



**TOWN OF McCANDLESS
MEETING OF TOWN COUNCIL
AGENDA
FEBRUARY 26, 2024**

- 1. Call to Order at 7:30 p.m.**
- 2. Pledge of Allegiance led by Town Councilmembers**
- 3. Announcements**
 - a) Town of McCandless Parks and Recreation will host an Easter Egg Hunt on Saturday, March 23 at Devlin Park. Registration details can be found on the Town website.**
 - b) Northland Public Library will host the 2024 Garden Gala on Saturday, April 20, 2024. Tickets went on sale February 1, 2024**
- 4. Public Hearing - Rachel Carson Eco-Village Rezoning Request**
 - a) An ordinance which would amend the official Zoning Map for the Town of McCandless by changing the zoning district of certain property located on Cumberland Road, identified as Block/Lot 827-P-339 from Special District (SD) to Moderate Density Neighborhood (R-M)**
- 5. Public Comment on Agenda Items Only**
- 6. Motion to approve the following minutes, submitted to each member of Council:**
 - a) Meeting of Town Council Minutes February 12, 2024**
- 7. Reports of Committees:**
 - a) Report of ADMINISTRATION AND FINANCE COMMITTEE (Casey)**
 - i) Staff Reports**
 - (1) Review and Motion to [approve/deny] Check Listing No. 1 dated January 1, 2024, to January 31, 2024, totaling \$1,456,827.92 as submitted to each member of Council and posted on the bulletin board and Town website.**
 - (2) Review the December 2023 Financial Summary and Dashboard Report**
 - (3) Communications Report**
 - (4) Junior Councilmembers' Report**
 - ii) Liaison Reports**
 - (1) McCandless Industrial Development Authority – Doug Arlow**

(2) North Hills Council of Governments – Jason Singer NO MEETING

iii) Public Comment on Administration and Finance Committee Items

a) Report of PLANNING AND ZONING COMMITTEE (Arlow)

- i) Staff Reports
 - (1) Planning Director's Report
- ii) Liaison Reports
 - (1) Planning Commission – Doug Arlow
 - (2) Zoning Hearing Board – Trish Cloonan
- iii) Public Comments on Planning and Zoning Committee Items

b) Report of RECREATION COMMITTEE (Giorgetti)

- i) Liaison Reports
 - (1) Finance Development & Promotional Committee for the Heritage and Cultural Center – Don Hart
 - (2) Activities Advisory Ad-Hoc Committee – Trish Cloonan
- ii) Public Comments on Recreation Committee Items

8. Town Manager's Report

- a) Grant Status Update
- b) Engineer's Report

9. Town Attorney's Report

10. Old Business

11. New Business

- a) The Ridge
 - i) Motion to [approve/reject] Modification Request #1 to allow a fill slope of 2.5H:1V in a limited area behind lots 1 and 2, as shown on the plans, in order to save four large trees at the rear of the property. If granted, the approval is conditioned upon full plan approval being obtained.
 - ii) Motion to [approve/reject] Modification Request #2 to waive the requirement of the applicant to bond the street trees and sidewalks. If granted, the approval is conditioned upon full plan approval being obtained.
 - iii) Motion to [approve/reject] the amended Final Subdivision/Land Development application for the Ridge residential plan submitted by The Ridge Pittsburgh, LP, located on Perry Hwy (Block/Lots 1071-E-251, 1071-E-272 & 1071-J-253), contingent upon all items being addressed as identified in the Planning & Development staff report dated February 22, 2024, Town Engineer's review letters dated June 1, 2023 and February 1, 2024, and any other subsequently issued review letters.

b) Shults Lincoln EV Dealership

- i) Motion to [approve/reject] Modification Request #1 to waive the requirement to construct a sidewalk along the project's Einhouse Dr frontage only. Approval of this request does not waive construction of a sidewalk along Perry Hwy. If granted, the approval is conditioned upon full plan approval being obtained.
- ii) Motion to [approve/reject] the Preliminary Land Development/Lot Consolidation application for the Shults Lincoln EV Dealership submitted by Shults Ford, Inc., located at 10410-10418 Perry Hwy and 92-94 Einhouse Dr, contingent upon all items being addressed as identified in the Planning & Development staff report dated February 22, 2024, Town Engineer's review letter dated February 21, 2024, and any other subsequently issued review letters.

- c) Motion to [adopt/reject] tentatively identified Resolution No. 3 of 2024 awarding excess Regional Asset District Funds to _____.
- d) Motion to appoint _____ for a full term on the McCandless Industrial Development Authority to expire 12/31/27

11. Public Non-Agenda Comments**12. Adjournment**

Respectfully submitted,



Brian M. O'Malley
Town Manager

OFFICIAL TOWN OF McCANDLESS
RESOLUTION No. 12 OF 2016

**A RESOLUTION OF THE TOWN OF McCANDLESS, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, TO
PRESCRIBE RULES FOR PUBLIC COMMENT AT MEETINGS OF TOWN COUNCIL**

WHEREAS, Pennsylvania's Sunshine Act, 65 Pa. C.S. §§ 701 et seq., as well as Sections 405 and 406 of the Town of McCandless Charter, require the Town of McCandless to provide a reasonable period of time at each advertised regular or special meeting of Town Council for residents and taxpayers to address Council on matters of general or special concern, official action or deliberation on matters under consideration by Council; and

WHEREAS, Section 406 of the Charter provides that Council shall adopt and enforce such reasonable rules and procedures as may be necessary for the orderly conduct of its business; and

WHEREAS, the Town Council of the Town of McCandless has determined that both its compliance with the Sunshine Act and the efficient and effective conduct of its meetings and the maintenance of order at said meetings would be advanced by the promulgation of a set of rules regarding such public comment.

NOW THEREFORE, BE IT RESOLVED by the Town Council of the Town of McCandless as follows:

Section 1.

1. A separate period of public comment shall be held for each agenda item considered at each advertised regular or special meeting (business meeting) of the Town Council of the Town of McCandless after comments are made by Council, but before the item is voted upon. These comments shall be limited to the agenda items currently before Council. At the end of a regular or special meeting (business meeting), a public comment period will be held for general comments on matters of Town concern. This comment period will be subject to the same rules applicable to public comments.

2. The President of Town Council shall preside over the public comment period and shall recognize residents or taxpayers of the Town wishing to offer comment during such period.

3. Public comment shall be limited to residents or taxpayers of the Town. Any resident or taxpayer wishing to address Town Council during such public comment period shall provide their name and address prior to the public comment period. The Town shall have written forms for such identification prepared and available at each such advertised regular or special meeting of Town Council.

4. Each resident or taxpayer who has signed in and who wishes to speak shall address the President of Town Council and, upon recognition and receiving permission to speak, shall confine his or her remarks to issues or items which constitute matters of concern, official action or deliberation which are or may be before the Town Council and which relate to matters on the agenda except for the open comment period at the end of a regular or special meeting (business meeting).

5. The President of Town Council may rule out of order any offensive, insulting, threatening, scandalous or obscene comments as determined by the President to be disruptive or to otherwise prevent the orderly conduct of the official business of that meeting or who becomes boisterous or who makes threats against any person or against public order and security may be forthwith barred by the President of Town Council from continued attendance at that meeting unless permission to continue shall be granted by a majority vote of those Council members present.

6. Each individual person's comments shall be limited to a maximum of five (5) minutes and each individual shall be given an opportunity to comment on each agenda item at each regular or special meeting (business meeting). When a group of persons wishes to address Council on the same subject matter, it shall be proper for the presiding officer to request that a spokesperson be chosen by the group to address Council and to limit the number of people addressing Council on the same matter so as to avoid any unnecessary repetition. This will not prevent individual members of the group from commenting to the extent that they wish to comment on an issue not addressed by the designated spokesperson.

7. The President of Town Council shall have the authority to call a recess or an adjournment to another time when the lack of public decorum so interferes with the orderly conduct of the meeting as to warrant such action.

8. With respect to Committee meetings, the Committee Chair shall provide for a period of public comment at the conclusion of each Committee meeting, which public comment period shall be governed by the same rules applicable to comments at regular Council meetings. Public comments at Committee meetings shall be limited to comments regarding agenda items for that particular Committee meeting.

9. At each Agenda Review meeting, the President of Council shall provide for a period of public comment after each item on the agenda, which comment period shall be governed by the same rules applicable to public comments at regular Council meetings.

10. The Town endeavors to provide accurate and timely information to questions asked by its citizens. Questions asked during public comment periods will be treated as comments. Answers will be provided by the Town Administration or Town Council as appropriate.

(Adopted by the McCandless Town Council on June 27, 2016)

DRAFT FOR PUBLIC HEARING

**OFFICIAL
TOWN OF McCANDLESS
ORDINANCE NO. _____**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF McCANDLESS, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING PART THIRTEEN, PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES AND ZONING DISTRICT MAP OF THE TOWN OF McCANDLESS TO REZONE PROPERTY LOCATED ON CUMBERLAND ROAD, IDENTIFIED AS ALLEGHENY COUNTY BLOCK AND LOT 827-P-339, FROM SPECIAL DISTRICT (SD) TO MODERATE DENSITY NEIGHBORHOOD (R-M) DISTRICT.

WHEREAS, the Pennsylvania Municipalities Planning Code, 53 P.S. § 10101 et seq. (“MPC”) authorizes the Town of McCandless (“Town”) to enact, amend, and repeal zoning, subdivision, and land development ordinances, to implement comprehensive plans within the Town, and to adopt an official zoning map establishing the zoning districts applicable to properties within the Town; and

WHEREAS, the Town on March 24, 1969, by Ordinance No. 519 enacted Article 13 of the Town Code of Ordinances, Planning and Zoning Code which regulated zoning, land development and subdivision within the Town; and

WHEREAS, the Town on June 26, 2023, by Ordinance No. 1540 amended Article 13 of the Town Code to repeal and replace the same in its entirety with a new Part 11, Subdivision and Land Development, and a new Part 13, Zoning Ordinance (“Zoning Ordinance”); and

WHEREAS, Ordinance No. 1540 also adopted a new official Zoning Map for the Town of McCandless as authorized by the MPC and the Zoning Ordinance; and

WHEREAS, the Zoning Ordinance authorizes the Town Council of the Town of McCandless (“Town Council”) to amend the Zoning Map; and

WHEREAS, on December 4, 2023, Stefani Danes, Project Manager of the Rachel Carson EcoVillage (“Agent”), on behalf of the Sisters of Divine Providence (“Owner”), the equitable owners of property located at Cumberland Road, Allison Park, PA 15101, otherwise identified as Allegheny County Block and Lot Number 827-P-339, and as further depicted on the map attached hereto and incorporated herein as Exhibit “A”, (“Subject Property”), submitted to the Town a Rezoning Concept Plan and supporting documentation, in order to request a change in the zoning district classification for the Subject Property from Special District (SD) to Moderate Density Neighborhood (R-M) District (the “Rezoning Request”); and

WHEREAS, the Rezoning Request has been reviewed by the Zoning Officer for adequacy of information furnished as required by Section 1301.230 of the Zoning Code; and

DRAFT FOR PUBLIC HEARING

WHEREAS, the Rezoning Request has been reviewed by the Town Planning Commission at its regular meeting held on Wednesday January 3, 2024, which thereafter recommended its approval; and

WHEREAS, all public and personal notices have been mailed and posted as required by Section 117.06 of the Town Codified Ordinances pertaining to Class A Ordinances; and

WHEREAS, on February 26, 2024, Town Council did hold a public hearing on the Rezoning Request as required by Section 1301.290 of the Zoning Code; and

WHEREAS, based on the foregoing and in consideration of the nature of the property and the proposed use upon approval, the Town Council of the Town of McCandless has determined that approval of the Rezoning Request will further the health, safety and welfare of the residents of the Town; and

NOW THEREFORE, BE IT ORDAINED AND ENACTED by the Town Council of the Town of McCandless, Allegheny County, Pennsylvania, that:

Section 1. The Zoning Code is amended by revising the Zoning Map contained therein to change the zoning district designation of the Subject Property from Special District (SD) to Moderate Density Neighborhood (R-M) District.

Section 2. Severability.

If any of the provisions or terms of this Ordinance shall be held invalid for any reason whatsoever, then, unless such provision or term is material to this Ordinance as to render this Ordinance impracticable to perform, such provision or term shall be deemed severable from the remaining provisions or terms of this Ordinance and shall in no way affect the validity or enforceability of any other provisions hereof.

Section 3. Repealer.

All prior ordinances are hereby repealed in whole or in part to the extent inconsistent herewith.

ORDAINED AND ENACTED into law this _____ day of _____ 2024,
to become effective ten (10) days after proper advertisement hereof.

ATTEST:

TOWN COUNCIL
TOWN OF McCANDLESS

Secretary

President



Town of McCandless Financial Dashboard For the 12 Months Ending December 31, 2023

General Fund Revenues 2023	
Budget vs. Actual	
\$ 16,902,065	Budget
\$ 18,575,389	Actual
109.9%	

General Fund Expenditures 2023	
Budget vs. Actual	
\$ 18,389,405	Budget
\$ 16,225,189	Actual
88.2%	

Net Change in General Fund Fund Balance	
Budget vs. Actual	
\$ (1,487,340)	Budget*
\$ 2,350,200	Actual
* Budgeted Capital Improvements Program Fund Transfer	

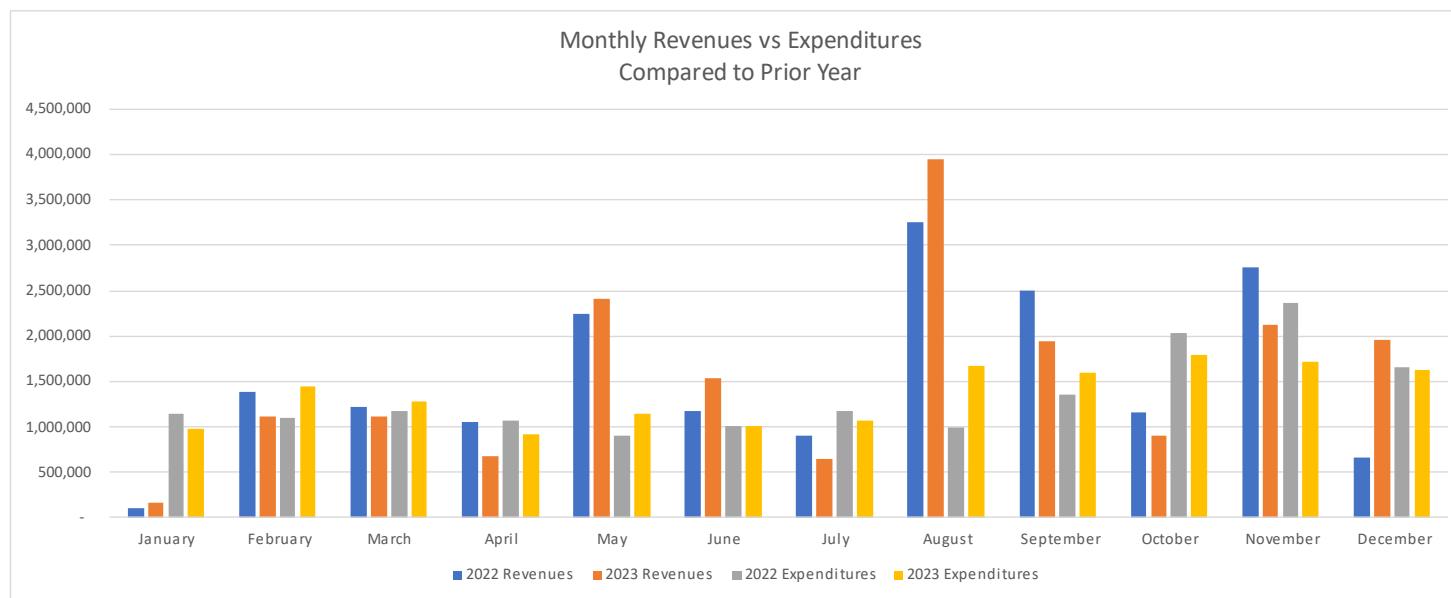
Public Safety Expenditures Vs. Other As Compared to Actual Expenditures	
48%	Public Safety
52%	Other
100% Total	

General Fund Revenues 2022	
Budget vs. Actual	
\$ 17,208,620	Budget
\$ 18,415,867	Actual
107.0%	

General Fund Expenditures 2022	
Budget vs. Actual	
\$ 17,479,900	Budget
\$ 15,970,305	Actual
91.4%	

American Rescue Plan Act Funds Received vs. Used	
\$ 2,955,603	Received^
\$ 2,128,680	Used
72% ^ This is the full disbursement of ARPA funds	

Public Works Expenditures Vs. Other As Compared to Actual Expenditures	
21%	Public Works
79%	Other
100% Total	



Revenues
For the 12 months ended December 31, 2023

	Amended Budget 2022	Actual Year to Date 2022	Actual As % Of Budget 2022	Amended Budget 2023	Actual Year to Date 2023	Actual As % Of Budget 2023
Taxes						
Real Estate Tax	\$ 3,307,000	\$ 3,408,896	103.08%	\$ 3,350,000	\$ 3,529,893	105.37%
Earned Income Tax	6,000,000	6,849,682	114.16%	6,405,250	6,819,656	106.47%
Realty Transfer Tax	1,735,000	2,248,791	129.61%	1,300,000	1,966,226	151.25%
Local Services Tax	700,000	721,231	103.03%	710,000	714,899	100.69%
Business Privilege Tax	1,284,000	1,480,009	115.27%	1,400,000	1,533,076	109.51%
TOTAL Taxes	\$ 13,026,000	\$ 14,708,608	112.92%	\$ 13,165,250	\$ 14,563,750	110.62%
Penalties & Interest on Delinquent Taxes	\$ 8,500	\$ 37,133	436.86%	\$ 9,500	\$ 30,119	317.04%
Licenses and Permits	373,325	427,973	114.64%	388,675	430,340	110.72%
Fines	43,000	37,714	87.71%	35,500	34,321	96.68%
Interest and Rents	31,500	58,677	186.28%	140,000	302,323	215.95%
State Funding	774,500	929,491	120.01%	889,400	933,665	104.98%
Local Funding	800,100	897,951	112.23%	850,675	905,577	106.45%
Charges and Fees	452,020	402,500	89.04%	380,890	356,514	93.60%
Assessments	7,900	335	4.24%	7,900	1,515	19.17%
Contributions and Donations	6,245	24,742	396.19%	67,500	39,698	58.81%
Sale of Assets	15,000	232	1.55%	15,000	62,100	414.00%
Fund Transfers	1,498,530	641,905	42.84%	756,775	756,775	100.00%
Refunds of Prior Year Expenditures	172,000	248,606	144.54%	195,000	158,693	81.38%
TOTAL Revenues	\$ 17,208,620	\$ 18,415,867	107.02%	\$ 16,902,065	\$ 18,575,389	109.90%

Expenditures
For the 12 months ended December 31, 2023

	Amended Budget 2022	Actual Year to Date 2022	Actual As % Of Budget 2022	Amended Budget 2023	Actual Year to Date 2023	Actual As % Of Budget 2023
General Government (400-409)						
Town Council	\$ 94,765	\$ 56,299	59.41%	\$ 143,600	\$ 64,612	44.99%
Town Administration	509,065	404,483	79.46%	626,140	424,515	67.80%
Financial Administration	469,510	378,549	80.63%	529,655	377,360	71.25%
Tax Collection	375,550	342,826	91.29%	411,260	349,623	85.01%
Citizen Information	178,865	158,702	88.73%	160,780	133,646	83.12%
Buildings and Plant	642,900	537,575	83.62%	648,860	473,759	73.01%
TOTAL General Government	\$ 2,270,655	\$ 1,878,434	82.73%	\$ 2,520,295	\$ 1,823,515	72.35%
Public Safety (410-419)						
Police Protection	\$ 6,188,650	\$ 5,811,892	93.91%	\$ 6,382,100	\$ 5,906,527	92.55%
Fire Protection and Prevention	1,424,895	1,101,716	77.32%	1,226,415	1,230,166	100.31%
Ambulance	107,575	93,141	86.58%	98,150	66,299	67.55%
Code Enforcement	330,350	250,334	75.78%	272,110	333,294	122.49%
Planning and Zoning	336,740	291,273	86.50%	276,220	239,541	86.72%
School Crossing Guards	81,350	63,367	77.89%	82,300	65,234	79.26%
TOTAL Public Safety	\$ 8,469,560	\$ 7,611,724	89.87%	\$ 8,337,295	\$ 7,841,062	94.05%
Public Works (426-446)						
Recycling	\$ 46,850	\$ 45,106	96.28%	\$ 62,550	\$ 52,539	84.00%
Public Works Administration	2,205,585	2,196,069	99.57%	2,188,900	2,049,570	93.63%
Snow and Ice Control	622,815	610,422	98.01%	493,720	231,163	46.82%
Traffic Control Devices	387,540	301,635	77.83%	435,370	344,490	79.13%
Storm Sewers and Drains	71,110	26,650	37.48%	29,000	18,481	63.73%
Repairs of Vehicles and Machinery	543,555	562,925	103.56%	731,655	546,122	74.64%
Maintenance and Repairs of Roads/Bridges	59,200	36,631	61.88%	61,200	12,849	20.99%
Storm Water Mgmt and Flood Control	96,900	104,915	108.27%	114,500	80,474	70.28%
TOTAL Public Works	\$ 4,033,555	\$ 3,885,732	96.34%	\$ 4,116,895	\$ 3,337,820	81.08%
Culture and Recreation (451-457)						
Culture	\$ 18,125	\$ 16,144	89.07%	\$ 29,200	\$ 20,096	68.82%
Parks	102,100	38,301	37.51%	286,535	138,448	48.32%
Library	641,905	641,905	100.00%	664,350	664,350	100.00%
Community Celebrations	77,000	39,631	51.47%	80,000	50,354	62.94%
TOTAL Culture and Recreation	\$ 839,130	\$ 735,981	87.71%	\$ 1,060,085	\$ 873,248	82.38%
TOTAL Refunds	\$ 107,000	\$ 98,435	91.99%	\$ 114,000	\$ 108,709	95.36%
TOTAL Interfund Operating Transfers	\$ 1,760,000	\$ 1,760,000	100.00%	\$ 2,240,835	\$ 2,240,835	100.00%
TOTAL Expenditures	\$ 17,479,900	\$ 15,970,305	91.36%	\$ 18,389,405	\$ 16,225,189	88.23%

Town of McCandless All Funds
Check Listing with Accounting Distribution 1/01/2024 - 1/31/2024

PAGES	FUND NO	FUND DESCRIPTION				Check Amount
11	01	GENERAL FUND CHECKING ACCOUNT (FUND 01)				\$ 868,829.08
1	01	PAYROLL CHECKING ACCOUNT (FUND 01)				\$ 356,214.51
1	01	FIRE APPARATUS CHECKING ACCOUNT (FUND 01)				\$ -
1	15	TRANSPORTATION DISTRICT FUND CHECKING ACCOUNT (FUND 15)				\$ -
1	18	CAPITAL IMPROVEMENTS FUND CHECKING ACCOUNT (FUND 18)				\$ 225,747.50
1	19	ASSESSMENT FUND CHECKING ACCOUNT (FUND 19)				\$ -
1	35	STATE HIGHWAY AID CHECKING ACCOUNT (FUND 35)				\$ -
1	91	REAL ESTATE AGENCY FUND CHECKING ACCOUNT (FUND 91)				\$ 6,036.83
Total Checks						\$ 1,456,827.92

Town of McCandless General Fund (Fund 01)
Check Listing with Accounting Distribution 1/01/2024 - 1/31/2024

Check No	Date	Vendor - Description	Invoice Description	Account Description	Distribution Amount	Check Amount
5144	1/03/2024	ADP, INC	UNEMPLOYMENT	Unemployment Comp Management Fees	79.05	79.05
5145	1/03/2024	ALLIED COMMUNICATIONS OF PA	GPS AIR TIME - NOV GPS AIR TIME - DEC	Public Safety Equipment	622.98	622.98
5146	1/03/2024	AMAZON CAPITAL SERVICES	TOOLS SANITATION SUPPLIES OFFICE SUPPLIES - PD OFFICE SUPPLIES - HC	Sanitation Supplies General Office Supplies Tools	180.16 206.28 341.00 62.05	789.49
5147	1/03/2024	BABST, CALLAND, CLEMENTS AND ZOMNIR, P.C.	LABOR AND EMPLOYMENT MATTERS GENERAL MATTERS RETAINER 10194 WOODBURY DRIVE 1100 WOODLAND DEMO 282 COURTNEY PROP MAINT 516 LAMPLITE LANE TOTH PROPERTY MAINT	Town Attorney Retainer Town Attorney 100% TOWN	1000.00 2125.00 252.50 105.00 525.00 2600.00 442.50	7,050.00
5148	1/03/2024	COMCAST	WIFI - VESTAL PARK	Other Operating Supplies	153.35	153.35
5149	1/03/2024	CONSOLIDATED COMMUNICATIONS	MONTHLY FAX SERVICE	Monthly Telephone	98.40	98.40
5150	1/03/2024	Davis, Shawn J	UNIFORM - REIMBURSEMENT	Uniform Equipment	567.80	567.80
5151	1/03/2024	FALCON ER URGENT CARE	PRE-EMPLOYMENT PHYSICAL - MCLAIN	Pre-Employment Physicals	75.00	75.00
5152	1/03/2024	FYDA FREIGHTLINER	PARTS - #3109 VEHICLE REPAIR	Vehicle Parts Vehicle Repairs	38.00 2294.63	2,332.63
5153	1/03/2024	GRAINGER	PARTS	Vehicle Parts	167.25	167.25
5154	1/03/2024	GREATER PITTSBURGH PLUMBING	PO# 545 - BACKFLOW	General Maintenance	18,520.00	18,520.00
5155	1/03/2024	HARTMAN, MATT	WINTERFEST - EAC	General Operating Supplies	102.46	102.46
5156	1/03/2024	HEI-WAY, LLC	ASPHALT	Asphalt Supplies	774.67	774.67
5157	1/03/2024	HIGHMARK INC.	MEDICAL REIMBURSEMENTS	Police Officer Health Insurance	180.14	180.14
5158	1/03/2024	JACKS AUTO PARTS	PARTS PARTS - #3101	Vehicle Parts	140.17	140.17
5159	1/03/2024	KONICA MINOLTA	BIZHUB C550i & BIZHUB C300i LEASES	Office Equipment Leasing	584.05 220.35	804.40
5160	1/03/2024	RETIRED POLICE OFFICER	2023 LONGEVITY DIFFERENCE	Police Officer Longevity	119.85	119.85
5161	1/03/2024	MARKL SUPPLY COMPANY	UNIFORM - YEANEY UNIFORM - MACHESNEY	Uniform Clothing	292.25	292.25
5162	1/03/2024	MCCANDLESS POLICE OFFICERS ASSOCIATION	Pay period ending 12/17/2023, MPOA Dues	Union Dues - Police	1,300.00	1,300.00
5163	1/03/2024	MICHAEL BROTHERS HAULING, INC	GLASS RECYCLING	Hard to Recycle Items	400.00	400.00
5164	1/03/2024	MOLNAR PRINTING, LLC	2024 CALENDAR	Town Calendar	10,886.00	10,886.00

Town of McCandless General Fund (Fund 01)
Check Listing with Accounting Distribution 1/01/2024 - 1/31/2024

Check No	Date	Vendor - Description	Invoice Description	Account Description	Distribution Amount	Check Amount
5165	1/03/2024	MRM WORKERS' COMP FUND	WORKERS COMP PREMIUM	Town Manager/Asst Mgr Workers Comp Administrative Staff Workers Comp Department Head Workers Comp Administrative Staff Workers Comp Administrative Staff Workers Comp - RET Administrative Staff Workers Comp - Citizen Info Police Officer Workers Comp Volunteer EMT Workers Comp Supervisor Workers Comp Laborer Workers Comp Crossing Guard Workers Comp	11.48 22.96 11.48 34.44 11.48 11.48 398.60 22.96 11559.40 11.85 137.30 11.48 23.70 11.85 11.48 11.85 11.48 35.55 5112.90 568.10 852.15 5.64 568.10	19,457.71
5166	1/03/2024	NORTH HILLS COUNCIL OF GOVERNMENTS	2023 FALL LEAF COLLECTION ..PO# 546	Leaf Composting	16,625.82	16,625.82
5167	1/03/2024	O'Connor, Angela	WINTERFEST SUPPLIES	General Operating Supplies	125.96	125.96
5168	1/03/2024	O'REILLY AUTO PARTS	PARTS OPERATING SUPPLIES PARTS	Other Operating Supplies Vehicle Parts	43.99 386.62	430.61
5169	1/03/2024	ODB MUNICIPAL PRODUCTS	LEAF TRUCK PARTS	Vehicle Maintenance Parts	146.89	146.89
5170	1/03/2024	PATH MASTER INC.	TRAFFIC SIGNAL REPAIRS	Traffic Signal Repairs	344.00	344.00
5171	1/03/2024	PENN POWER	WALL PARK SCHOOL ZONE DEVLIN PARK TRAFFIC SIGNAL	Electricity Traffic Signal Electricity Electricity	125.18 396.63 273.15	794.96
5172	1/03/2024	PITTSBURGH POST-GAZETTE	LEGAL ADS - COUNCIL LEGAL ADS - POLICE LEGAL ADS - FINANCE LEGAL ADS - ZHB	Advertising ZHB Advertising	86.80 103.85 17.05 137.95	345.65
5173	1/03/2024	PITTSBURGH PUBLIC SAFETY SUPPLY	UNIFORM - MARTIN UNIFORM - CHEREBRENCHICK	Uniform Clothing	222.22	222.22
5174	1/03/2024	PITTSBURGH TIRE SERVICE	TIRES	Tires	83.90	83.90
5175	1/03/2024	PM COMPUTING, INC.	IT SUPPORT OCTOBER 2023 IT SERVICES	Contracted IT Services	4197.50 3935.00	8,132.50
5176	1/03/2024	PREFERRED ITM, INC.	SPRINKLER INSPECTION - DPW SPRINKLER INSPECTION - TOWN HALL	Building Safety Inspections	270.00	270.00

Town of McCandless General Fund (Fund 01)
Check Listing with Accounting Distribution 1/01/2024 - 1/31/2024

Check No	Date	Vendor - Description	Invoice Description	Account Description	Distribution Amount	Check Amount
5177	1/03/2024	PYROTECNICO	WINTERFEST - DECEMBER 2023 FIREWORKS	Entertainment	5,875.00	5,875.00
5178	1/03/2024	RENO BROS., INC.	BOILER REPAIRS	General Maintenance	849.60	849.60
5179	1/03/2024	RHYTHM ENGINEERING	PO# 539 PO# 539 - SHIPPING	Traffic Signal Repairs	6,045.00	6,045.00
5180	1/03/2024	SCOTT ELECTRIC CO.	CREDIT - MAINT TOOLS - PRESSURE WASHER	General Maintenance Tools	-396.97 441.17	44.20
5181	1/03/2024	T-MOBILE	MONTHLY WIRELESS	Monthly Telephone Charges Internet Fees Monthly Telephone	48.66 39.88 220.67 462.00 21.14 79.76 39.88 199.40	1,111.39
5182	1/03/2024	TEAMSTERS LOCAL 636	Pay period ending 12/03/2023,DPW Dues Pay period ending 12/17/2023,DPW Dues	Union Dues - Public Works	1,761.50	1,761.50
5183	1/03/2024	UNIFIRST CORPORATION	UNIFORMS & MATS	Building Cleaning Services Uniform Cleaning Service	25.90 110.41	136.31
5184	1/03/2024	VERIZON	INTERNET	Internet	221.46	221.46
5185	1/03/2024	VERIZON CONNECT FLEET USA, LLC	VEHICLE TRACKING - DEC	Communications Equipment	223.30	223.30
5186	1/03/2024	VERIZON WIRELESS	MONTHLY WIRELESS	TELEPHONE CHARGES Monthly Telephone Charges Monthly Telephone	253.32 379.98 47.22	680.52
5187	1/03/2024	WEST VIEW WATER AUTHORITY	1.0 HYDRANT 6" FIRELINE 556.0 HYDRANTS	Water - Town Hall/DPW Public Hydrant Services	112.14 14910.89	15,023.03
EFT	1/05/2024	UNITED STATES TREASURY	Pay period ending 12/31/2023,E Fica,E Ficamed,FWT,Fica,FicaMed	Federal Income Tax Social Security Tax Medicare Tax	33498.71 33408.36 7813.20	74,720.27
EFT	1/05/2024	ICMA - 401	Pay period ending 12/31/2023,DC Pension,DC Pension Match,DPW Pension,DPW Pension Match	Non-Uniformed Pension Withheld Non-Uniformed Pension Town Match	5638.87 5638.87	11,277.74
EFT	1/05/2024	PA DEPT OF REVENUE	Pay period ending 12/31/2023,SwtPA	State Income Tax	8,249.14	8,249.14
EFT	1/05/2024	ICMA - 457	Pay period ending 12/31/2023,Def Comp % Uniform,Def Comp Amt Uniform,DComp Match Non,Def Comp % Non Uniform,Def Comp Amt Non Uniform	IRC 457 Contributions Withheld - Non Uniform IRC 457 Town Match - Non Uniform IRC 457 Contributions Withheld - Uniform	1466.06 720.91 9744.15	11,931.12
EFT	1/05/2024	ICMA - IRA	Pay period ending 12/31/2023,Roth IRA-Uniform,Roth IRA-Non Uniform	Roth IRA Contributions Withheld	813.27 513.46	1,326.73
EFT	1/05/2024	US BANK	Pay period ending 12/31/2023,Police Pension	Police Pension Withheld	5,477.19	5,477.19
EFT	1/05/2024	PA SCDU	Pay period ending 12/31/2023,AL Co Family Division	Family Court	125.82	125.82

Town of McCandless General Fund (Fund 01)
Check Listing with Accounting Distribution 1/01/2024 - 1/31/2024

Check No	Date	Vendor - Description	Invoice Description	Account Description	Distribution Amount	Check Amount
EFT	1/08/2024	FNB COMMERCIAL CREDIT CARD	DECEMBER 2023 - PURCHASING	PREPAID EXPENDITURES General Operating Supplies Seminars & Training Public Safety Equipment Membership Dues Local Meetings Office Equipment Local Meetings Other Operating Supplies Tools General Office Supplies	500.00 42.70 70.61 249.87 21.73 1741.06 340.00 418.43 21.20 2486.48 129.53 20.00 485.91 246.09	6,773.61
5188	1/11/2024	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES - PD OFFICE SUPPLIES - ADMIN OFFICE SUPPLIES - TOWN FIRE BANQUET - FM	Office Supplies Sanitation Supplies General Office Supplies VFC Banquet	313.65 38.40 51.54 119.66 54.83	578.08
5189	1/11/2024	AQUA FILTER FRESH INC.	BOTTLED WATER - POLICE BOTTLED WATER	Other Operating Supplies Miscellaneous Supplies	71.25 127.25	198.50
5190	1/11/2024	BIG DADDY WILDLIFE REMOVAL	DEER AND ANIMAL REMOVAL (15) DEER	Animal Removal	675.00	675.00
5191	1/11/2024	CASH	PETTY CASH - POLICE DEPT	Miscellaneous Supplies Parking Expense	20.88 203.15	224.03
5192	1/11/2024	COMMONWEALTH OF PA	BOILER VESSEL CERTIFICATES	Public Safety Equipment	252.46	252.46
5193	1/11/2024	DELTA DENTAL OF PA.	DENTAL - DECEMBER 2023	Town Manager/Asst Mgr Dental Insurance Administrative Staff Dental Insurance Department Head Dental Insurance Administrative Staff Dental - RET Administrative Staff Dental Insurance - Citizen Info Police Officer Dental Insurance Supervisor Dental Insurance	104.19 104.19 101.03 104.19 205.22 104.19 104.19 101.03 2591.96 104.19 205.22 104.19 101.03 104.19 306.25	4,445.26
5194	1/11/2024	DUQUESNE LIGHT COMPANY	GREYBROOKE - DEC	Electricity - Street Light	37.03	37.03
0005195[VOID]	1/11/2024	GROFF TRACTOR & EQUIPMENT	PARTS - #3181	Vehicle Parts	0.00	0.00
5196	1/11/2024	HIGHMARK INC.	MEDICAL REIMBURSEMENTS	Police Officer Health Insurance	766.46	766.46

Town of McCandless General Fund (Fund 01)
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Check No	Date	Vendor - Description	Invoice Description	Account Description	Distribution Amount	Check Amount
5197	1/11/2024	HILL INTERNATIONAL TRUCKS NA LLC	PARTS - #3119 PARTS - #3110 PARTS - #3102 OTHER SUPPLIES	Other Operating Supplies Vehicle Parts	15.12 931.06	946.18
5198	1/11/2024	HOME DEPOT CREDIT SERVICES	WINTERFEST EQUIPMENT	Public Safety Equipment General Operating Supplies	210.30 336.16	546.46
5199	1/11/2024	JACKS AUTO PARTS	PARTS - SHOP SUPPLIES	Vehicle Parts	95.88	95.88
5200	1/11/2024	KLINK & CO., INC.	BACKGROUND CHECK - NEW EMPLOYEE	Pre-employment Physicals	62.50	62.50
5201	1/11/2024	MARKL SUPPLY COMPANY	UNIFORM - HART	Uniform Clothing	600.00	600.00
5202	1/11/2024	MATHESON TRI-GAS INC.	ACETYLENE & HIGH PRESSURE TANKS	Vehicle Parts	330.82	330.82
5203	1/11/2024	NORTH EASTERN UNIFORMS	UNIFORMS - CAVALIERE	Uniform Clothing	425.00	425.00
5204	1/11/2024	O'REILLY AUTO PARTS	PARTS	Vehicle Parts	10.58 10.58	21.16
5205	1/11/2024	PENN POWER	TRAFFIC SIGNAL SCHOOL ZONE DPW TOWN HALL MEMORIAL DR MONUMENT	Traffic Signal Electricity Electricity	2215.99 31.48 291.09 34.66	2,573.22
0005206[VOID]	1/11/2024	PITTSBURGH PUBLIC SAFETY SUPPLY	UNIFORM - MARTIN	Uniform Clothing	99.95	99.95
5207	1/11/2024	SHULTS FORD LINCOLN	PARTS - #2112	Vehicle Parts	39.38	39.38
5208	1/11/2024	STRASSBURGER MCKENNA	CODE APPEALS LEGAL SVCS	Enforcement Actions	1,591.00	1,591.00
5209	1/11/2024	UNIFIRST CORPORATION	UNIFORMS & MATS	Building Cleaning Services Uniform Cleaning Service	25.90 110.41	136.31
5210	1/11/2024	ALLEGHENY COUNTY CHIEFS OF POLICE	2024 MEMBERSHIP DUES - HAWK	Membership Dues	100.00	100.00
5211	1/11/2024	ALLEGHENY LEAGUE OF	2024 ANNUAL DUES - ACWPATC & ALOM	Membership Dues	475.00	475.00
5212	1/11/2024	AMAZON CAPITAL SERVICES	OTHER SUPPLIES OFFICE SUPPLIES - PD COMPUTERS & SUPPLIES	Computers Office Equipment Office Supplies General Office Supplies	1959.98 37.96 65.95 65.85	2,129.74
5213	1/11/2024	CIVIC PLUS	ANNUAL WEBSITE HOSTING & SUPPORT	Website & E-Newsletter	5,406.37	5,406.37
5214	1/11/2024	RETIRED POLICE OFFICER	MEDICAL INSURANCE REIMBURSEMENT	Police Officer Health Insurance	680.75	680.75
5215	1/11/2024	EMPLOYMENT PARTNERS BENEFITS FUND	HEALTH INSURANCE PUBLIC WORKS Pay period ending 12/03/2023, Employer Medical Teamsters, Health Ins-DPW Pay period ending 12/17/2023, Employer Medical Teamsters, Health Ins-DPW	Healthcare Public Works	37,512.48	37,512.48
5216	1/11/2024	EVEY, JASON	UNIFORM REIMBURSEMENT	Uniform Clothing	119.00	119.00
5217	1/11/2024	RETIRED POLICE OFFICER	MEDICAL INSURANCE REIMBURSEMENT	Police Officer Health Insurance	1,433.11	1,433.11
5218	1/11/2024	RETIRED POLICE OFFICER	MEDICAL INSURANCE REIMBURSEMENT	Police Officer Health Insurance	750.52	750.52
5219	1/11/2024	RETIRED POLICE OFFICER	MEDICAL INSURANCE REIMBURSEMENT	Police Officer Health Insurance	1,743.81	1,743.81

Town of McCandless General Fund (Fund 01)
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Check No	Date	Vendor - Description	Invoice Description	Account Description	Distribution Amount	Check Amount
5220	1/11/2024	NORTH HILLS COUNCIL OF GOVERNMENTS	2024 MEMBERSHIP DUES	Membership Dues	9,950.00	9,950.00
5221	1/11/2024	NORTHLAND PUBLIC LIBRARY FOUNDATION	MEMORIAL DONATION	Services In Memorium	35.00	35.00
5222	1/11/2024	OPTIMUS RISK SERVICES	LOSS CONTROL SERVICES	Consulting Services	795.00	795.00
5223	1/11/2024	PRINT KING, INC.	2024 BPT ENVELOPES	General BPT Office Supplies	1,165.98	1,165.98
5224	1/11/2024	RETIRED POLICE OFFICER	MEDICAL INSURANCE REIMBURSEMENT	Police Officer Health Insurance	56.78	56.78
5225	1/11/2024	STANDARD INSURANCE COMPANY	JAN 2024 COVERAGE - LIFE INSURANCE & DISABILITY	STD Gross-Up Premium Paid LTD Gross-Up Premium Paid Town Manager/Asst Mgr Life Insurance Administrative Staff Life Insurance Administrative Staff Life Insurance - RET Administrative Staff Life Insurance - Citizen Info Police Officer Life Insurance Police Officer LTD Insurance Department Head Life Insurance Supervisor Life Insurance Department Head Life Insurance	2523.20 1497.59 54.18 24.51 27.09 16.77 14.19 23.22 500.52 1783.98 16.77 15.48 18.06 21.93 11.61 36.12 50.96 153.51 18.06 18.06	6,825.81
5226	1/11/2024	STRATUS BUILDING SOLUTIONS	CLEANING SERVICE	Building Cleaning Services	2775.00 200.00	2,975.00
5227	1/11/2024	THIRD GENERATION	MONTHLY TELEPHONE CHARGE	Monthly Telephone	1,187.51	1,187.51
5228	1/11/2024	TRANSUNION RISK AND ALTERNATIVE	PERSON SEARCH	Subscriptions	75.00	75.00
5229	1/11/2024	WISSNER, JEFF	TOOL & EQUIP REIMBURSEMENT	Other Operating Supplies	99.71	99.71
5230	1/11/2024	GROFF TRACTOR & EQUIPMENT	PARTS - #3181	Vehicle Parts	1,474.51	1,474.51
EFT	1/16/2024	UNITED STATES TREASURY		Social Security Tax Medicare Tax	164.84 41.81	206.65
5231	1/18/2024	ABC FIRE EXTINGUISHER CO.	FIRST AID FILL-UP - DPW	Other Operating Supplies	81.20	81.20
5232	1/18/2024	AMAZON CAPITAL SERVICES	TRAFFIC SIGNAL REPAIR SAFETY EQUIP TOOL SUPPLIES - DPW	Public Safety Equipment Tools Traffic Signal Repairs	999.80 140.99 246.34	1,387.13
5233	1/18/2024	DUQUESNE LIGHT COMPANY	SCHOOL ZONES/TRAFFIC LIGHTS	Electricity Traffic Signal Electricity	50.00 1128.06	1,178.06

Town of McCandless General Fund (Fund 01)
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Check No	Date	Vendor - Description	Invoice Description	Account Description	Distribution Amount	Check Amount
5234	1/18/2024	GATEWAY ENGINEERS INC.	POHL 8500 THOMPSON COTTINGHAM CT INSPECTION SISTERS OF DIVINE POHL 8500 THOMPSON STARBUCKS DIALYSIS CLINIC SHULTS FORD EV 2023 MS4 PROGRAM MISC ENGINEERING MCC TOWNHOUSE PHASE 3 WILLIAMS/HUFNAGEL WALNUT CT LAND DEV RACHEL CARSON ECO-VILLAGE VALVOLINE WEAVER PLAN \$10,463 - ESCROW \$9,975.35 - TOWN	Walnut Court POHL CONST THOMPSON RUN RD Dialysis Clinic Sisters of Divine Providence McCandless Square Phase III The Weaver Plan Cottingham Court Grading Permit Williams/Hufnagel Subdivision Starbucks Shults Ford/Lincoln Dealership Land Development Valvoline Rachel Carson Eco-Village Engineering Engineering	234.50 776.00 1131.00 948.75 248.75 359.25 1383.00 292.00 33.50 3369.25 1242.00 445.00 351.00 9624.35	20,438.35
5235	1/18/2024	GBS	IMAGE BILLINGS AND ENCRYPTION FEE	Document Imaging	313.07	313.07
5236	1/18/2024	GLASSMERE FUEL SERVICE	UNLEADED & DIESEL FUEL	Unleaded Fuel Diesel Fuel	4723.62 2444.71	7,168.33
5237	1/18/2024	GRAINGER	TOOLS	Salt Spreaders	53.24	53.24
5238	1/18/2024	LIBERTY TIRE SERVICES LLC	TIRE RECYCLING	Tire Recycling	544.33	544.33
5239	1/18/2024	LOWE'S	PARTS - SHOP SUPPLIES CREDIT - OTHER OPERATING SUPPLIES GENERAL MAINTENANCE OTHER OPERATING SUPPLIES PARK LANDSCAPING SUPPLIES OFFICE EQUIPMENT SANITATION SUPPLIES OTHER OPERATING SUPPLIES - TOWN TRAFFIC SIGNAL REPAIRS PARTS - SHOP SUPPLIES DPW HOLIDAY PARTY GENERAL MAINTENANCE OFFICE EQUIPMENT OTHER OPERATING SUPPLIES PARTS - SHOP SUPPLIES TOOLS CREDIT - TOOLS OTHER OPERATING SUPPLIES - TOWN	Sanitation Supplies Other Operating Supplies General Maintenance Office Equipment Tools Local Meetings Traffic Signal Repairs Vehicle Parts Landscaping Maintenance Supplies	185.65 46.73 430.72 150.35 94.22 108.29 43.32 17.90 534.10 130.07 83.52	1,824.87
5240	1/18/2024	MAIELLO, BRUNGO & MAIELLO, LLP	PROFESSIONAL SERVICES	Town Attorney	210.00	210.00
5241	1/18/2024	MUNICIPAL CODE ENFORCEMENT, LLC	PROFESSIONAL SVCS - INSPECTIONS	PROFESSIONAL SERVICES	3,239.50	3,239.50
5242	1/18/2024	ODB MUNICIPAL PRODUCTS	PARTS - LEAF TRUCK	Vehicle Maintenance Parts	116.57	116.57
5243	1/18/2024	PA ONE CALL SYSTEM INC	PA ONE CALLS	PA One Call Fees	93.98	93.98
5244	1/18/2024	PENN POWER	TRAFFIC SIGNAL	Traffic Signal Electricity	52.09	52.09

Town of McCandless General Fund (Fund 01)
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Check No	Date	Vendor - Description	Invoice Description	Account Description	Distribution Amount	Check Amount
5245	1/18/2024	PEOPLES GAS	DPW TOWN HALL HERITAGE CENTER	Natural Gas	1521.35 102.00	1,623.35
5246	1/18/2024	QUILL CORPORATION	DPW CHRISTMAS LUNCH	Local Meetings	66.97	66.97
5247	1/18/2024	SCOTT ELECTRIC CO.	WINTERFEST	General Operating Supplies	164.61	164.61
5248	1/18/2024	SHERWIN WILLIAMS	PAINT - TOWN HALL CREDIT - PAINT - TOWN HALL	General Maintenance	3.25	3.25
5249	1/18/2024	SIGNAL SERVICE, INC.	PO#541 - TRAFFIC SIGNAL PARTS	Traffic Signal Repairs	5,708.00	5,708.00
5250	1/18/2024	UNITED SITE SERVICES	PORTABLE RESTROOMS - WINTERFEST	General Operating Supplies	326.40	326.40
5251	1/18/2024	WEST VIEW WATER AUTHORITY	HERITAGE CENTER DPW DPW TOWN HALL 6" FIRELINE	Water - Town Hall/DPW Water	336.75 11.95	348.70
5252	1/18/2024	ZEP SALES & SERVICE	SANITATION	Sanitation Supplies	118.89	118.89
5253	1/18/2024	ABC FIRE EXTINGUISHER CO.	FUEL ISLAND REPAIR	Fuel System Repairs	43.00	43.00
5254	1/18/2024	ALLEGHENY COUNTY FIRE MARSHAL'S OFFICE	2024 REGISTRATION FEE	Fuel System Registration Fees	100.00	100.00
5255	1/18/2024	AMAZON CAPITAL SERVICES	SANITATION SUPPLIES OTHER SUPPLIES - DPW SAFETY EQUIP OFFICE SUPPLIES - DPW PAPER - DPW BLDG MAINTENANCE - HC COMPUTER SUPPLIES TRAFFIC SIGNAL REPAIRS	General Operating Supplies Sanitation Supplies Office Supplies Paper Products Computer Supplies Other Operating Supplies Public Safety Equipment Traffic Signal Repairs Building Maintenance Supplies	41.85 9.99 51.95 28.30 59.99 98.96 214.86 18.88 194.99	719.77
5256	1/18/2024	GRAINGER	OTHER OPERATING SUPPLIES	Other Operating Supplies	262.39	262.39
5257	1/18/2024	iContact Marketing Group	ANNUAL SUBSCRIPTION FOR MCMAIL 2024	Website & E-Newsletter	744.60	744.60
5258	1/18/2024	KONICA MINOLTA PREMIER FINANCE	BIZHUB 360i LEASE	Office Equipment Leasing	210.59	210.59
5259	1/18/2024	MOLNAR PRINTING, LLC	ENVELOPES	Office Supplies	136.00	136.00
5260	1/18/2024	MORTON SALT INC.	ROCK SALT	Rock Salt	69,940.34	69,940.34
5261	1/18/2024	NORTH EASTERN UNIFORMS	UNIFORM - SHERMAN UNIFORM - EASTLY UNIFORM - RAHALL	Uniform Clothing	1,716.97	1,716.97
5262	1/18/2024	O'REILLY AUTO PARTS	PARTS - #2104 PARTS	Vehicle Parts	23.91	23.91
5263	1/18/2024	PSAB	ONLINE SEMINAR - SCHOENEMAN	Seminars	250.00	250.00
5264	1/18/2024	PITT SPECIALTY SUPPLY, INC.	SANTITATION SUPPLIES	Sanitation Supplies	130.99	130.99
5265	1/18/2024	QUADIENT, INC.	POSTAGE MACHINE LEASE	Office Equipment Leasing	304.64	304.64
5266	1/18/2024	STATE CHEMICAL SOLUTIONS	OTHER SUPPLIES	Other Operating Supplies	321.97	321.97

Town of McCandless General Fund (Fund 01)
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Check No	Date	Vendor - Description	Invoice Description	Account Description	Distribution Amount	Check Amount
5267	1/18/2024	TOM SIPES DEMOLITION	DEMOLITION - 1100 WOODLAND RD	Enforcement Actions	16,500.00	16,500.00
5268	1/18/2024	TREASURER OF ALLEGHENY COUNTY	2024 RE TAX FILE CD	RET Blotter	25.00	25.00
5269	1/18/2024	UNIFIRST CORPORATION	UNIFORMS & MATS	Building Cleaning Services Uniform Cleaning Service	51.80 220.82	272.62
5270	1/18/2024	VERIZON	MONTHLY INTERNET - JAN	Internet	188.99	188.99
5271	1/18/2024	VERIZON	EQUIPMENT RENTAL - JAN	Monthly Telephone Charges	8.81	8.81
5272	1/18/2024	WAPMM	2024 MEMBERSHIP DUES - RJ SUSKO	Membership Dues	35.00	35.00
5273	1/18/2024	ZEP SALES & SERVICE	SANITATION	Sanitation Supplies	108.95	108.95
EFT	1/19/2024	UNITED STATES TREASURY	Pay period ending 1/14/2024,E Fica,E Ficamed,FWT,Fica,FicaMed	Federal Income Tax Social Security Tax Medicare Tax	32954.12 33629.46 7865.02	74,448.60
EFT	1/19/2024	ICMA - 401	Pay period ending 1/14/2024,DC Pension,DC Pension Match,DPW Pension,DPW Pension Match	Non-Uniformed Pension Withheld Non-Uniformed Pension Town Match	5953.58 5953.58	11,907.16
EFT	1/19/2024	PA DEPT OF REVENUE	Pay period ending 1/14/2024,SwtPA	State Income Tax	8,303.61	8,303.61
EFT	1/19/2024	ICMA - 457	Pay period ending 1/14/2024,Def Comp % Uniform,Def Comp Amt Uniform,DComp Match Non,Def Comp % Non Uniform,Def Comp Amt Non Uniform	IRC 457 Contributions Withheld - Non Uniform IRC 457 Town Match - Non Uniform IRC 457 Contributions Withheld - Uniform	1541.76 730.02 6118.93	8,390.71
EFT	1/19/2024	ICMA - IRA	Pay period ending 1/14/2024,Roth IRA-Uniform,Roth IRA-Non Uniform	Roth IRA Contributions Withheld Roth IRA Contributions Withheld	813.27 532.69	1,345.96
EFT	1/19/2024	US BANK	Pay period ending 1/14/2024,Police Pension	Police Pension Withheld	5,477.19	5,477.19
EFT	1/19/2024	PA SCDU	Pay period ending 1/14/2024,AL Co Family Division	Family Court	125.82	125.82
EFT	1/19/2024	UNIFORM CONSTRUCTION UCC		PA Building Permit Fees Collected	243.00	243.00
EFT	1/19/2024	UNIFORM CONSTRUCTION UCC		PA Building Permit Fees Collected	405.00	405.00
EFT	1/19/2024	UNIFORM CONSTRUCTION UCC		PA Building Permit Fees Collected	364.50	364.50
EFT	1/19/2024	UNIFORM CONSTRUCTION UCC		PA Building Permit Fees Collected	252.00	252.00
EFT	1/19/2024	MUNICIPAL BENEFITS SERVICES	Pay period ending 12/31/2023,Employer Medical Police Highmark,Health Ins-MEITPolice-Highmark,Employer Medical Police - UPMC,Health Ins-MEITPolice-UPMC,Employer Medical - Highmark,Health Ins-MEIT - Highmark,Employer Medical - UPMC,Health Ins-MEIT - UPMC Pay period ending 1/14/2024,Employer Medical Police - Highmark,Health Ins-MEITPolice-Highmark,Employer Medical Police - UPMC,Health Ins-MEITPolice-UPMC,Employer Medical - Highmark,Health Ins-MEIT - Highmark,Employer Medical - UPMC,Health Ins-MEIT - UPMC	Healthcare Healthcare Police	29757.08 58782.38 2741.73	91,281.19
5274	1/23/2024	ABC TRANSIT INC	CDL TESTING - SHERMAN	CDL Testing	250.00	250.00

Town of McCandless General Fund (Fund 01)
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Check No	Date	Vendor - Description	Invoice Description	Account Description	Distribution Amount	Check Amount
EFT	1/23/2024	KEYSTONE COLLECTIONS - EIT	Pay period ending 12/17/2023,LwtPA Pay period ending 10/08/2023,LwtPA Pay period ending 10/22/2023,LwtPA Pay period ending 11/05/2023,LwtPA Pay period ending 11/19/2023,LwtPA Pay period ending 12/03/2023,LwtPA Pay period ending 12/17/2023,LwtPA	Earned Income Tax	16,950.53	16,950.53
EFT	1/23/2024	KEYSTONE COLLECTIONS - LST	Pay period ending 12/17/2023,Local Services Tax - QTR Pay period ending 10/08/2023,Local Services Tax Pay period ending 10/22/2023,Local Services Tax Pay period ending 11/05/2023,Local Services Tax Pay period ending 11/19/2023,Local Services Tax Pay period ending 12/03/2023,Local Services Tax Pay period ending 12/17/2023,Local Services Tax	Local Services Tax	948.00	948.00
EFT	1/23/2024	PA DEPARTMENT OF LABOR & INDUSTRY	Pay period ending 10/08/2023,PAUC Pay period ending 10/22/2023,PAUC Pay period ending 11/05/2023,PAUC Pay period ending 11/19/2023,PAUC Pay period ending 12/03/2023,PAUC Pay period ending 12/17/2023,PAUC	PA UC Tax Withheld	1,128.59	1,128.59
5275	1/25/2024	CASH	PETTY CASH - TOWN	Postage Local Meetings Office Supplies Building Maintenance Supplies Office Supplies	9.65 62.48 1.06 63.57 7.48	144.24
5276	1/25/2024	HIGHMARK INC.	MEDICAL REIMBURSEMENTS	Police Officer Health Insurance	114.06	114.06
5277	1/25/2024	PITTSBURGH POST-GAZETTE	LEGAL ADS - ZHB LEGAL ADS - COUNCIL LEGAL ADS - FINANCE LEGAL ADS - POLICE	Advertising ZHB Advertising	97.65 58.90 63.55 137.95	358.05
5278	1/25/2024	SPECTRUM MEDICAL SERVICES, INC	MOBILE RANDOM DRUG TEST	Drug & Alcohol Testing	156.00	156.00
5279	1/25/2024	VERIZON WIRELESS	MONTHLY WIRELESS	TELEPHONE CHARGES Monthly Telephone Charges Monthly Telephone	253.32 379.98 47.22	680.52
5280	1/25/2024	ARCH MAHARAJA	BPT REFUND - OVERPAYMENT 2023	BPT Refunds	9.00	9.00
5281	1/25/2024	CARDS BY ANNE	BPT REFUND - MOA-PINE 2022	BPT Refunds	143.73	143.73
5282	1/25/2024	CHUCK'S AUTO BODY	BPT REFUND - OVERPAYMENT 2023	BPT Refunds	910.76	910.76
5283	1/25/2024	GAYLORD AND KELLY LLC	BPT REFUND - OVERPAYMENT 2023	BPT Refunds	56.00	56.00
5284	1/25/2024	LAURA SOLENSKY DESIGN LLC	BPT REFUND - OVERPAYMENT 2021 BPT REFUND - OVERPAYMENT 2022	BPT Refunds	83.34	83.34
5285	1/25/2024	PHYSICS PREP LLC	BPT REFUND - MOA-PINE 2022	BPT Refunds	12.08	12.08

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Check Listing with Accounting Distribution 1/01/2024 - 1/31/2024

Check No	Date	Vendor - Description	Invoice Description	Account Description	Distribution Amount	Check Amount
5286	1/25/2024	RED SPIDER ENTERPRISES LLC	BPT REFUND - OVERPAYMENT 2021	BPT Refunds	32.38	32.38
5287	1/25/2024	ADP, INC	UNEMPLOYMENT	Unemployment Comp Management Fees	79.05	79.05
5288	1/25/2024	COMDOC, INC.	CONTRACT	Office Equipment	1,588.44	1,588.44
5289	1/25/2024	CONSOLIDATED COMMUNICATIONS	MONTHLY FAX SERVICE	Monthly Telephone	99.64	99.64
5290	1/25/2024	JIM SHORKEY FORD	PO# 558 - (2) 2023 FORD EXPLORER POLICE VEHICLES PO# 559 - 2023 FORD EXPLORER UNMARKED POLICE VEHICLE	Vehicles	132,073.00	132,073.00
5291	1/25/2024	MARKL SUPPLY COMPANY	UNIFORM - CERRILLOS	Uniform Clothing	659.85	659.85
5292	1/25/2024	MCCANDLESS POLICE OFFICERS	Pay period ending 1/14/2024,MPOA Dues	Union Dues - Police	1,250.00	1,250.00
5293	1/25/2024	MICHAEL BROTHERS HAULING, INC	GLASS RECYCLING	Hard to Recycle Items	800.00	800.00
5294	1/25/2024	PENN POWER	HERITAGE CENTER SCHOOL ZONE TRAFFIC SIGNAL	Electricity Traffic Signal Electricity	64.55 562.35 238.52	865.42
5295	1/25/2024	PERFECTION SERVICES, INC.	IT SERVICES - JAN IT SERVICES - FEB	Contracted IT Services	11,505.00	11,505.00
5296	1/25/2024	PM COMPUTING, INC.	IT SUPPORT NOVEMBER 2023 IT SERVICES	Contracted IT Services	6550.00 3935.00	10,485.00
5297	1/25/2024	T.C.R. & ASSOCIATES	OFFICE SUPPLIES - ZONING	Office Supplies	43.95	43.95
5298	1/25/2024	TEAMSTERS LOCAL 636	Pay period ending 12/31/2023,DPW Dues Pay period ending 1/14/2024,DPW Dues	Union Dues - Public Works	1,764.00	1,764.00
5299	1/25/2024	WAPMM	2024 MEMBERSHIP DUES - BRIAN O'MALLEY	Membership Dues	35.00	35.00
5300	1/25/2024	WESTERN PA CHIEFS' OF POLICE ASSOC.	2024 MEMBERSHIP RENEWAL - RYAN HAWK	Membership Dues	90.00	90.00
5301	1/25/2024	WITMER PUBLIC SAFETY GROUP INC	AMMO	Ammunition & Firearm Peripherals	1,842.88	1,842.88
5302	1/31/2024	EMPLOYEE	FSA REIMBURSEMENT	Flexible Spending Accounts	234.44	234.44
5303	1/31/2024	MAHER DUESSEL, CPA	INDEPENDENT AUDIT	Financial Audit	4,091.07	4,091.07
5304	1/31/2024	MISSION SQUARE RETIREMENT	2023 - 4TH QTR	Retirement Plan Fees	5,166.30	5,166.30
5305	1/31/2024	PITTSBURGH PUBLIC SAFETY SUPPLY	UNIFORM - GRANT	Uniform Clothing	77.55	77.55
5306	1/31/2024	HOME DEPOT CREDIT SERVICES	GENERAL MAINT	General Maintenance	319.59	319.59
Total Checks						868,829.08

Town of McCandless Payroll Checking Account
Check Listing with Accounting Distribution 1/01/2024 - 1/31/2024

Check No	Date	Vendor - Description	Account No	Account Description	Distribution Amount	Check Amount
1130-1132	1/5/2024	Town Employee Paychecks	01 201 001 000 00 90 201 001 000 00	Regular Wages Regular Wages	8,598.58	8,598.58
EFT	1/5/2024	Town Employee Direct Deposits	01 201 001 000 00 90 201 001 000 00	Regular Wages Regular Wages	167,490.83	167,490.83
1133-1134	1/19/2024	Town Employee Paychecks	01 201 001 000 00 90 201 001 000 00	Regular Wages Regular Wages	3,898.76	3,898.76
EFT	1/19/2024	Town Employee Direct Deposits	01 201 001 000 00 90 201 001 000 00	Regular Wages Regular Wages	176,226.34	176,226.34
Total Checks						\$356,214.51

Town of McCandless Fire Apparatus Account (Fund 01)
Check Listing with Accounting Distribution 1/01/2024 - 1/31/2024

Check No	Date	Vendor - Description	Account No	Account Description	Distribution Amount	Check Amount
Total Checks						\$0.00

Town of McCandless Transportation District Fund (Fund 15)
Check Listing with Accounting Distribution 1/01/2024 - 1/31/2024

Check No	Date	Vendor - Description	Account No	Account Description	Distribution Amount	Check Amount
Total Checks						0.00

Town of McCandless Capital Improvements Fund (Fund 18)
Check Listing with Accounting Distribution 1/01/2024 - 1/31/2024

Check No	Date	Vendor - Description	Invoice Description	Account Description	Distribution Amount	Check Amount
285	1/03/2024	NEENAH FOUNDRY COMPANY	GRATES GRATES	Grates	5,184.00	5,184.00
286	1/11/2024	C CRUMP, INC.	MTSA LITTLE PINE CREEK RESTORATION	MS4	131,271.00	131,271.00
287	1/11/2024	GUYER BROTHERS INC	PO#537 - SEWER LINING	General Construction	46,233.00	46,233.00
288	1/18/2024	GATEWAY ENGINEERS INC.	WALL PARK BASEBALL CONSTR ADMIN VESTAL PARK - PHASE 1 2022 ARLE GRANT STONEBROOK VILLAGE BLAZIER CULVERT MTSA - LONGVUE STORMWATER 2023 TOWN BASIN RETROFITS PINE CREEK IMPROVEMENTS GLG - BLAZIER / INGOMAR GLG - DUNCAN / PEEBLES GLG - PEEBLES / MCINTYRE GLG - PEEBLES / REMINGTON GLG - PERRY / 19 NORTH GLG - THOMPSON / RED COACH GLG - BLAZIER DR GLG - DUNCAN AVE GLG - MCINTYRE SQUARE GLG - REMINGTON DR GLG - 19 NORTH GLG - RED COACH	Traffic Signal Upgrades General Construction Engineering - MS4 Construction - Detention Facilities Construction Materials 100% TOWN	26,622.25 3,237.50 8,109.25 1,499.25 522.25	39,990.50
289	1/25/2024	MERIT ELECTRICAL GROUP, INC.	HVAC - PROJECT	HVAC Upgrades	3,069.00	3,069.00
Total Checks						225,747.50

Town of McCandless Assessment Fund (Fund 19)
Check Listing with Accounting Distribution 1/01/2024 - 1/31/2024

Check No	Date	Vendor - Description	Account No	Account Description	Distribution Amount	Check Amount
Total Checks						\$0.00

Town of McCandless State Highway Aid Fund (Fund 35)
Check Listing with Accounting Distribution 1/01/2024 - 1/31/2024

Check No	Date	Vendor - Description	Account No	Account Description	Distribution Amount	Check Amount
Total Checks						\$0.00

Town of McCandless Real Estate Tax Agency Fund (Fund 91)
Check Listing with Accounting Distribution 1/01/2024 - 1/31/2024

Check No	Date	Vendor - Description	Account No	Account Description	Distribution Amount	Check Amount
1241	1/18/2024	BORONKY, KYLE J	DEC 2023 RE TAX REFUND #648055	Prior Real Estate Tax Due To Town	86.24	86.24
1242	1/18/2024	CA SENIOR HEARTLAND PORTFOLIO LLC	DEC 2023 RE TAX REFUND #648628	Prior Real Estate Tax Due To Town	2,538.74	2,538.74
1243	1/18/2024	DONNELLY, BRIAN	DEC 2023 RE TAX REFUND #646886	Prior Real Estate Tax Due To Town	79.46	79.46
1244	1/18/2024	ELLENBERGER, MARK & JESSICA LYNNE	DEC 2023 RE TAX REFUND #650054	Prior Real Estate Tax Due To Town	60.06	60.06
1245	1/18/2024	LAWRENCE HOLDING TRUST	DEC 2023 RE TAX REFUND #649677	Prior Real Estate Tax Due To Town	115.56	115.56
1246	1/18/2024	NEW VULCO REAL ESTATE CO LLC	DEC 2023 RE TAX REFUND #647633	Prior Real Estate Tax Due To Town	373.29	373.29
1247	1/18/2024	PASSODELIS, NICHOLAS C	DEC 2023 RE TAX REFUND #647869	Prior Real Estate Tax Due To Town	100.06	100.06
1248	1/18/2024	PAYNE, CHRISTOPHER & MELISSA	DEC 2023 RE TAX REFUND #650074	Prior Real Estate Tax Due To Town	109.24	109.24
1249	1/18/2024	PEARSON, DWIGHT W & JOANNE M	DEC 2023 RE TAX REFUND #647130	Prior Real Estate Tax Due To Town	99.58	99.58
1250	1/18/2024	ROYER, LUKE B & JESSICA L	DEC 2023 RE TAX REFUND #646828	Prior Real Estate Tax Due To Town	89.40	89.40
1251	1/18/2024	SCHEURING, GREGORY C & LINDA H	DEC 2023 RE TAX REFUND #648744	Prior Real Estate Tax Due To Town	103.96	103.96
1252	1/18/2024	SCHWARTZBAUER, ALBERT & DONNA	DEC 2023 RE TAX REFUND #648567	Prior Real Estate Tax Due To Town	11.00	11.00
1253	1/18/2024	SHAREK, ZACHARIAH & DANIELLE	DEC 2023 RE TAX REFUND #650394	Prior Real Estate Tax Due To Town	320.39	320.39
1254	1/18/2024	STITT, RUSSELL M.	ACT 72 REFUND - FIREMAN	RET Refunds	300.00	300.00
1255	1/18/2024	SUEN, BRITNEY PAGONE & JOEL	DEC 2023 RE TAX REFUND #650358	Prior Real Estate Tax Due To Town	207.72	207.72
1256	1/18/2024	WASYLSON, K. MCCOURT & PAUL	DEC 2023 RE TAX REFUND #649215	Prior Real Estate Tax Due To Town	212.20	212.20
1257	1/18/2024	WERTHEIMER, STEPHEN & KIMBERLY	DEC 2023 RE TAX REFUND #648897	Prior Real Estate Tax Due To Town	40.34	40.34
1258	1/18/2024	WIN PLUS MANAGEMENT LLC	DEC 2023 RE TAX REFUND #647954	Prior Real Estate Tax Due To Town	179.02	179.02
1259	1/18/2024	ZELL TWO, INC.	DEC 2023 RE TAX REFUND #648655	Prior Real Estate Tax Due To Town	691.40	691.40
1260	1/25/2024	BUTLER, EMILY ROSE	ACT 72 REFUND - FIREMAN	RET Refunds	112.77	112.77
1261	1/25/2024	MONPER, RONALD W.	ACT 72 REFUND - FIREMAN	RET Refunds	206.40	206.40
Total Checks						\$6,036.83



Town of McCandless

9955 Grubbs Road, Wexford, PA 15090
Phone: 412-364-0616 Fax: 412-364-5066
Web: www.townofmccandless.org

To: Town Council
From: John Bojarski, Public Information Officer
Date: February 21, 2024
RE: Communications Report

Below are some recent statistics for our Town media and communications methods:

[Town Facebook page](#): Currently sitting at 5,120 follows. Over the last month, posts on the page reached 13,763 people with 6,823 post engagements (i.e., likes, shares and comments) and we received 20 new page follows.

[Police Facebook page](#): Currently sitting at 5,866 follows. Over the last month, posts on the page reached 38,887 people with 14,056 post engagements and we received 67 new followers. If this seems higher than usual, it is. A January 27 post reporting a bank robbery was widely seen and shared (and this post shared to the main Town Facebook page also became the most popular post this month on that page).

[McMail](#): We sit at 4,054 subscribers. The February edition had a 62 percent “open” rate by subscribers and 4.17 percent of the contact list clicked on at least one link in the message.

[YouTube](#): The Town’s channel has 148 subscribers and 38,696 total views. Over the last month, we received 223 views (16 total hours viewed).

[Instagram](#): The Town’s Instagram has 1,043 followers (an increase of 10 since last month).

[LinkedIn](#): The Town has 240 followers (an increase of 16 since last month).

For more details, see the graphics and charts on the following pages.

Town Facebook stats

Discovery

 Post reach	13,763
 Post engagement	6,823
 New Page Followers	20

Interactions

 Reactions	698
 Comments	66
 Shares	40
 Photo views	3,103
 Link clicks	209

Other

 Hide all posts	2
 Unfollows	0

Top Performer



McCandless Police are trying to identify the male in the attached picture, who committed a bank robbery at the...

Published by John Bojarski Jr. [?](#) · January 27 at 3:59 PM · [Globe](#)

Post Impressions [i](#)

2,625

Post reach [i](#)

2,556

Engagement [i](#)

1,611

Police Facebook stats

Discovery

 Post reach	38,887
 Post engagement	14,056
 New Page Followers	67

Interactions

 Reactions	431
 Comments	217
 Shares	206
 Photo views	7,014
 Link clicks	16

Other

 Hide all posts	0
 Unfollows	0

Top Performer



McCandless Police are trying to identify the male in the attached picture, who committed a bank robbery at the...

Published by John Bojarski Jr. [?](#) · January 27 at 3:59 PM · [Globe](#)

Post Impressions [i](#)

41,076

Post reach [i](#)

36,884

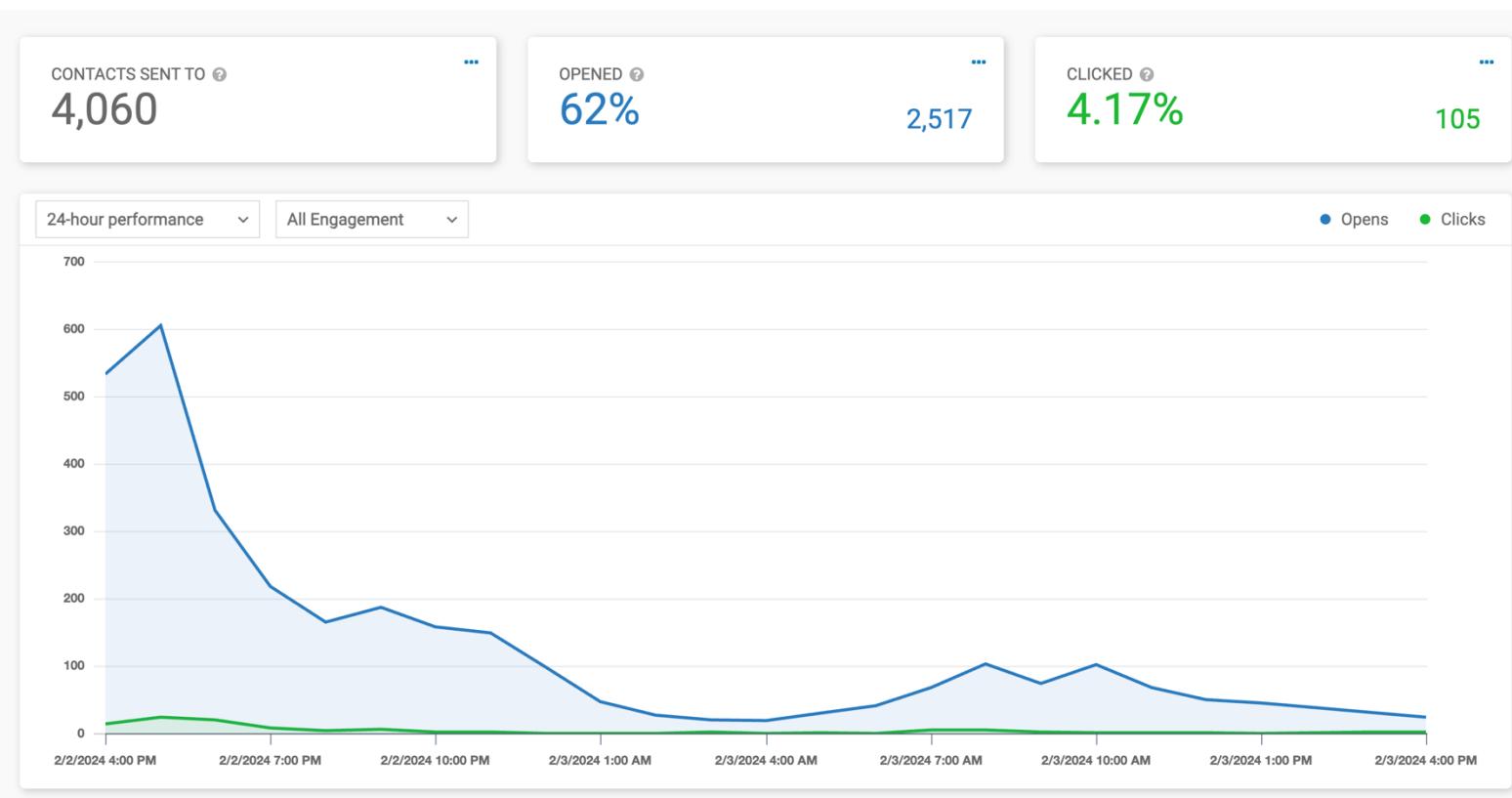
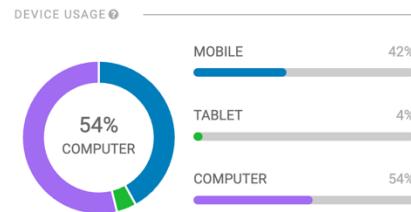
Engagement [i](#)

14,157

February 2024 McMail

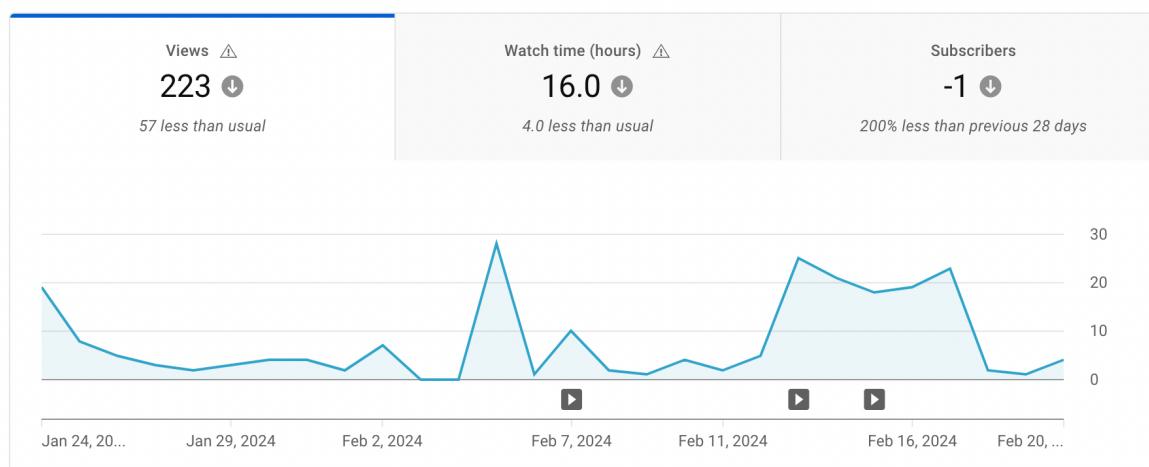
INFO	
Subject	You've Got McMail™ – February 2024 e-newsletter from the Town of McCandless
Sent	February 2, 2024 4:39:40 PM (32 seconds)

TOTALS	
Contacts Sent To	4,060
Opened	(62%) 2,517
Clicked	(4.17%) 105
No Info	(37.17%) 1,509
Bounced	(0.84%) 34
Unsubscribed	(0.1%) 4
Complained	0



Town YouTube channel statistics

Your channel got 223 views in the last 28 days



Your top content in this period

Content	Views
1 Meeting of the Town Council (February 13, 2024) Feb 13, 2024	89
2 Meeting of the Town Council (January 22, 2024) Jan 23, 2024	23
3 Planning Commission (February 6, 2024) Feb 7, 2024	21
4 Planning Commission (January 3, 2024) Jan 4, 2024	12
5 Heritage and Cultural Center FDPC (January 17, 2024) Jan 19, 2024	7



Staff Report

To: Town Council Members
From: Rachel J. Susko, Planning & Development Director
Date: February 22, 2024
Re: Monthly Planning Report – February 2024

I. Shults Ford/Lincoln EV Dealership

Some progress was made on remaining stormwater questions from January's meeting. Although certain technical details and calculations still need to be clarified, the Town Engineer agreed that the applicant had determined a realistic path forward in their stormwater management approach. It was noted that this is only a Preliminary Plan submission and Shults will have to return with a Final Plan application before they could proceed with the development, which would allow more time to work out final details.

The Planning Commission remained concerned and preferred to see all questions resolved prior to recommending the application move on to Town Council. However, the applicant had only agreed to a prior review extension through the end of February and was not willing to extend it for an additional month of Planning Commission review. After significant discussion about procedural aspects of the review timeline permitted by the MPC and what conditions might be attached to a motion recommending the plan to move forward, the vote was called.

MOTION by Mr. DeVito to recommend Town Council approve Modification Request #1 to waive the requirement to build a sidewalk along the project's frontage on Einhouse Drive only. SECONDED by Ms. Sponholz.

Motion passed unanimously (7-0).

MOTION by Ms. Clarke to recommend Town Council approve the Shults Ford Lincoln EV Dealership Preliminary Land Development and Lot Consolidation application submitted by Shults Ford, Inc., contingent upon satisfaction of the remaining comments of the Town Engineer's review letters, with specific attention to stormwater being resolved prior to Town Council approval and materials for revisions delivered to Gateway by end of business February 14th, 2024. SECONDED by Mr. Kline.

Motion passed (5-2). NO – Jones, O'Donnell.

This plan is scheduled for consideration at Town Council's February 26 regular meeting.

Additional notes:

1. The MPC (state planning law) allows for up to 90 days of municipal review of subdivision and land development applications before the governing body must take official action to avoid an automatic as-is approval. For the municipality to spend more time on review, the applicant must agree to a review extension. Participation in extended review is voluntary by the applicant and the applicant may refuse further extension at any time.
2. The applicant did meet the Planning Commission's recommended deadline for submission of revised materials.

II. The Ridge final plan amendment

The Planning Commission reviewed an application, submitted by The Ridge Pittsburgh, LLC, to modify the previously approved Final Subdivision/Land Development plan by removing one lot. The final lot count would be 18, rather than 19. Otherwise the plan would be unchanged.

The Town Engineer provided minor formatting comments on utility design and stormwater reports to accommodate the lot layout change. None were deemed substantial enough to materially change the plan.

MOTION by Ms. Sponholz to recommend Town Council approve the amended Final Subdivision/Land Development plan for The Ridge, originally approved on July 24, 2023, contingent upon satisfaction of the remaining comments of the Town Engineer's review letters. SECONDED by Mr. Kline.

Motion passed unanimously (7-0).

This plan is scheduled for consideration at Town Council's February 26 regular meeting.



Town of McCandless

9955 Grubbs Road, Wexford, PA 15090
Phone: 412-364-0616 Fax: 412-364-5066
Web: www.townofmccandless.org

Date: February 26, 2024

To: Town Council

From: Brian O'Malley, Town Manager

Re: Town Manager Report

- **Stormwater/MS4 Related Matters:**

- Below is ongoing status of the projects, on which we continue to work, to improve stormwater management to the watersheds in the Town:
 - Stormwater Retention Pond Inventory
 - Updates to the Town's Detention/Retention Ponds inventory continue.
 - 2022/23 Pollution Reduction Plan (PRP) Adjustment – The Town is working through the implementation of the 2022/23 PRP adjustment.
 - MTSA Longvue Plant Number 1 Stream Restoration – Work is completed, and we will wait for vegetation growth in the spring.
 - Wexford Run/Pine Creek Study - The Town will continue to explore grant opportunities to try to create a multi-municipal plan in the Wexford Run Watershed.
 - Town Owned Detention Ponds in Wexford Run watershed – Public Works is reviewing Gateway Engineering recommendations to retrofit three Town owned detention ponds and the DPW will schedule the work to be completed in-house in 2024.
 - Vestal Park Phase 1 Stream Restoration – Bids were opened on 2/22/24 and final bid results will be shared with Council with expected action to be taken at the 3/11/24 Council Meeting.
 - Next PRP Plan(s) – The Town is in a holding pattern regarding the creation of the 2023-2026 Pollution Reduction Plan (PRP) that will be submitted to the PA Department of Environmental Protection (DEP) for approval.
 - DEP has yet to set the standards for the next permit cycle.
 - DEP DAM Reports – Waiting for review of submitted documents by DEP.
 - Blazier Drive and Winchester Drive Culvert repairs – Construction continues on the Blazier Drive Culvert Repairs and is at the finish line. Work was delayed due to the weather in January for a few days. Winchester Drive culvert work will begin after Blazier Drive is completed.
 - PennDOT bridge replacement – I participated in a planning meeting held by PennDOT related to the bridge on Richard Road that is scheduled to be replaced sometime in 2027-2030. The Town wants to ensure that the

nearby neighbors can voice their concerns about the flow of Wexford Run at the bridge and the impact that it has.

- **Infrastructure Projects:**
 - McCandless Drive Sidewalk – This project has been pushed back due to the Blazier Drive Culvert Repairs and the contracting needing to use this area as a staging location. Expected to be completed in 2024.
- **Park Projects:**
 - Wall Park GEDF Project on Ball Fields – Construction work completed. Payment for 90% of the work has been authorized. Waiting for spring vegetation for final payments.
- **Grant Updates:**
 - Green Light Go – The Town was awarded \$1.6 million from the Commonwealth of Pennsylvania and PennDOT for updated traffic signal equipment at six intersections. Working with Gateway and PennDOT to prepare the project documents.
 - Work will be completed in 2024 and 2025. Gateway and DPW continue to work through the specifications to submit to PennDOT for approval.
 - Gaming and Economic Development Grant for Wall Park – See above.
 - Community Infrastructure and Tourism Fund Grant (Court Renovations Devlin Park) – Waiting for payment from Allegheny County. We have been told it was approved for payment.
 - Multi-Modal Grants
 - Waiting for determination for application submitted for sidewalk work at N. Meadows Drive.
 - Act 101 Recycling Grant
 - The Department of Public Works has applied for a grant to cover the cost of a new Leaf Vacuum Vehicle. Waiting for Determination.
 - Act 904 Recycling Grant
 - The yearly grant was submitted by the Public Information Officer in December 2023.
 - Local Share Account (LSA) – We were awarded a \$500,000 grant to put towards the cost of the Town Hall HVAC system, windows, and various items related to those projects.
 - HVAC Contract was awarded. Work on Phase I was completed and the contractors are currently working through Phase 2.
 - LSA Grants that were applied for in November 2023.
 - 3 Police Vehicles
 - 1 Dump Truck with Plow and Spreader
 - 1 Leaf Vacuum Vehicle
 - Cost of a Traffic Impact Fee Study

- Cost of completing maintenance and/or repairs to 4 Town owned bridges/culverts.
- Commonwealth Flood Mitigation Program – Repair/maintenance to the stormwater conveyance system under Oakridge Drive. We have been notified that we did not receive this grant.
- ARLE Grant (Traffic Signals) – Gateway has been authorized to move forward with the creation of bid documents. Gateway submitting plans to PennDOT for approval.
- Watershed Restoration and Protection Program
 - Submitted a grant application for the Pine Creek Stream restoration for the Vestal Park Phase 1 Stream Restoration Project on 5/31/2023. We have been notified that we did not receive this grant.
- DCNR Grant (Greenways, Trails, and Recreation Program)
 - Submitted a grant application for the Master Park and Trail Feasibility Plan through the Greenways, Trails, and Recreation Program.
 - The Town has received notification that they have been awarded a \$98,931 (85%/15% match) grant to complete this project.
- **Development/Planning Status Report:**
 - 8500 Thompson Run- Construction work continues.
 - Walnut Court- Construction work continues. A 2nd Phase application has been submitted for one additional building with up to 7 units at the end of Walnut Court and is under review at the Planning Commission.
 - Greystone Plan of Lots- Construction work continues.
 - Sisters of Divine Providence- Closeout Inspections have begun.
 - Fassinger Farms- Construction work continues.
 - Zokaites Properties LP (North Meadows Drive) – Construction work continues.
 - The Ridge – Amended Final Subdivision/Land Development plan was recommended by the Planning Commission and is on the agenda for action at the 2/26/24 Council Meeting. The amendment will lower the amount of residential lots from 19 to 18.
 - Starbucks – Renovation work on the building has been completed and a temporary occupancy permit was issued with final occupancy pending completion of the sidewalk. They are currently operating and are open to the public.
 - DCI (Dialysis Clinic Inc.) - (Perry Highway) – Building work has been completed. Final site inspections have begun.
 - North Allegheny Intermediate High School – Parking Lot plans approved by Council on 9/25/23.
 - Proposed Valvoline – The plans were approved at the 8/28/23 Council meeting and a pre-construction meeting was held on 12/15/23. A demolition permit was obtained and work on the lot has commenced.
 - Shults Ford/Lincoln EV Dealership – The Planning Commission has recommended Council's approval of the Preliminary Land Development and Lot Consolidations contingent upon satisfaction of the Town Engineer's review letters.

- Rachel Carson Ecovillage (Rezoning Request) – The Planning Commission reviewed the rezoning request at the January Planning Commission meeting and recommended to Council to approve the rezoning request. Town Council is scheduled to hold a public hearing for this request on 2/26/24.
- Code Enforcement
 - Properties that were listed as short-term rentals operating in zoning districts that are not permitted have been notified.
- **Communications**
 - Website Update – The Parks and Recreation facilities update should be completed soon.
- **Parks and Recreation**
 - Easter Egg Hunt Scheduled – Will take place Saturday, March 23rd at Town Hall/Devlin Park.
 - Trivia Night
 - The Town will be holding another Trivia Night on March 19th to reach out to the business community, provide some winter activities, and benefit the exposure of the Town's Parks and Recreation Department.
 - Events this summer – The County's Showmobile has been requested for multiple events that are being planned this summer.
 - Sponsorship Packets – A sponsorship package is being created for Town Events in 2024 and will be sent out by the end of February.
- **Human Resources**
 - A Full Time Receptionist is scheduled to begin in March.
 - The McCandless Police Department hired a new crossing guard in February.
- **Police**
 - The Town was awarded a \$50,000 grant to add cameras to intersections within the Town.
- **Public Works**
 - Winter Maintenance
 - Callout on 2/17/24.
 - Construction Management for HVAC project at Town Hall continues.
 - Pushed and flattened Town Clean Fill Site.
- **Technology Ad-Hoc Committee**
 - The Town's new IT contractor has started for the Town.
 - Next meeting is scheduled for 3/6/24.
- **FDPC/Heritage and Cultural Center**
 - The FDPC has submitted a list of expected events for approval by the Town Council or the Town Administration.



A FULL-SERVICE CIVIL ENGINEERING FIRM

THE GATEWAY ENGINEERS, INC.

100 MCMORRIS ROAD.
PITTSBURGH, PA 15205
412-921-4030 PHONE
412-921-9960 FAX

www.gatewayengineers.com

February 1, 2024

C-35566-0005

Town of McCandless
9955 Grubbs Road
Wexford, PA 15090

Attn: Rachel Susko, Planning Administrator, Town of McCandless

RE: The Ridge, Final Land Development Plan Review

Dear RJ,

I have reviewed the above referenced final land development application off Perry Highway near the intersection with Sarver Lane in the R-2 Single and Two-Family Residential Zoning District. The plan proposes 18 single-family houses, stormwater facilities, open space, and associated site improvements on 15.24 acres. The following materials have been submitted for review:

- The Ridge Cover Letter dated January 9, 2024
- Town of McCandless Application for Final Subdivision dated January 5, 2024
- Final Plan Narrative dated January 9, 2024
- Final land development plan for The Ridge prepared by Victor-Wetzel Associates with the latest revision date of December 13, 2023
- The Ridge Plan of Lots, subdivision plan prepared by Lennon Smith Souleret Engineering (LSSE) and revision dated December 13, 2023
- Stormwater Management/Post-Construction Stormwater Management Narrative prepared by LSSE and revision dated December 2023
- Erosion and Sedimentation Control Report prepared by LSSE and revision dated December 2023

Zoning Comments:

1. The proposed development must address the requirements of 1317.09 Recreational Areas and 1371.12 Recreational Areas and Open Space. ***The consultant's response indicates the developer will pay a fee-in-lieu of providing a recreational area.***

2. Final design and location of community signage will be reviewed via the sign permit process. A separate sign permit must be submitted for review and approved prior to installation. ***The applicant's consultant has acknowledged; this comment will remain until the item is addressed.***

Plan of Lots Comments:

1. According to Allegheny County Assessment Office the existing parcels are owned by Marawah Family LLC; the owner information and the clauses must be revised for their signature unless the property will be sold before the recording of the plan. Proof of ownership will be required before the Town will sign the plan for recording. ***This comment will remain until the item is addressed.***
2. The metes and bounds along the roadway for Lot 2 is difficult to read, the N/F notation should be moved for clarity.

Stormwater Management Comments:

1. The storm sewer conveyance calculations do not match the storm system shown on the plan. Please review and revise the calculations accordingly.
2. Review the location of the concrete anchors shown on the plan view as they do not align with those shown on the profiles. Please review and revise the plan accordingly.
3. The riprap outlet protection detail is not consistent with the provided calculations. Please review and revise the plan accordingly.
4. Grading and Drainage Plan note 26 must refer to notes 23, 24, and 25 instead of 1, 2, and 3. Please revise.

General Comments:

1. Exception/modification requests to the Town Ordinance have been submitted during the preliminary review phase. The following are our comments on the previous requests:
 - a. Section 1705.05(a) – is to permit a site fill slope steeper than three horizontal to one vertical (3H:1V). 2.5H:1V is proposed to save four large trees. Geotechnical data submitted supports that this slope is feasible. It appears this exception/modification request is still requested. A modification request must be submitted in writing.

- b. Section 1369.01(b)(2) – requires a completion guarantee (bond, cash deposit, certified check, etc.) sufficient to complete the improvements shown on the approved plan. The sidewalk and street trees are required by Town ordinance and/or shown on the proposed plan, therefore the sidewalk and street trees must be bonded. This is a policy decision, and we have no comment. The general note on the Final Landscape Plan (sheet no. 11) appears to make this request. A modification request must be submitted in writing.
2. The project will require payment to a Stormwater Facility Maintenance Fund in accordance with 913.19(e)(1)A. The required fee will be provided in the final review letter. ***The applicant's consultant has acknowledged; this comment will remain until the item is addressed.***
3. The applicant shall submit a written offer deeding access and drainage easements to the Town, regardless of ownership, for inspection and/or maintenance purposes per 913.19(a)(3)C. ***The applicant's consultant has acknowledged; this comment will remain until the item is addressed.***
4. The project will require the execution of a stormwater management facilities operation and maintenance agreement within the Town. ***The applicant's consultant has acknowledged; this comment will remain until the item is addressed.***
5. Letters must be provided from utilities confirming service availability. ***The applicant's consultant has acknowledged; this comment will remain until the item is addressed.***
6. A developer's agreement must be executed with the Town. ***The applicant's consultant has acknowledged; this comment will remain until the item is addressed.***
7. The project will require a Highway Occupancy Permit for the local road access and other work proposed along Perry Highway (SR 0019). Proof of the permit issuance should be provided to the Town when received. ***The applicant's consultant has acknowledged; a copy of the approval letter will be provided upon receipt.***
8. The plan must be reviewed by the MTSAs. ***The applicant's consultant has acknowledged; a copy of the approval letter will be provided upon receipt.***
9. A retaining wall is proposed in the rear yards of Lot 3 and 4. A design sealed by a professional engineer shall be provided to the Town for review and approval.
10. The Town may have additional comments.



A FULL-SERVICE CIVIL ENGINEERING FIRM

February 1, 2024
C-35566-0005
Page 4 of 4

The plan has been reviewed for conformance to Town Ordinance standards only. The review is based on surveys and a plan prepared by others and assumes this information is correct and valid as submitted.

If you should have any questions, please call.

Sincerely,
THE GATEWAY ENGINEERS, INC.

Daniel S. Deiseroth, P.E.
Town Engineer

Kelley R. Harrington, E.I.T.
Project Manager

cc: Brian O'Malley Town Manager, Town of McCandless
Christine Billmann, Land Use Administrative Assistant, Town of McCandless
Jeff Schoeneman, Superintendent of Public Works, Town of McCandless
Stephen Korbel, Town Solicitor
McCandless Township Sanitary Authority
The Ridge Pittsburgh, LP, 375 Golfside Drive, Wexford, PA 15090
Steven Victor, Victor-Wetzel Associates
John Heyl, LSSE

G:\Projects\35000 McCandless\35566 D'Emilio Plan of Lots R-2 rezone\0005 The Ridge LD\Doc\review 11.docx



Staff Report

To: Town Council Members

From: Rachel J. Susko, Planning & Development Director

Date: February 22, 2024

Re: The Ridge Final Subdivision/Land Development plan amendment

Date filed with Planning Commission: February 6, 2024

Last meeting prior to action deadline: April 22, 2024

Developer: The Ridge Pittsburgh, LP

Location: Formerly known as the “Marwah Property” located west of Perry Hwy and north of Vestal Park (no address currently assigned as vacant land)

Summary of previous activity

This plan was previously approved as a subdivision and land development of 19 single-family lots on July 24, 2023. The developer has submitted an amendment to remove one lot, bringing the total to 18 single-family lots instead. Additional information on the previous approval process can be found in the accompanying staff report from the July 2023 meeting packet.

The Planning Commission reviewed the amended plan at their February 6th meeting and recommended its approval. Site work is tentatively planned to start in early spring.

Modification requests

Modification Request #1 – Grading

The grading ordinance requires that all fill slopes be 3H (horizontal) to 1V (vertical). The applicant requests for a limited area behind lots 1 and 2 to have a fill slope of 2.5H:1V in order to save four large trees at the rear of the property. This request was generated during the preliminary approval process when the residents abutting this portion of the property requested that the applicant save those trees if possible.

Recommendation: The Town Engineer is satisfied with the technical justification submitted with this request. The Planning Commission recommended approval during the review process that concluded in July 2023.

Modification Request #2 – Bond requirement

Town code requires that developers post a performance bond covering all of the plan’s public and infrastructure improvements. The applicant requests to waive this requirement for sidewalks and street tree plantings due to the length of time between beginning the project and when these improvements would be installed.

Recommendation: Bonding sidewalks and other improvements for the public good is standard operating procedure regardless of the length of time of the project. Town Engineer and staff were not in favor of this request. The Planning Commission recommended denial during the review process that concluded in July 2023.

Final considerations

The conditions listed below were incorporated in Town Council's original approval of The Ridge on July 24, 2023 and shall remain if the amended plan is approved.

- If the sidewalk along Perry Hwy as shown on the plans is not approved by PennDOT, the developer must pay a fee-in-lieu in the amount of \$94,370 to be used for construction of pedestrian facilities elsewhere in the Town.
- The plan must comply with all regulations and laws including but not limited to the issue of adverse possession as raised by Mr. Brian Wright at the Town's Planning Commission meeting.
- No construction vehicles for the development are permitted to traverse the streets of Oakridge, Longvue, Hillcrest, and Forestvue. If construction vehicles use these streets, the roads must be bonded by the developer.
- An HOA must be created to maintain the development's common area sidewalks, stormwater, and associated private infrastructure facilities. The HOA creation documents must be submitted to the Town Attorney for review and approval.
- The developer must offer to pay for pre-development water quality testing to any property within 200' of the developer's property that relies on private well water.
- A developer's agreement must be executed with the Town.
- The developer must execute a stormwater facilities O&M agreement with the Town and pay the required Stormwater Facility Maintenance Fund fee as calculated by the Town Engineer.
- An NPDES permit must be secured from PADEP and ACCD. Proof of permit issuance should be provided to the Town when received. (*Note: Developer has satisfied this requirement.*)
- A Highway Occupancy Permit (HOP) must be secured for the local road access and other work proposed along Perry Highway (SR 0019). Proof of permit issuance should be provided to the Town when received. (*Note: Developer has satisfied this requirement.*)
- The plan must be reviewed by MTSAs. A copy of their approval letter must be provided to the Town upon receipt.
- Letters must be provided from utility services confirming availability.
- Any other remaining comments from the Town Engineer's review letters of June 1, 2023, February 1, 2024, and any other subsequently issued review letters must be addressed.



A FULL-SERVICE CIVIL ENGINEERING FIRM

THE GATEWAY ENGINEERS, INC.

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412-921-4030 PHONE
412-921-9960 FAX

www.gatewayengineers.com

February 21, 2024

C-35679

Town of McCandless
9955 Grubbs Road
Wexford, PA 15090

Attn: Rachel Susko, Planning Administrator, Town of McCandless

Re: Shults Ford EV
Consolidation Plan and Preliminary Land Development Review

Dear RJ,

We have reviewed the above referenced consolidation plan and land development plan located along Perry Highway (SR 19) with frontage also on Einhouse Drive (private roadway) in the C-3 Commercial Zoning District. The plan proposes the consolidation of parcels 1205-H-98 (2.00 acres), 1205-H-76 (0.544 acres), 1205-H-49 (0.056 acres), 1205-H-48 (0.355 acres), and 1205-H-44 (0.335 acres) into a new Parcel No. 1 (3.271 acres). The land development being proposed is for a 5,100 SF sales building and attached 13,600 SF service building with parking area, stormwater facilities and associated site improvements. The following material has been submitted for review:

- Land Development Application received May 18, 2023
- Allegheny County Subdivision and Land Development Plan Application dated October 13, 2023
- Geotechnical Evaluation prepared by KU Resources, Inc. and dated September 27, 2023
- Proposed Preliminary Plans for Shults Ford - EV prepared by Victor-Wetzel Associates and revision dated December 15, 2023
- Consolidation Plan prepared by KU Resources, Inc. and dated December 15, 2023
- Post-Construction Stormwater Management report prepared by KU Resources, Inc. and revision dated February 2024 (received February 13, 2024)
- Post-Construction Stormwater Management plans prepared by KU Resources, Inc. and revision dated February 1, 2024 (received February 12, 2024)
- Project Narrative prepared by Victor-Wetzel Associates and revision dated December 15, 2023
- Revised Modification Request prepared by Victor-Wetzel Associates dated December 15, 2023
- Response to comments letter prepared by Victor-Wetzel Associates and dated December 15, 2023

The following are our comments with respect to the above material with regards to the requirements of the Town of McCandless Planning, Zoning & Land Use Code Book and Streets, Utilities & Public Services Code Book for a Preliminary plan review:

Consolidation Plan

1. According to the plan, the existing properties are owned by various entities but recording clauses are only shown for Shults Ford. Ownership of all parcels must be confirmed in the name of Shults Ford, Inc. before the plan can be signed by the Town for recording. ***The applicant has acknowledged and stated the consolidation plan will be submitted upon Shults Ford's purchase of all properties.***

Land Development

1. All approved exceptions/modifications/variances to Sections of the Town Ordinances must be shown on the plan cover sheet and include the date of approval and approval number. ***The applicant has acknowledged.***
2. Town construction standard details and specific development details (i.e. parking lot surface and curbs, ADA parking spaces, trash enclosure, and sidewalks) must be shown on the final plan submission. ***The applicant has acknowledged.***
3. Since the existing properties are not currently owned by Shults Ford and the consolidation plan has not been recorded, I recommend any land development approval by Council be contingent upon recording of the Shults Ford Consolidation Plan. ***The applicant has acknowledged.***

Geotechnical

1. Once the source of fill material is determined, the characteristics and soil parameters must be verified and sent to the Town Engineer for review and approval prior to placement.

Stormwater Management

The following comments are administrative or minor in nature and must be addressed prior to final plan approval:

1. Please provide documentation for review by the Town Solicitor that allows construction of the improved swale, new inlet, and additional storm sewer in an existing drainage easement or provide a new easement with the current property owner. ***Easement agreements associated with these improvements must be executed prior to the start of construction. The applicant has indicated that the documentation will be provided upon its receipt. This comment will remain until the agreement(s) are provided.***
2. Provide the seal of the professional engineer who prepared the stormwater report on the report per §913.13(a).
3. Provide a revision date on all plan and report submissions for tracking purposes.

4. Since the post-construction rate at POI-3 is now less than the pre-construction rate at POI-3, the off-site analysis is no longer necessary. The off-site narrative and analysis should be removed from the final report submission.
5. The POI-3 time of concentration shown in the Pre-Construction Drainage Area Figure is longer than the time analyzed in the rate calculations. Please update the time of concentration listed in the figure to align with that analyzed in the report.
6. It appears the POI-3 and Total “without BMP routing” tables, Table 6-5 and 6-7, should be removed from the narrative of the report as they no longer exist. Additionally, it appears Table 6-9 in the narrative must be revised or removed.
7. It appears some minor changes have been made to the storm sewer slopes on the plan but not to the pipe flow calculations. Please review and revise the pipe flow calculations accordingly.
8. The swale and undetained drainage area to POI-3 must be clearly delineated on the Post-Construction Drainage Area Figure.
9. Provide the depth and type of soil media proposed for the basin’s bottom on the plans.
10. It appears there is an extraneous 1.25” orifice label on the basin outlet structure (OS1) detail. Please remove this call-out.
11. A trash rack detail must be provided for both the basin and the vegetated swale’s inlet.
12. The vegetated swale must be added to the provided stormwater management operation and maintenance plan.

General

1. The following exception/modification request to the Town Ordinance has been submitted.
 - a. §1371.03(b) All zoning districts shall provide a sidewalk along any and all abutting streets.

Proposed: A sidewalk is proposed along Perry Highway (SR 19), but a modification is requested to excuse the sidewalk along Einhouse Drive. This is a private right-of-way and is only 18 ft. wide. The road also ends as a driveway to one (1) existing residential dwelling.
2. The plan must be reviewed by MTSA. A planning module may be required.



A FULL-SERVICE CIVIL ENGINEERING FIRM

February 21, 2024
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3. The project will require an NPDES permit to be issued by the PA DEP / ACCD. Proof of permit issuance should be provided to the Town when received.
4. The project will require a Highway Occupancy Permit for the work proposed along Perry Highway (SR 0019). The approved permit must be submitted to the Town upon receipt.
5. It appears temporary construction easements are required on adjacent parcels to complete grading and erosion/sediment control activities. Required agreements must be in place prior to the start of construction.
6. A stormwater facilities maintenance and monitoring agreement and financial guarantee must be provided to the Town per §913.19(b)(1)(C).
7. A cost estimate for the proposed improvements has been submitted and will be reviewed under separate cover.
8. A developer's agreement must be executed with the Town.
9. The Town may have additional comments.

The plan has been reviewed for conformance to Town Ordinance standards only. The review is based on surveys and a plan prepared by others and assumes this information is correct and valid as submitted. If you should have any questions, please call.

Sincerely,
THE GATEWAY ENGINEERS, INC.

Daniel S. Deisereth, P.E.
Town Engineer

Kelley R. Harrington, E.I.T.
Project Manager

cc: Brian O'Malley, Manager, Town of McCandless
Christine Billman, Land Use Administrative Assistant, Town of McCandless
Jeff Schoeneman, Superintendent of Public Works, Town of McCandless
Stephen Korbel, Town Solicitor
McCandless Township Sanitary Authority
Steven Victor, Victor-Wetzel Associates
KU Resources, Inc
Shults Ford, 10401 Perry Highway, Wexford, PA 15090



Staff Report

To: Town Council Members

From: Rachel J. Susko, Planning & Development Director

Date: February 22, 2024

Re: Shults Ford Lincoln EV Preliminary Land Development/Lot Consolidation application

Date filed with Planning Commission: June 6, 2023

Last meeting prior to action deadline: February 26, 2024

Developer: Shults Ford, Inc.

Location: 10410-10418 Perry Hwy and 92-94 Einhouse Dr

Summary of previous activity

The application was initially submitted for the June 6, 2023 Planning Commission meeting. However, it was originally proposed to be developed in two phases, with Phase 1 to be construction of the parking lot in its entirety for dealership inventory storage and Phase 2 to be the actual buildings to be used for the dealership and auto servicing. This presented an issue for zoning approval as a standalone vehicle storage lot would have to be considered as a conditional use, rather than accessory use to the primary use of car dealership, which carries different zoning restrictions that were undesirable for the project. The applicant agreed to a review extension beyond the 90-day MPC time limit and voluntarily tabled the plan until revisions could be completed.

In November 2023 the applicant returned to the Planning Commission with a single-phase revised plan. Review continued at monthly meetings between November 2023 and February 2024. The applicant proposed a grading modification at the southern slope bordering Einhouse Dr to allow for a larger area of the site to be leveled than the slopes required by our code would permit; this would have facilitated a greater number of vehicles to be parked in the storage lots. The Planning Commission indicated that convenience of larger vehicle storage would not achieve a result that was equal to or better than the code as written and would put a higher burden of stormwater management on the site. The applicant withdrew the request.

The February 6, 2024 Planning Commission meeting was the last meeting that would fall within the applicant's most recent agreed-upon extension of February 27, 2024. Although some stormwater questions remain, the Town Engineer felt enough information was submitted to verify that the proposed infiltration pond approach was technically feasible and their remaining design comments could be satisfied by subsequent revisions that would not materially change the layout of the plan. Because this plan was submitted as Preliminary approval only, the applicant will still need to return for Final Plan approval prior to beginning construction. This allows further time to work out stormwater questions. Due to the expiring review extension, the Commission recommended Town Council grant an approval conditioned upon further special attention to the stormwater design.

Modification requests

Modification Request #1 – Sidewalk waiver on Einhouse Dr frontage only

Section 1313.17 of the former zoning ordinance allowed for a waiver of sidewalk construction requirements if Town Council determines the sidewalk would serve no useful purpose. (Note: This plan was submitted prior to the adoption of the new zoning ordinance and SALDO, so former code references apply).

Recommendation: The Planning Commission recommended approval of this request. Einhouse Dr is a private road servicing only 1 occupied residential property and constructing a sidewalk on the property's very limited frontage on Einhouse would not meaningfully change the road's walkability. Additionally, the sidewalk would not be accessible from the subject property itself and maintaining it during the winter could pose a hazard because the road surface is unfinished. Granting this modification would not waive construction of a sidewalk on the Perry Hwy frontage.

Final considerations

If Town Council approves this plan, the following contingencies will be included:

- According to the lot consolidation plan, the existing properties are owned by various entities but recording clauses are only shown for Shults Ford. Ownership of all parcels must be confirmed in the name of Shults Ford, Inc. before the plan can be signed by the Town for recording.
- The plan must be reviewed by MTSAs. A planning module may be required.
- An NPDES permit must be secured from PADEP and ACCD. Proof of permit issuance should be provided to the Town when received.
- A Highway Occupancy Permit (HOP) must be secured for the work proposed along Perry Highway (SR 0019). Proof of permit issuance should be provided to the Town when received.
- Temporary construction easements appear to be required on adjacent parcels to complete grading and erosion/sediment control activities. Required agreements must be in place prior to the start of construction.
- A stormwater facilities maintenance and monitoring agreement and financial guarantee must be provided to the Town per §913.19(b)(1)(C).
- A developer's agreement must be executed with the Town.
- Any other remaining technical comments from the Town Engineer's review letter of February 21, 2024, and any other subsequently issued review letters must be addressed.

OFFICIAL
TOWN OF McCANDLESS
RESOLUTION No. 3 OF 2024

A RESOLUTION AWARDING EXCESS REGIONAL ASSET DISTRICT FUNDS TO

WHEREAS, Act 77 of 1993 permits Counties of the Second Class within the Commonwealth of Pennsylvania to create a Regional Asset District, and

WHEREAS, Act 77 authorizes the Regional Asset District to levy a sales tax of one percent (1%) and distribute a portion of said tax to municipalities within a County of the Second Class, and

WHEREAS, Act 77 requires that twenty five percent (25%) of the increase in revenue derived from receipt of this tax distributed to municipalities be forwarded to an organization that was created under the Intergovernmental Cooperation Laws of the Commonwealth to which a municipality belongs, and

WHEREAS, the Town of McCandless has received additional such revenue in the amount of Forty-Two Thousand Five Hundred Fifty-Eight Dollars (\$42,558) in fiscal year 2023, and

WHEREAS, the Town Council of the Town of McCandless desires to transfer funds in the amount of Ten Thousand Six Hundred Thirty-Nine Dollars (\$10,639) in accordance with the provisions of Act 77, for deposit in the _____ Account.

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of McCandless hereby authorizes the award of Ten Thousand Six Hundred Thirty-Nine Dollars

(\$10,639) to the _____, which represents twenty five percent (25%) of the increase in Regional Asset District Tax revenue received in fiscal year 2023.

Motion made by Council member _____, seconded by Council member _____, and this resolution is adopted this 26th day of February 2024.

ATTEST:

TOWN COUNCIL
TOWN OF McCANDLESS

Secretary

President