was adopted by unanimous roll call vote.

(65-2026) MOVED BOYD-WELLS to approve the purchase of two, 4-foot perforated poly-steel tables for the shade structure at Lions Park at a cost of $3,486.00. The motion was adopted by unanimous roll call vote.

Commissioners' Comments:

Mr. Boyd made the following statement:

"I am speaking tonight in support of immigrants and refugees that live, work, and recreate in Wilkins Township. The United States is a country of immigrants that live on stolen land. Nearly everyone in this room is here because of past willing or unwilling immigration. As such, the widespread vilification of immigrants is, in addition to being racist, quite hypocritical. I am horrified by the way that federal agents and agencies are attempting to enforce immigration law. Under-trained masked agents without visible

identification are throwing brown people in vans, taking children on their way to school, entering homes without judicial warrants, and committing acts of violence against protesters exercising their first amendment rights. Deaths while in ICE custody are at their highest point since 2004, a point in semi-recent history when Islamophobia and anti-brown racism were prominent. The notion peddled by the current federal administration that only violent criminals would be targeted by ICE and CBP is clearly false. The right-leaning and hardly leftist CATO Institute has noted that only 5% of those detained by ICE were convicted of a violent crime and that 73% of those detained have no criminal record. The current xenophobic and white supremacist approach is rooted in the notion that violence against BIPOC people is acceptable when the mere presence of such individuals makes white people uncomfortable. This phenomenon is sadly not new or novel but a recurring theme in our country's fraught history. It is also not a partisan issue, as plenty of democratic politicians such as our current democratic US senator support policies domestically and abroad that uphold and privilege whiteness. Our current system, which includes ICE, CBP, and the DHS umbrella, was created in 2003 as part of a racist and xenophobic reaction to the events of September 11, 2001. Prior to that time, and since 1933, Immigration and Naturalization Service handled these issues in a more administrative and less militarized manner. Wilkins Township is an increasingly diverse community that should be welcome to all. While our country is overdue for legislative reform to our immigration process and policies, terrorizing black and brown people and shooting protesters is not the fix we need. Given that the current wave of ICE and CBP activity is negatively impacting safety for both documented and undocumented people, I feel that the resolution under consideration is necessary to codify the principle that our police department's primary job is to maximize public safety for all and not to assist in acts of deliberate racism and xenophobia."

Mr. Maloney stated he attended a recent Woodland Hills EMS Board of Directors meeting and that he requested their 2024 audit for him to take a look at to ensure the money is being spent well. Mr. Maloney went on to say that he attended a recent East Boro meeting regarding Allegheny County volunteer fire departments and how they can continue to operate given the low volunteer and retention rates.

Mr. Wells stated he attended the annual TriCOG dinner where the Land Bank relayed that they have purchased 24 properties in 2025 and now have a total of 194 properties with 22 being sold in 2025. Mr. Wells went on to say he also attended State Representative Abigail Salisbury's intergovernmental meeting where the Commercial Street bridge work and parkway closure were discussed as well as the amount of grant money that has been distributed to Wilkins. Mr. Wells stated that from 2008 to 2022, a little over 2 million dollars was awarded in grant money to Wilkins, and there already has been over one million dollars in grants distributed from 2023 to 2026 to Wilkins.

Ms. Pepper stated that she, along with the other Commissioners, received a letter from a resident of Sunset Drive requesting that the Township take action regarding the Immigration and Customs Enforcement agency (ICE) and their recent activities in the country. Ms. Pepper stated she hoped the

resident was watching the meeting to know that the Board passed a Resolution at this meeting for that very subject.

(66-2025) MOVED BENNING-WELLS to adjourn. The meeting adjourned at 8:26 PM. The motion was adopted by unanimous roll call vote.

Respectfully submitted,

Rebecca Vargo
Secretary

Outlook

Hometown Hoops

From Selzer, Joshua S. <Joshua.Selzer@AlleghenyCounty.US>
Date Mon 3/2/2026 1:45 PM
To Selzer, Joshua S. <Joshua.Selzer@AlleghenyCounty.US>
Cc Bossong, Brooke <Brooke.Bossong@AlleghenyCounty.US>

1 attachment (54 KB)
Hometown Hoops Application fillable.pdf;

Good afternoon,

I hope that you are all having a good start to the year. We are excited to share the details on our **2026 Hometown Hoops** program! If you are unfamiliar with this program, I have included some information below.

During the summer, Allegheny County holds roughly 30 FREE basketball mini camps in 10+ communities throughout the County for ages 9-18. In partnership with the Greater Pittsburgh Community Food Bank, Allegheny County will provide boxed lunches to these participants at each location and each day at no cost. We will host camps at each location for 2-3 consecutive days. All camps will take place from 10:00 am - 2:30 pm. **We would be looking to run these camps on weekdays starting Monday, June 22 and running through Friday, August 7.** Coaches and staff members are all provided by Allegheny County. We will have online registration (highly encouraged) for each camp, and we will also welcome participants from your location to join in.

If your site is interested in participating, please complete the attached application and return to my email at Joshua.Selzer@alleghenycounty.us.

We hope to hear back from you!

Joshua Selzer
Program Coordinator
Allegheny County Parks
Office: 412-350-6274
Cell: 412-862-0206

Register for our programs here!

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LSSE
Civil Engineers and Surveyors
Fike • LSI • LSSE • Rabell • Senate
846 Fourth Avenue, Coraopolis, PA 15108
(412) 264-4400 • (412) 264-1200 Fax

TO: Wilkins Township
Board of Commissioners

FROM: Kevin A. Brett, P.E.
Shawn R. Wingrove, P.E.

SUBJECT: **Monthly Engineer's Report**
March 2026 Meeting

DATE: March 3, 2026

S. O. NO.: 737-001

cc: Rebecca Vargo, Manager
Tim Saunders,
Assistant Manager

Following is an update to the Summary of the Engineering Work performed for projects in the last 30 days:

Public Improvement Projects

1. **2026 Roads:** *LSSE forwarded cost estimates for Township use for 2026 roads restoration. Roads that were included were for those on streets with Gas Company replacement projects, so the Gas Company reimburses for 50% of cost. Streets included were portions of Rita Drive, Nanette Drive, Cline Street, Powell Street and Elizabeth Street. LSSE reviewed roads list with Township on January 23, 2026. LSSE to meet with Water Authority on scope of work.* **LSSE met with water company on February 27, 2026, to discuss paving scope of work.**

BASE BID					
No.	ROADWAY	FROM	TO	AMOUNT	STATUS
1	Elizabeth Street	Upper Rita Drive	Lucia Drive	TBD	Pending
2	Rita Drive	Stevendale Drive	Elizabeth Street		Pending
3	Nanette Street	Rita Drive	Elizabeth Street		Pending

ADD ALTERNATES					
No.	ROADWAY	FROM	TO	AMOUNT	STATUS
A-1	Washington Street	Brown Avenue	Hazel Street	TBD	Pending
A-2	Hazel Street	Washington Avenue	Beaver Avenue		Pending
A-3	Beaver Avenue	Hazel Street	Beech Street		Pending
A-4	Spur Avenue	Beaver Avenue	Mortimer Avenue		Pending

2. **The Stephen and Lucia Catarinella Bike Park:** *LSSE met with Township to do a walkthrough of site on March 3, 2025. LSSE submitted DCNR grants on April 2, 2025. LSSE sent Township Resolution for Greenways, Trails and Recreation Program grant application for May 31, 2025, submittal. LSSE sent Township GTRP grant application package on June 3, 2025.* **LSSE sent DCNR resolution to Township.**

Maple Lane Guiderail: *LSSE to issue Memo and Opinion of Probable Cost to Township. LSSE requests authorization to bid guiderail on Maple Lane to replace the cable guiderail. Bid opening is tentatively for April 23, 2025. LSSE requests authorization to bid. No change. Project is in for consideration for the 2026 Budget.* **No Change.**

3. **Clugston Avenue Soil Nail:** *LSSE completed surveys and preliminary layouts for the soil nails. LSSE issued request for proposals dated November 7, 2025 for geotechnical investigation. Based on the proposals received, LSSE recommends the Township award Geotechnical Proposal to Artuso Construction Engineering Consultants, Inc. in the amount of $17,550.00. An award letter was sent to Construction Engineering Consultants Inc. on December 18, 2025. Geotech was authorized to proceed. Borings were staked in field. Awaiting geotech report to be finalized.*

4. **1350 Laurel Drive:** *Structure Demolition: Request for Proposal was sent on December 12, 2025. LSSE sent the Borough the Request for Proposal Summary on December 23, 2025 on Construction. LSSE recommends award to Lutterman Excavating, LLC $17,500.00.* **LSSE held pre-construction meeting on February 20, 2026; meeting minutes were issued. Demolition to occur once vehicle is removed from property. Construction to begin on March 6, 2026.**

5. **Municipal Complex: LSSE met with Township Staff to discuss schematic options.**

Developments

1. **703 Rodi Road:** *LSSE issued subdivision letter dated January 7, 2025. LSSE is reviewing Sewage Planning Module. LSSE issued subdivision letter dated January 20, 2025. LSSE sent Review No. 3 to Developer and Township on February 21, 2025. LSSE to meet with Developer and Township to discuss the access easement, location of utilities easements, and location of pavement. Awaiting resubmittal. Developer's Engineer indicated plans to be received in early May.* **No Change.**

2. **Heritage Heights:** Preconstruction meeting was held with Developer and Township on February 26, 2025. Construction is to begin within the next two weeks. *LSSE sent shop drawing letter to Contractor on April 3, 2025. Township and LSSE met with Developer on April 10,b2025 to confirm final plans for construction and get an update on project. LSSE sent plan approval letter to Developer / Contractor on April 28, 2025. LSSE reviewed Bond Estimate with Developer's Engineer finalizing Bond Amount on May 2, 2025 at $1,122,728.20 which is 110% of improvements. Developer completing final information and anticipated to begin next 30 days—awaiting for confirmation on schedule. Preconstruction meeting with ACCD was held on June 24, 2025. Schedule was sent to LSSE on June 25, 2025. Construction began week of June 30, 2025. LSSE sent Township PRD Stormwater Impact Review letter on July 14, 2025. Stormwater construction is on-going. Construction on-going with stormwater. Sanitary sewer has begun to be placed and the connection to existing manhole has been made. Sanitary sewer*

is complete, all air and vacuum testing complete and verified. Storm sewer is still under construction at the rear of the development. Paving will occur within the next 2 weeks. Contractor has completed paving. Gas installation to occur the week of December 1, 2025. Contractor to continue with storm installation and begin underground electric. LSSE received the water as-builts on December 23, 2025. Contractor finished storm installation. We are awaiting as-builts for storm and sanitary sewer being completed by Developer. Once received, the sanitary sewers will be offered for acceptance. Construction on hold due to weather. As-Builts have been received for water, sanitary, and storm sewer. **LSSE sent Township as-built review on February 26, 2026.**

Grants

1. Grant Application Summary (Submitted Applications)

Project	Grant Source	Grant Request	Township Match	Submission Date
Structure Demolition • 102 Quarry Street • 583 Ayers Avenue • 434 Highland Avenue	Act 152	$73,600.00	N/A	October 31, 2025
Local Share Account • Baker Street Bridge Replacement	Statewide LSA	$805,000.00	None Required	November 30, 2025

2. Grant Application Summary (Open/Anticipated Funding Sources)

Project/Eligible Project Types	Grant Source	Grant Request	Township Match	Submission Date
Green Light Go Program	PennDOT			Pre Application: February 28, 2026 Application: March 31, 2026
Bike Park	DCNR		20% Match	April 30, 2026
Municipal Complex – Recreational Trail	CFA - GTRP		15% Match	
PRP Improvements	CFA - WRPP		15% Match	
Municipal Complex – Recreational Trail and Paving	CFA - MTF		30% Match	

3. Grant Application Summary (Awarded)

Project/Eligible Project Types	Grant Source	Grant Request	Township Match	Status
Wilkins Municipal Complex Planning and Design	LSA	$106,250.00	N/A	Awarded December 2025
Brown Avenue Traffic Signal	CFA- Multimodal Transportation	$529,199.00	30% Required $158,759.70	Awarded January 2026
Penhurst Dr Sewer Repairs	CFA – Small Water and Sewer	$200,000.00	15% Required $35,598.00	Awarded January 2026

MS4

1. *Pollution Reduction Plan – LSSE to review PRP for Township and provide summary memo of steps to have completed. LSSE is preparing concepts to review with Township.*

2. *Draft General Permit has been issued by DEP and is currently out for review for comment. Comments are due to DEP by March 19, 2025. Draft permit indicates NOI due to DEP September 2026, and Volume Management Plan (VMP) is due September 2028 in draft document. LSSE is reviewing draft permit and will have draft memo of all changes / requirements in the new permit. MS4 Permit Memo Update was sent on March 14, 2025, to Township.*

3. *LSSE submitted Growing Greener Grant Application for Township PRP improvements.*

4. *LSSE to review annual report with Township prior to September 30, 2025. Staff meeting to be scheduled week of September 8, 2025 to review items for remainder in 2025 and 2026. LSSE submitted annual report on September 30, 2025. October 16, 2025 mock inspection is to be completed by LSSE to review with Township staff. LSSE is updating Township binders. Follow-up meeting is scheduled for December 10, 2025, to review binders and complete staff training.* **PRP design is ongoing. LSSE to review preliminary concepts with Township.**

Sanitary Sewers

1. **Queenston Sanitary Sewer Lining:** *Township is reviewing project scope. Meeting to be held in March to discuss Township findings.* **No Change.**

2. **Ariel Crossing on Brown Avenue Sewer:** *Jet Jack, Inc. awarded contract for $89,200.00. Contract Documents have been sent to Township. Preconstruction meeting to be scheduled. Preconstruction meeting was held on September 4, 2025 and minutes issued on September 24, 2025. Construction is to begin in 2 to 3 weeks tentatively due to manhole and long span pipe lead time. Manhole is to be delivered within the next week. Construction to begin the week of November 10, 2025. Contractor has completed work. Final walkthrough is scheduled for December 4, 2025. Few punchlist items to be completed. Final Change Order was sent to Township on December 19, 2025.* **Punchlist items remain and Contractor was notified. LSSE working on grant reimbursement. Contractor is to submit as-built drawings and steel certification.**

3. **Sanitary Sewer Operation and Maintenance Plan:** *LSSE began draft of the Operations and Maintenance Plan. LSSE met with Township Staff on January 23, 2026, to review draft.* **LSSE updating plan based on information provided by the Township.**

4. **CSO Separation:** *CSO#2 TR-03 has been closed off and eliminated by the Township and ALCOSAN. CSO#1 is being tested by the Township. Third test has been completed, results have been higher than required but are dropping significantly with each test. Test will be ongoing until compliance is achieved. Once testing is resolved within limits CSO permit will be terminated. Township continues to test water until three required results are reached. Township is continuing testing. LSSE to address the comments made by ALCOSAN on September 5, 2025. Request for letter bids were issued on October 9, 2025 for combined sewer cleaning and disinfection. Bids are to be received on October 10, 2025 for discussion and for consideration of award at the October 13, 2025 meeting. No bids were received due to timing issues plus access issues. Bid documents are being prepared to be bid in November to be awarded in December.*

   Linhart Combined Sewer Disinfection: *Project required for CSO Separation. Design is ongoing. Meeting scheduled with Township on December 4, 2025 to review scope. Bid Advertisement to be transmitted to Township week of December 9, 2025, to be opened in mid-January for award in January 2026. Drawing and specs are being finalized. Bid opening is scheduled tentatively for January 20, 2025. LSSE issued bid tab on January 23, 2026. LSSE recommends award to Robinson Pipe Cleaning Company in the amount of $63,801.00.* **LSSE to set up pre-construction meeting with Contractor.**

5. **Regionalization of Interceptors:** *Both are progressing, goal is to be completed in 2025. No Change. Cost estimates have been acceptable by the Municipalities and Alcosan. Township is working on cost agreement with Church Hill.*

   - *LSSE received updated OPCs from Churchill, with the following costs:*
     - *-T-07 (50/50% split): $98,095.86 (49,047.93 Wilkins); and*
     - *-T-09 (73.5% Wilkins): 4,979 ($3,659.57 Wilkins)*

   For a total anticipated cost to Wilkins Township of $52,707.50. Documents were sent for signatures for the transfer of T07 and T09, on year payment to the Township. **No Change.**

WILKINS TOWNSHIP POLICE DEPARTMENT

110 PEFFER ROAD TURTLE CREEK, PA 15145

EMERGENCY 911
NON-EMERGENCY(412) 473-3056

POLICE OFFICE: (412) 824-0032
POLICE FAX: (412) 824-6647

CHIEF RANDY O. LAMB

MONTHLY POLICE REPORT - February, 2026

I. Total Police Calls Logged 276

II. Law Enforcement

1. Criminal Offenses Reported	32
2. Criminal Arrests/Persons Charged	19
3. Criminal Offenses Cleared	16

III. Traffic, Parking, Ordinance Enforcement

1. Traffic Citations Issued	14
2. Parking Tags Issued	16
3. Parking Citations Issued	3
4. Non-Traffic Citations Issued	4

VII. Special Programs

1. Allegheny Intermediate Unit's Trauma Education And Response (T.E.A.R.) Program
   - One referral for support, 2/5/2026

2. A-Team - Resources for Human Development Program
   - Two referrals for resources, 2/12/2026 & 2/23/2026

3. Law Enforcement Assisted Diversion (L.E.A.D.) Program
   - One referral for resources, 2/25/2026

WILKINS TOWNSHIP POLICE DEPARTMENT

110 PEFFER ROAD TURTLE CREEK, PA 15145

EMERGENCY 911
NON-EMERGENCY(412) 473-3056

POLICE OFFICE: (412) 824-0032
POLICE FAX: (412) 824-6647

CHIEF RANDY O. LAMB

Summary of Police Activity – February, 2026

2-01-26 18:53 Police responded to a call of a father-son domestic at a house on Cline Street. There, officers spoke with the father, who reported the argument was verbal only. The son had left prior to police arrival.

2-02-26 00:16 Officers met with a complainant at Brentmoor Towers Apartments, who wanted to report his vehicle stolen. Officers began investigating, and found information from area License Plate Reader cameras that the vehicle was recently documented as being on a tow truck. Officers subsequently learned the vehicle had been towed at the request of the apartment complex management, as it was double-parked, blocking another tenant's vehicle.

2-03-26 16:05 Police were dispatched to an address on Leneake Street for an assault. There, officers met with the victim, who reported she and her wife had been arguing. Her wife's daughter, who lives in an upstairs apartment, confronted them, and ended up punching the victim in the eye/forehead area, causing a contusion. Medics treated the victim. The daughter was arrested.

2-04-26 10:25 An officer took a report of a stolen vehicle from a resident on Negley Avenue. An investigation was started, and the officer saw that the vehicle was hitting on License Plate Reader cameras in the South Hills of Pittsburgh. Police departments in that area were advised. Five days later, the vehicle was found abandoned in Balwin. The investigation is on-going.

2-12-26 20:21 A complainant came to the police station asking that an officer serve a PFA on her ex-husband, who works in Penn Center. Officers went to the Penn Center work address of her ex-husband, and met with him. The PFA was served without incident.

2-13-26 20:28 Police responded to a report of open 911 call, with nobody talking on the caller's end. Officers spoke with a resident there, who reported his child had been playing with the phone and accidentally called 911.

2-14-26 08:32 Officers responded to a burglar alarm activation at a Grayhurst Drive home. There, officers checked around the home and found all doors and windows to be secure. There was nothing noted to be out of the ordinary.

2-15-26 20:08 Monroeville Police requested an officer go to a Calmont Drive address and make contact with a resident. They were investigating a retail theft and needed to speak with the owner/operator of a specific vehicle. The message was delivered to a resident.

2-16-26 11:18 The bartender at Ocean Treasures Restaurant called police because there was a man sitting at the bar, and the restaurant had not yet opened. The man was reportedly making unusual statements. When officers arrived, the man had already gone. Officers checked the area but could not locate him. The bartender was advised to keep the doors locked until the restaurant opened.

2-17-26 23:39 Police were dispatched to a Greensburg Pike residence for a domestic assault. There, officers met with the complainant/victim, and her two children. The female had visible injury to her head. She reported that her husband had been drinking and without provocation, started punching and kicking her. Officers spoke with the husband, who had an injury to his hand. When officers asked about his hand, the husband admitted to cutting his hand when he punched his wife. The husband was arrested and the wife was transported to a hospital by Woodland Hills EMS.

2-18-26 09:00 An officer on patrol had noticed an abandoned vehicle parked on the shoulder of Lower Rodi Road near the William Penn Highway underpass. The vehicle had been there for days, and the out of state registration was expired since October of 2025. The vehicle was issued a parking tag, and towed.

2-25-26 09:41 Police were called to CSL Plasma for a disorderly male. The complainant reported the male was angry because they would not accept his blood donation due to medical concern. When officers arrived, the male had already gone. Officers found the male in the middle of Penn Center Blvd, screaming. The officers spoke to the man and calmed him down. They found that the man was wanted on warrant from Pitcairn, and took him into custody. The male was transported to Turtle Creek and handed over to Pitcairn Police.

2-26-26 20:22 An officer responded to the scene of a minor traffic crash on Greensburg Pike at Alpine Blvd. There, the drivers of both vehicles involved agreed that the crash happened when both vehicles were traveling on Greensburg Pike, north bound. Another vehicle pulled out from Alpine Blvd making a left turn. One of the involved drivers swerved to his right to avoid a collision with the turning vehicle, and he side-swiped the other vehicle. Nobody was injured and both vehicles were drivable. An accident report was completed.

2-27-26 07:45 Police responded to a Clugston Avenue home for a family domestic disturbance. There, officers spoke with a mother and her daughter. The daughter asked to be transported to a hospital for mental health concerns. The mother advised she would sign the daughter in for a mental health committal. The daughter was transported to a hospital.

2-28-26 16:00 Officers attended a community vigil service at Brentmoor Towers for the victim of a previous gun-violence incident. Officers mingled with and offered support to family and friends of the victim, as well as other citizens in attendance.

Board of Commissioners
Brittney Pepper, President
Michael Boyd, Vice President
Mark E. Wells
Simone Benning
Brian Maloney

WILKINS TOWNSHIP

Township Officers
Rebecca Vargo, Township Manager
Tim Saunders, Assistant Manager
Michelle Criner, Treasurer
John Rushford, Solicitor
Randy Lamb, Police Chief
Scott Matthews, Public Works

TO: The Board of Commissioners
Rebecca Vargo, Township Manager

FROM: Scott Matthews

SUBJECT: Public Works Department Monthly Report

DATE: March 3, 2026

The following work was done by the Department of Public Works during the month of February, 2026

Roads and Bridges

1) Snow removal/icy spots eight times during the normal work day.
2) Called out for snow removal three times.
3) Cleared piles of snow from dead end streets two times.
4) Delivered barricades to Beaver Avenue for wires down on the road.
5) Cold patched two times.
6) Secured a window at 1350 Laurel Drive and attended a demolition meeting for the property.
7) Road condition report completed.
8) Called in water breaks at 3606 Ridgewood Drive and Beaver Avenue.
9) Turned the compost pile.
10) Checked for storm damage.
11) Cleared down trees on Highland Avenue, Negley Avenue, 115 Lucinda Drive and Tongalucas Street.
12) Posted Zoning notices.
13) Repaired the banner on Churchill Road.
14) Tim Saunders, LSSE and I attended a restoration meeting with the WPJWA for Cline Street.
15) Ryan Flaherty and I attended a meeting with representatives from the S V Temple.

Storm Sewer System

1) Opened inlets two times for ice/snow melt.
2) Rebuilt two catch basins on Elwood Drive and one on Peffer Road.
3) Placed one call for new inlet on Cline Street.

Sanitary Sewer System

1) Cleared 45 PA 1-calls.
2) The CSO was checked three times per week.
3) Cleared a partial blockage at 208 Dunbar Drive and inspected with sewer camera no issue found.
4) Cleaned and inspected sewer on Charnwood Drive.
5) Sewer maintenance started on Elizabeth Street.

Signs and Markings

1) Installed new street sign posts Sylvia Lane at Old William Penn Highway, Railroad Street at Larimer Avenue and Kingston Drive at Gilmore Drive.
2) Installed Park Closed from Dusk until Dawn signs at all park/path entrances.
3) Repaired No Dumping sign on Elwood Drive, Watch Children sign on Negley Avenue and two No Parking signs on Princton Drive.

Parks

1) Emptied trash as needed.
2) Filled doggie bags as needed.
3) Lions Park completed pavilion/shade structure installation and ordered tables.
4) Eastmont Park camera software updated.

Vehicle Maintenance
Police

1) 41-1 replaced sway bar end links and a tire pressure sensor.
2) 41-2 serviced.
3) 41-3 checked for inspection and washed.
4) 41-4 serviced, installed rack and washed twice.
5) 41-5 serviced and washed twice.
6) 41-7 washed twice.
7) 41-8 serviced, checked for inspection and washed twice.

Vehicle Maintenance
Public Works

1) Truck 60 replaced upper and lower ball joints, front brakes and rotors and rotated tires.
2) Truck 62 replaced missing plow bolt and pin, rear springs and checked batteries.
3) Truck 63 changed flat tire and bent rim.
4) Truck 66 replaced missing license plate, bracket and light.
5) Truck 67 repaired left rear wheel seal that was leaking.
6) Truck 69 replaced leaking spinner motor.
7) Backhoe cleaned and greased.
8) Rebuilt tire chains for all trucks.
9) Code car serviced.
10) Vactor repaired and added jet hose.
11) Clean and wash trucks as needed.

Building Maintenance

1) Township offices were cleaned daily.
2) Set up for meetings as needed.
3) Opened floor drains in the Public Works garages.
4) Used tires were picked up and recycled.
5) Installed new CAT5 cable in Evidence Room, Squad Room and Cell Room.
6) Old televisions and a/c units picked up and recycled.

Community Center

1) Cleaned as needed.
2) Setup for rentals as needed.

Wilkins Township VFC #1

835 Railroad Street
Turtle Creek, PA 15145



Monthly Fire Department Statistics Report
For the Month of February 2026

Activity	Occurrences	Work Hours
Emergency Incidents	50	81.5
Trainings	4	320
Non-Incident Activities (Meetings, Station Staffing, Admin Work, Etc.)	8	251
TOTAL	**61**	**653**

Emergency Incidents Breakdown	
Fires/Possible Fires	11
Fire Alarms	15
Vehicle Crashes/Rescue	8
Gas/Haz Mat Related Incidents	10
Other	6
TOTAL	50

Additional Response Data	
Average No. of Responding Personnel	4
Average Response Time	00:08:12
Busiest Day by Call Volume	Mon / Tues
Busiest Time of Day	1400-2200

Year to Date Emergency Incidents

01/01/2026 – 2/28/2026

Incidents: 101

Work Hours: 1756

Notable Incidents / Events		
Date	**Time**	**Description**
Feb 6th	1754	Residential Structure Fire 347 Highland Ave – Turtle Creek
Feb 7th	1205	Stand By @ Station 278 – Swissvale
Feb 14th	1100	Assist Wilkins Elks with Water Removal
Feb 20th	1409	Residential Fire 205 Fairview – Chalfant
Feb 24 & 26	1800	Hazardous Materials Operations Refresher

Report Created on 3-4-2026
Ryan Flaherty
Fire Chief



Response Zone

RESPONSE ZONE	TOTAL
Wilkins Township-302	23
Churchill-122	8
Wilkins Township-303	5
Forest Hills-153	1
Braddock-113	1
North Braddock-207	2
Penn Hills-227	1
Turtle Creek - 283	5
Wilmerding-306	1
Swissvale-278	1
Monroeville 1 - 192	1
Pitcairn-229	1
Total	**50**

Building and Fire Inspector Report

Permits & Inspections

March 2026

Occupancy Inspections Performed: *19*

Occupancy Permits Issued: 7

Temporary Occupancy Permits Issued: 8

Zoning/Sign/PODS Permits Issued: *1*

Fire Inspections & Permits: *1*

Training/Classes:

Miscellaneous:

Location	Occupancy Inspection	Occupancy Permit	Temp Occ Permit	Zoning & Bulk Storage Permits	Fire Inspection & Permits
401 Cline Street	2				
422 Dunbar Drive	1				
929 Elizabeth Street	2				
127 George Street	2	1			
130 George Street			1		
1106 Gilchrest Drive	2	1			
125 Gilmore Drive	1		1		
631 Highland Ave			1		
116 Ivy Street			1		
244 James Street	1		1		
1409 Jefferson Heights Road		1			
268 Kingston Drive				1	
895 Larimer Ave	1		1		
1479 laurel Drive	1		1		
547 Lucia Drive	1				
593 Lucia Drive	1				
591 Negley Ave	1	1			
133 Queenston Drive	1	1			
912 Rita Drive	1		1		
922 Roland Drive					1
136 Wallace Ave		1			
136 Wallace Ave Rear		1			
211 Wallace Ave	1				
Total	19	7	8	1	1

TOWNSHIP of WILKINS
Office of the Building and Fire Inspector
110 Peffer Road - Turtle Creek, PA 15145
412-824-6650 x13 Fax 412-824-3808 rflaherty@wilkinstownship.com

Code Enforcement Activity Report

Wilkins

Reporting Period:
Sun 01 Feb 2026 to Sat 28 Feb 2026
Notes:

Report Summary from Sun 01 Feb 2026 to Sat 28 Feb 2026

Total cases open as of start of reporting period: Sun 01 Feb 2026: 138

Cases opened: 41

Cases closed: 35

Total cases open as of end of reporting period: Sat 28 Feb 2026: 144

New violations: 74

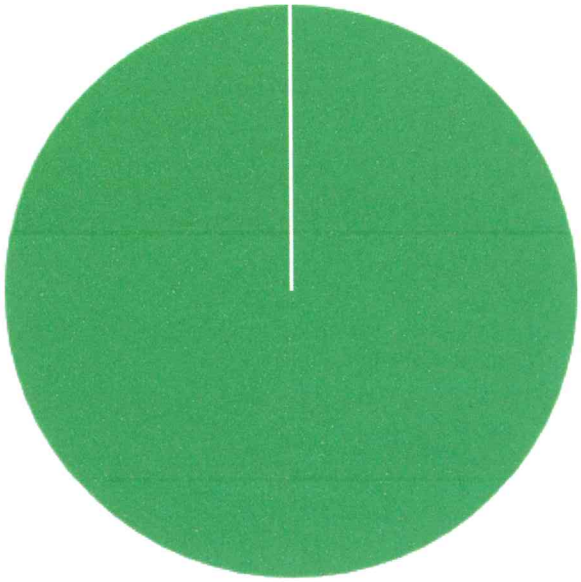
Violations that have come into compliance: 49

Number of events logged: 442

Closed Cases

Total closed count: 35

color Adjudicated: With Compliance: 35



Code Violation Status as of Sat 28 Feb 2026

The following categories pull from all violations entered into the system before Sat 28 Feb 2026

Compliance achieved: 922

Within compliance window: 88

Requiring ongoing action (but not cited): 88

Violations cited: 81

Citations

Citations (at any stage) on active cases within the reporting period: 84

Citations by status as of Sat 28 Feb 2026

Total citations as of Sat 28 Feb 2026: 84

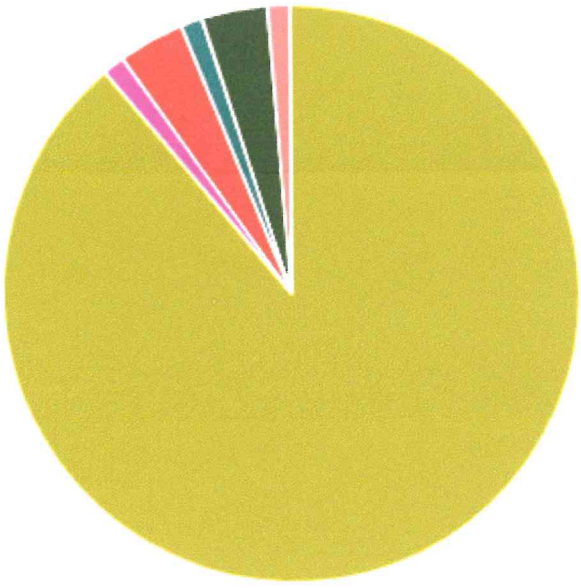
The following breakdown may not total 84 because only citations with one or more status log entries are tallied.

color Issued to magistrate; awaiting hearing date: 72

color Withdrawn (no hearing held): 1

color Hearing outcome: Continuance: 3

color Awaiting Plea: 1



Code Enforcement by Street: Summary

text

Street name	New Cases this period	Continuing cases	Closed cases
ALPINE BLVD	2	4	2
BAKER ST	0	2	0
BEAVER AVE	0	0	2
BEECH ST EXT	0	1	0
BRIARIDGE DR	8	7	1
BROWN AVE	2	7	4
CHARNWOOD DR	0	3	1
CHURCHILL RD	0	4	1
CLINE ST	0	2	0
CLUGSTON AVE	0	3	0
CRESTVIEW DR	1	1	0
DOROTHY ST	0	1	0
DUNBAR DR	1	3	0
ELIZABETH ST	2	4	1
ELWOOD DR	0	0	1
FRAZIER DR	0	0	2
FREE LN	1	0	1
GARDENIA DR	1	1	0
GEORGE ST	0	0	1
GILCHREST DR	0	3	0
GILMORE DR	0	1	0
GREENSBURG PIKE	3	4	3
HARRISON RD	0	1	0
HIGHLAND AVE	0	2	1
IVY ST	2	5	1
JAMES ST	1	1	0
JEFFERSON HEIGHTS RD	0	1	0
KINGSTON DR	2	3	1
LARIMER AVE	0	13	2
LAUREL DR	0	4	0
LENEAKE ST	0	2	3
LILLY LN	0	1	0
LUCIA DR	4	14	4
LUCINDA DR	0	1	0
MCMASTERS AVE	0	4	0
NEGLEY AVE	0	1	0
PENHURST DR	0	0	1
PENN AVE	0	1	0
PENN CENTER BLVD	0	2	0
POWELL ST	0	1	0
PRINCETON DR	0	3	0
QUARRY ST	0	4	0

Street name	New Cases this period	Continuing cases	Closed cases
REBECCA AVE	0	1	0
RIDGE ST	0	2	0
RITA DR	1	2	0
RODI RD	0	1	0
ROLAND DR	2	3	1
STEVENDALE DR	1	2	0
SUNSET DR	0	1	0
THOMPSON ST	0	1	0
TONGALUCAS ST	0	1	0
TYNEWOOD DR	1	1	0
WALLACE AVE	0	3	0
WASHINGTON ST	3	4	0
WILBUR AVE	0	1	0
WILLIAM PENN HWY	3	6	1

Board of Commissioners
Sylvia J. Martinelli, President
Michael Boyd, Vice President
Mark E. Wells
Brittney Pepper
Simone Benning

WILKINS TOWNSHIP

Township Officers
Rebecca Vargo, Township Manager
Timothy Saunders, Assistant Township Manager
Michelle Criner, Treasurer
John Rushford, Solicitor
Randy Lamb, Chief of Police
Scott Matthews, Public Works Superintendent

TO: Board of Commissioners

FROM: Rebecca Vargo
Township Manager

SUBJECT: Real Estate Transfer Tax – January 2026

DATE: March 5, 2026

The Township received $5,461.78 in deed transfer tax in February, representing real estate transfers occurring during the month of January. There were only three transactions for the month, and one was exempt (People Gas Co), as shown below. Please note that the transaction for Max Auto Sales is marked on the transfer sheet as "not a real estate transfer." That property (3390 Wm Penn Hwy) is the Midas Auto Service and Tires business.

New Owner	Address	Consideration
Maor Assouline	940 Lily Lane	$50,000
Max Auto Real Estate	3390 William Penn Highway	$1,064,650

Township of Wilkins
Act 511 Tax Report
for
February
2026

Earned Income Taxes						Difference
	Current Month	$105,836.38		Previous Year	$100,476.77	
14.23%	Current YTD	$151,889.88		Previous YTD	$150,190.51	$1,699.37
			2026 Budget - $1,067,400			
Local Service Tax						
	Current Month	$38,756.99		Previous Year	$29,014.20	
29.12%	Current YTD	$45,129.72		Previous YTD	$37,959.20	$7,170.52
			2026 Budget - $155,000			
Mercantile Tax						
	Current Month	$637.55		Previous Year	$5,692.73	
17.55%	Current YTD	$64,935.90		Previous YTD	$25,521.29	$39,414.61
			2026 Budget - $370,000			
Business Privilege Tax						
	Current Month	$4,606.95		Previous Year	$12,348.93	
3.21%	Current YTD	$13,815.24		Previous YTD	$22,184.08	($8,368.84)
			2026 Budget - $430,000			

TOWNSHIP OF WILKINS

BUILDING PERMIT REPORT

AS OF FEBRUARY 2026

PERMIT NO	NAME & ADDRESS	DESCRIPTION	ESTIMATED COST OF CONSTRUCTION	AMOUNT OF PERMIT FEE
3.26	ENRIQUE MU	ROOF OVER PORCH	$39,335.89	$9.00
	100 TYNEWOOD			
2.26	NANETTE MANCUSO	BUILD UPPER DECK	$61,892.00	$4.50
	434 DUNBAR			
5.26	JOSEPH MCCANN	POOL DECK	$25,000.00	$4.50
	114 HIBISCUS			
8.26	TRUDY AVERY	DEMO	$17,000.00	$4.50
	1350 LAUREL			
4.26	JOYCE PARR	NEW BEAMS TO OLD DECK	$11,900.00	$4.50
	105 CALMONT			

ACCOUNTS PAYABLE REGISTER		
February 23, 2026		
ADMINISTRATION & FINANCE		**Prepaid**
ACRISURE EAST INSURANCE SERVICES, LLC	402.311	4,800.00
APPLIANCE WAREHOUSE	427.451	119.85
CCA SOLUTIONS	401.210	20.00
DUQUESNE LIGHT COMPANY-LIONS PARK	452.361	71.62
DUQUESNE LIGHT COMPANY-EASTMONT PARK	452.361	32.84
DUQUESNE LIGHT COMPANY-LINHART PARK	452.361	30.86
DUQUESNE LIGHT COMPANY-MUNICIPAL BLDG	409.361	758.31
DUQUESNE LIGHT COMPANY-COMMUNITY CTR	459.361	218.52
EMINENT PROPERTIES, LLC	491.002	599.31
EVASHAVIK LAW, LLC	404.316	1,320.00
GENERAL CODE	414.313	1,690.00
JORDAN TAX SERVICE	403.198	260.00
GERRY MEYER	491.002	113.34
MRM TRUST WORKERS COMP FUND	SPLIT	10,454.18
MUNICIPAL EMPLOYERS INSURANCE TRUST	SPLIT	50,473.60
NEW PITTSBURGH COURIER	414.341	558.09
OFFICE DEPOT	SPLIT	196.13
MASKAT OSMONOV	491.002	700.00
PEOPLES	SPLIT	2,548.53
PITNEY BOWES	401.220	189.99
PLUNKETT'S PEST CONTROL	SPLIT	85.00
SARGENT'S COURT REPORTING SERVICE, INC.	414.313	300.90
SECURITY BLUE HMO POS	SPLIT	2,823.00
STATE WORKERS INSURANCE FUND	411.151	2,022.00
TRI-COG LAND BANK	481.420	1,612.47
VERIZON	409.320	366.14
WPJWA	452.366	64.92
WPJWA	SPLIT	190.85
TOTAL ADMINISTRATION & FINANCE		**82,620.45**
PUBLIC WORKS		
FAYETTE AUTO PARTS	437.374	145.16
HOME DEPOT	SPLIT	366.73
PENNSYLVANIA MUNICIPAL LEAGUE-L3P	430.420	85.00
TOTAL PUBLIC WORKS		**596.89**
PUBLIC SAFETY		
CARGO RAXX, LLC	410.740	1,585.90
HIGHMARK BLUE SHIELD	410.156	962.40
MARKL SUPPLY COMPANY, INC.	410.238	275.00
PEMAR AUTO REPAIR, LLC	410.376	135.22

ACCOUNTS PAYABLE REGISTER		
February 23, 2026		
TOTAL PUBLIC SAFETY		**2,958.52**
PROCUREMENT CARD		
ALOM-BENNING	400.460	350.00
ALOM-BENNING MEAL PLAN	400.460	285.00
DROPBOX, INC.	401.210	210.94
MICROSOFT	SPLIT	210.32
TOTAL PROCUREMENT CARD		**1,056.26**
COMBINED SEWER FUND		
ALCOSAN	080.427.680	8,174.66
A & H EQUIPMENT	080.427.374	203.40
TOTAL COMBINED SEWER FUND		**8,378.06**
CAPITAL RESERVE FIRE		
PNC EQUIPMENT FINANCE	411.740	16,495.98
TOTAL CAPITAL RESERVE FIRE		**16,495.98**
TOTAL GENERAL FUND		**$86,175.86**
TOTAL OTHER FUNDS		**$25,930.30**
TOTAL		**$112,106.16**

TOWNSHIP OF WILKINS
ALLEGHENY COUNTY, PENNSYLVANIA

ORDINANCE NO.: 1142

AN ORDINANCE OF THE TOWNSHIP OF WILKINS, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 450 ARTICLE II – GENERAL PROVISIONS; 450-7 TO ADD DEFINITIONS FOR DATA CENTERS, DATA CENTER ACCESSORY USES AND SENSITIVE RECEPTORS; ARTICLE III – DISTRICT REGULATIONS: 450-11 TO ADD DATA CENTERS AND DATA CENTER ACCESSORY USES AS A CONDITIONAL USE; ARTICLE VI - 450-50 – CRITERIA FOR APPROVAL, TO ADD PARAGRAPH T, DATA CENTERS AND DATA CENTER ACCESSORY USES

WHEREAS, Article VI of the Pennsylvania Municipalities Planning Code, 53 P.S. §10601, *et seq.*, authorizes the Township of Wilkins (the "Township") to enact, amend and repeal Zoning Ordinances within the Township; and

WHEREAS, the Township deems it to be in the best interest and general welfare of the residents of the Township to update and amend provisions of the Township's Zoning Ordinance to provide for Data Centers and Data Center Accessory Uses; and

WHEREAS, the Board of Commissioners for the Township is desirous of adding provisions to the Zoning Ordinance relating to Data Centers and Data Center Accessory Uses.

NOW THEREFORE, be it **ORDAINED** and **ENACTED** by the Board of Commissioners of the Township and it is hereby **ORDAINED** and **ENACTED** as follows:

Section 1. Chapter 450 of the Wilkins Township Codified Book of Ordinances, Article II, Section 450-7, Definitions and Word Usage is hereby amended to add the following definitions:

DATA CENTER – A building or buildings which are occupied primarily by computers and/or telecommunications and related equipment where digital information is processed, transferred and/or stored, primarily to and from offsite locations. This use does not include computers or telecommunications related equipment that is secondary and customarily incidental to the otherwise permitted use on the property, such as servers associated with an office building. This use shall include cloud services, blockchain transaction processing, and server farms. A Data Center may include Data Center Accessory Uses.

DATA CENTER ACCESSORY USES – Ancillary uses or structures secondary and incidental to a Data Center use, including but not limited to: administrative, logistical, fiber optic, storage and security buildings or structures, sources of electrical power such as

generators used to provide temporary power when the main source of power is interrupted, electrical substations, utility lines, domestic and non-contact cooling water and wastewater treatment facilities, water holding facilities, pump stations, water towers, environmental controls (air conditioning or cooling towers, fire suppression and related equipment) and security features, provided such Data Center accessory uses/structures are located on the same lot/parcel, developed as a unified development with a Data Center. The use shall not include energy generating systems used or intended to be used to supply power to the Data Center during normal operations.

SENSITIVE RECEPTORS - Residential uses, schools, preschools, daycare centers, in-home daycares, long term care facilities, retirement and nursing homes, community centers, places of worship, parks (excluding trails), campgrounds, prisons and dormitories.

Section 2. Chapter 450 of the Wilkins Township Codified Book of Ordinances, Article III, District Regulations, Section 450-11 is hereby amended to add Data Centers and Data Center Accessory Uses as a Conditional Use in the C-1 and M-1 Zoning Districts in Paragraphs E(6) & G as follows:

E. C-1 Commercial District. Conditional Uses shall be as follows:

(6) Data Centers and Data Center Accessory Uses

G. M-1 Manufacturing District. Conditional Uses shall be as follows:

Any use not prohibited by ordinance and not specifically permitted in any district by this chapter, and specifically including gas and oil well drilling, oil and gas development, oil and gas subsurface facilities, Data Centers and Data Center Accessory Uses

Section 3. Chapter 450 of the Wilkins Township Codified Book of Ordinances, Article VI, Conditional Uses, Section 450-50, Criteria for Approval, is hereby amended to add 450-50, Paragraph T, as follows.

T. Data Centers and Data Center Accessory Uses. The following criteria shall apply to all uses listed in 450-11 (E)6 and 450-11 (G), Data Centers and Data Center Accessory Uses:

(1). Data Centers and Data Center Accessory Uses shall be permitted by Conditional Use in the C-1 and M-1 Zoning Districts when approved in compliance with the procedures, standards and criteria contained in this section.

(2). The dimensional standards for Data Centers and Data Center Accessory Uses shall be as follows:

a. The maximum building height for a Data Center located in a C-1 Commercial District shall be 120 feet. The maximum height for a Data Center located in an M-1 Manufacturing District shall be 60 feet.
b. The maximum height of Data Center Accessory Uses shall be no greater than the height of the principal building.
c. All Data Centers and Data Center Accessory Uses shall have a setback of 30 feet on all sides of the building(s) with the Data Center and Data Center Accessory Uses being centered on the lot/parcel upon which they are located.

(3). The energy use of a Data Center and Data Center Accessory Uses shall meet the requirements detailed in the latest version of ASHRAE 90.4 Energy Standard for Data Centers.

(4). On-site back-up power generation, using energy sources other than renewable energy, shall only be used for emergency back-up power when the local utility grid power is not available. All daily power needs for the Data Center and Data Center Accessory Use shall be obtained from the local utility grid or a renewable energy source.

(5). Back-up and emergency generator testing shall only occur between the hours of 9am and 5pm.

(6). Windmills and wind turbines are prohibited from being utilized as a source of renewable energy and may not be erected or installed.

(7). Mechanical equipment screening and building facades shall be required by the following:

a. Screening shall be required for all mechanical, back-up power equipment and dumpsters located 30 feet or less from a public roadway, residential zoning district or the lot line of any sensitive receptor.
b. For all mechanical equipment located on a roof or ground level visible from a height of 20 feet above ground at the adjacent property line, the following is required:

i. Mechanical equipment attached to or mounted on the building facade must be partially screened from view at the ground level from all existing and planned public roadways and adjoining parcels. Mesh, lattice, cladding, grillwork or a combination of these methods or similar methods so as to ensure the mechanical

equipment is partially or fully screened to the maximum extent that permits necessary ventilation of said equipment.

ii. The Data Center mechanical equipment facade, including any provided screening methods, must incorporate a change to at least one of the design elements at horizontal linear intervals that may vary in frequency but shall be no less frequent than every 150 horizontal linear feet or no less than 3 times the average height of the building.

(8). Noise generated by a Data Center or Data Center Accessory Use and testing of said noise shall be governed by the following:

a. No Data Center or Data Center Accessory Use is permitted to operate in such a manner as to create noise that exceeds sound measured as A-weighted decibels or dB(A) as set forth in Table 1.

b. Noise shall be measured utilizing a sound level meter (SLM) that meets or exceeds the American National Standard Institute S1.43-1997 for a Type 1 SLM using the following parameters:

i. The response of the SLM must be set to "FAST" and a testing time period of 15 seconds shall be used.

ii. The operator may select another testing time period between a minimum of 10 seconds and a maximum of 1 minute if the 15-second time period cannot adequately capture the A-weighted sound level.

iii. Testing must be performed only when the subject sound can be clearly heard and identified by the operator without any extraneous sounds such as passing traffic.

iv. A minimum of 3 samples that verify the repeatability and consistency of the subject sound shall be taken. At least 1 sample shall be taken when the subject sound cannot be heard for the purpose of comparison.

v. The arithmetic average of all samples that verify the repeatability and consistency of the subject sound must comply with the maximum A-weighted sound levels in Table 1.

vi. For Residential, Commercial, Manufacturing and Industrial uses, samples of the subject sound must be taken from the point on the receiving lot line that is located closest to the source of the subject sound. The microphone of the SLM shall be aimed towards the source of the subject sound and samples shall be taken at a standard height of 5 feet above grade.

vii. For Mixed-Use Residential, samples of the subject sound shall be taken on the receiving property at the nearest dwelling unit at an open window, door, or other aperture that faces in the direction of the source of the subject sound. The microphone of the SLM shall

have a windscreen, shall be located in the center of the aperture and shall extend 0.5 inches beyond the plane of said aperture.

c. The maximum sound levels provided in Table 1 apply to times listed for day and night measured at the receiving property or no more than 10 dB above the surrounding ambient noise levels of the areas surrounding the Data Center and Data Center Accessory Uses.

Table 1

Receiving Zone	Hours	Mixed-Use Residential	Residential	Commercial, Manufacturing & Industrial
Maximum dB(A)	7:00am until 9:00pm	60	60	70
Maximum dB(A)	9:00pm until 7:00am	55	50	65

d. The maximum A-weighted sound levels in Table 1 do not apply to the following:

i. All aircraft sounds and sounds produced by activities listed in the Wilkins Township book of Codified Ordinances with the exception of the operation of power equipment such as lawn mowers, chain saws and similar equipment.

ii. Sounds created by construction, demolition and or maintenance activities.

iii. Sounds created by generators or accessory equipment operating during an emergency or at the request of a utility and the testing of stand-by generators and associated equipment.

e. A pre-construction noise study of the existing conditions shall be submitted to the Township concurrently with the initial submission of the Site Plan.

f. A post-construction noise study of the existing conditions shall be provided at the time of commencing operations to the Township's Manager at least 1 month, but no more than 12 months, after the issuance of the first Certificate of Occupancy.

g. All noise studies for a Data Center and Data Center Accessory Use shall be prepared by a Commonwealth Licensed Professional Engineer (PE) verifying the applicable maximum sound level pursuant to Table 1 as measured at the nearest point of each property line.

h. In the case that a pre- or post-construction study does not meet the applicable sound levels pursuant to Table 1, noise mitigation measures are required to verify conformance with the dB(A) limits listed in Table 1. The

owner must submit to the Township Manager an affidavit or certificate signed by a PE stating whether further noise mitigation measures are required by the noise study and, if so, identify applicable mitigation measures. Mitigation measures shall be shown on a Site Plan and said plans shall be designed in compliance with all mitigation measures identified by the noise study. Each Site Plan shall include a note stating whether there are noise mitigation measures identified by the noise study being implemented with the plan and, if so, such plans shall identify and label the noise mitigation measures and reference the noise study. The Township Manager has the authority to interpret and enforce the pre and post construction study and review any necessary noise mitigation measures.

(6). A vibration study shall be required to be conducted to ensure any vibration created by a Data Center or Data Center Accessory Use cannot be felt beyond the Data Center's or Data Center Accessory Use's property line.

(7). Public Water shall be the only source of water for a Data Center and Data Center Accessory Use. No streams, wells, cisterns or similar structures may be used as a water supply.

(8). Public Sewage shall be the only means of discharging wastewater and greywater from Data Centers and Data Center Accessory Uses. No septic tanks or similar holding structures may be used.

(9). A landscaping plan shall be provided and shall include sufficient plantings, planting strips, screenings, formal gardens, shade trees and natural barriers.

(10). Parking requirements for Data Centers and Data Center Accessory Uses shall be the following:

a. One space for every 6 persons at the maximum permitted occupancy, or 1 space for every 600 square feet of gross floor area of the building or lot area devoted to such use, whichever is greater.

Section 4. Severability. If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of the Board of Commissioners of the Township of Wilkins that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

Section 5. Repealer. Any Ordinance or part of an Ordinance in conflict with this Ordinance is hereby repealed in so far as the same affects this Ordinance.

Section 6. Effective Date. This Ordinance shall be effective on the date of adoption by the Board of Commissioners.

ORDAINED and **ENACTED** on this ____ day of _____, 2026

_____ _____

Rebecca Vargo, Manager Brittney Pepper, President

DRAFT

TOWNSHIP OF WILKINS
ALLEGHENY COUNTY, PENNSYLVANIA

ORDINANCE NO.: 1143

AN ORDINANCE OF THE TOWNSHIP OF WILKINS, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING THE CODIFIED BOOK OF ORDINANCES, CHAPTER 450, ZONING, ARTICLE 11, DEFINITIONS AND WORD USAGE, SECTION 450-6, AMENDING THE DEFINITION OF DOUBLE HOUSE AND ADDING THE DEFINITION FOR DUPLEX, ARTICLE III, DISTRICT REGULATIONS, SECTION 450-10, TO AMEND PARAGRAPH 450-10 C, ALLOWING FOR DOUBLE HOUSES AND DUPLEXES IN THE R-3 RESIDENTIAL DISTRICT

WHEREAS, the Board of Commissioners of the Township of Wilkins is desirous of amending Chapter 450, Section 450-6, to amend the definition of double house and add the definition of a duplex and amending Chapter 450, Section 450-10, Paragraph C, to add double house and duplex as permitted uses in the R-3 residential district; and

WHEREAS, Chapter 450, Section 450-13, Table A states that 7,500 square feet of lot area is required per family in an R-3 Zoning District and it is not the intent of this Ordinance to amend that requirement.

NOW THEREFORE, be it **ORDAINED** and **ENACTED** by the Board of Commissioners of the Township of Wilkins and it is hereby **ORDAINED** and **ENACTED** as follows:

Section 1. The Code of the Township of Wilkins, Chapter 450, Article II, Definitions and Word Usage, Section 450-6, is hereby amended as follows;

Double House or Duplex – A single residential structure designed for or occupied exclusively by two families, with separate entrances for each but under one roof with a wall, party wall, floor or ceiling between with no interior connection between the two.

Section 2. The Code of the Township of Wilkins, Chapter 450, Article III, District Regulations, Section 450-10, Paragraph C, is hereby amended to add line (8) Double Houses and Duplexes.

Section 3. Severability. If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of the Board of Commissioners of the Township of Wilkins that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

Section 4. Any Ordinance or part of an Ordinance in conflict with this Ordinance is hereby repealed in so far as the same affects this Ordinance.

ORDAINED and **ENACTED** on this _____ day of _____, 2026

_____ _____

Rebecca Vargo, Manager Brittney Pepper, President

DRAFT

RESOLUTION NO. 5-2026

A RESOLUTION OF THE TOWNSHIP OF WILKINS, ALLEGHENY COUNTY, PENNSYLVANIA, APPROVING AN INTERGOVERNMENTAL COOPERATION AGREEMENT BETWEEN THE TOWNSHIP OF WILKINS AND THE BOROUGH OF TURTLE CREEK

WHEREAS, the Board of Commissioners of Wilkins Township wish to enter into an Intergovernmental Cooperation Agreement with the Borough of Turtle Creek for the consolidation of 440 Wilbur Avenue (455-E-69) and adjacent vacant lot (455-E-71).

NOW THEREFORE, BE IT RESOLVED the Board of Commissioners of Wilkins Township, Allegheny County, Pennsylvania approves the Intergovernmental Cooperation Agreement between Wilkins Township and the Borough of Turtle Creek which is attached hereto and made part hereof.

RESOLVED AND ADOPTED at a duly assembled public meeting held this ____ day of _____, 2026.

MUNICIPALITY OF TURTLE CREEK

_____
Brittney Pepper
Board President

ATTEST:

_____
Rebecca Vargo
Township Manager

ATTEST:

Julie Pantalone
Borough Secretary

MUNICIPALITY OF TURTLE CREEK:

Nick Bianchi
Council President

TOWNSHIP OF WILKINS

RESOLUTION NO. 6-2026

A RESOLUTION OF THE TOWNSHIP OF WILKINS, ALLEGHENY COUNTY, PENNSYLVANIA, AUTHORIZING THE FILING OF AN APPLICATION FOR GRANT FUNDS WITH THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES FOR THE STEPHEN AND LUCIA CATARINELLA BIKE PARK

WHEREAS, Wilkins Township desires to undertake the project, "Stephen and Lucia Catarinella Bike Park;" and

WHEREAS, the applicant desires to receive from the Department of Conservation and Natural Resources ("Department") a grant for the purpose of carrying out this project; and

WHEREAS, the application package includes a document entitled "Terms and Conditions of Grant;" and

WHEREAS, the applicant understands that the contents of the document entitled "Terms and Conditions of Grant," including appendices referred to therein, will become the terms and conditions of a Grant Agreement between the applicant and the Department if the applicant is awarded a grant; and

NOW, THEREFORE, it is resolved that:

1. The grant application may be electronically signed on behalf of the applicant by "Rebecca Vargo" who, at the time of signing has a TITLE of Township Manager and the email address of "rvargo@wilkinstownship.com" ("Authorized Official").

2. If this Authorized Official signed the Grant Application Electronic Authorization prior to the passage of this Resolution, this grant of authority applies retroactively to the date of signing.

3. Any resultant Grant Agreement, if awarded to the applicant, and any related amendment to the Grant Agreement may be signed on behalf of the grantee by the Authorized Official who, at the time of signing of the amendment, has the TITLE specified in paragraph 1 and the grantee will be bound by the terms of the applicable Grant Agreement or amendment.

I hereby certify that this Resolution was adopted by the Board of Commissioners of this applicant, this 9th day of March, 2026.

INTERGOVERNMENTAL COOPERATION AGREEMENT FOR THE 440 WILBUR AVENUE LOT CONSOLIDATION

BY AND BETWEEN

The Township of Wilkins ("Wilkins") and the Municipality of Turtle Creek ("Turtle Creek").

WITNESSETH:

WHEREAS, Mr. Stephen H. Fulwylie Jr. and Ms. Christina R. Potts ("the applicants") made application to the Township of Wilkins for a lot consolidation of two parcels located on Wilbur Avenue in Wilkins Township, more formally identified as Allegheny County Lot/Block Numbers 455-E-69 and 455-E-71 ("the consolidation"); and

WHEREAS, Allegheny County Lot/Block 455-E-69 contains .063 acres all within the municipal boundaries of Wilkins; and

WHEREAS, Allegheny County Lot/Block 455-E-71 contains .065 acres with .033 acres of the property being located within the boundaries of Wilkins and .032 acres being located within the boundaries of Turtle Creek; and

WHEREAS, the applicants propose to consolidate both parcels into one parcel; and

WHEREAS, due to the existing topography and size of the portion located in Turtle Creek, there is little opportunity for the Turtle Creek acreage to be developed; and

WHEREAS, §212 of the Pennsylvania Municipalities Planning Code, Act of 1968, P.L. 805, No. 247, as reenacted and amended, ("PA MPC") authorizes the governing body to utilize the authority granted under the Intermunicipal Cooperation Act, 53 PA.C.S. §§2303(a); and

WHEREAS, 53 PA.C.S. §2303(a) states that, in part, as a general rule, two or more local governments in this Commonwealth may jointly cooperate, in the exercise or in the performance of their respective governmental functions, powers or responsibilities; and

WHEREAS, in recognition of the authority of the provided by the statute, Wilkins and Turtle Creek agree that the consolidation will be guided by and subject to the Wilkins Township Zoning and Subdivision and Land Development Ordinances.

NOW THEREFORE, in consideration of the foregoing and of the mutual promises herein contained which are hereby acknowledged, Wilkins and Turtle Creek, intending to be legally bound, hereby agree as follows:

1. **Approval of Consolidation.** Wilkins and Turtle Creek agree that the consolidation will be guided and subject to the Wilkins Township Zoning and Subdivision and Land Development Ordinances and approval process.

2. **Conditions of the Intergovernmental Cooperation Agreement.** The conditions of the ICA are those conditions set forth herein.

3. **Duration of the Intergovernmental Cooperation Agreement.** The within ICA shall be valid from the date of adoption by Wilkins and Turtle Creek and shall have no expiration date.

IN WITNESS WHEREOF, Wilkins and Turtle Creek have caused this agreement to be executed by their duly authorized respective appropriate officers this day of ____ of _____, 2026

ATTEST: **TOWNSHIP OF WILKINS**

_____ _____

Rebecca Vargo, Secretary Brittney Pepper, President

Board of Commissioners
Brittney Pepper, President
Michael Boyd, Vice President
Mark E. Wells
Simone Benning
Brian Maloney

WILKINS TOWNSHIP

Township Officers
Rebecca Vargo, Township Manager
Tim Saunders, Assistant Manager
Michelle Criner, Treasurer
John Rushford, Solicitor
Randy Lamb, Police Chief
Scott Matthews, Public Works

TO: The Board of Commissioners
Rebecca Vargo, Township Manager
Tim Saunders, Assistant Manager

FROM: Scott Matthews
Public Works Superintendent

SUBJECT: COSTARS Salt Purchasing Agreement

DATE: February 25, 2026

I am asking for authorization from the board to enter into a binding salt agreement with COSTARS Cooperative Purchasing Agreement for rock salt for the 2026/2027 season. My recommendation is for 1000 tons which is the same amount from last season. We will not know the cost until it goes out to bid and the bids have been received. The Township would be required to purchase a minimum of 60% of the 1000 tons which would be 600 tons and a maximum of 140% or 1400 tons. In comparison so far this year we have purchased 430.68 tons of salt and have another 400 tons on order.

110 Peffer Road • Turtle Creek, PA 15145-1192
(Phone) 412-824-6650 • (Fax) 412-824-3808
www.wilkinstownship.com

WILKINS TOWNSHIP POLICE DEPARTMENT

Wage Policy Committee

110 PEFFER ROAD

TURTLE CREEK, PA 15145

TO: Wilkins Township Board of Commissioners

FROM: Wilkins Township Police Wage Policy Committee DK

DATE: February 9, 2026

REF: Increasing Police Starting Wages

In an effort to remain relevant in an ever increasingly competitive market, the Chief of Police and the Wage Policy Committee agree with increasing the starting wage for new hires in an effort to attract and retain better qualified applicants. We are requesting the Board Of Commissioners to increase the starting wage and possibly explore the idea of lateral hires. We have three officers that are able to retire today and one officer that can retire in October of this year. Furthermore: We have one officer seeking employment in a different police department.

Wilkins Township Police start at **55%** of the top rate which is $56,765.

Churchill Police Department start at **60%** of the top rate which is $61,435.

Forest Hills Police Department start at **70%** of top rate which is $73,000.

Oakmont Police Department start at **85%** of the top rate which is $85,014.

The Wage Police Committee recommends new hires start at **75%** of the top rate which is $77,391 and to attract lateral hires with three plus years of uninterrupted service to start at **85%** of the top rate.

Wilkins Township
Summary of Effect of Changes in Probationary Wages
Police Department CBA 2026

	CURRENT	PROPOSED	
		NEW HIRE	W/ EXPER.
	55%	**75%**	**85%**
Probationary Officer	56,753.84	77,391.60	87,710.48
Full Police Officer	103,188.80	103,188.80	103,188.80
Difference:	**(46,434.96)**	**(25,797.20)**	**(15,478.32)**
	65%	**80%**	**90%**
Second Year Officer	67,072.72	82,551.04	92,869.92
Full Police Officer	103,188.80	103,188.80	103,188.80
Difference:	**(36,116.08)**	**(20,637.76)**	**(10,318.88)**
	75%	**85%**	**95%**
Third Year Officer	77,391.60	87,710.48	98,029.36
Full Police Officer	103,188.80	103,188.80	103,188.80
Difference:	**(25,797.20)**	**(15,478.32)**	**(5,159.44)**
	85%	**90%**	**100%**
Fourth Year Officer	87,710.48	92,869.92	103,188.80
Full Police Officer	103,188.80	103,188.80	103,188.80
Difference:	**(15,478.32)**	**(10,318.88)**	-