



**TOWN OF MCCANDELESS  
MEETING OF TOWN COUNCIL  
AGENDA  
April 28, 2025**

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**1. Call to Order at 7:30 p.m.**

**2. Pledge of Allegiance led by Town Councilmembers**

**3. Announcements**

- a) Immediately following the Town Council meeting on April 14, 2025 Councilmembers entered into an Executive Session to discuss legal matters. Executive Session ended at 9:45 p.m. Councilmembers also held an executive session immediately prior to this meeting beginning at 6:30 p.m.
- b) The Town is requesting assistance from our McCandless residents with the Parks Master Plan Questionnaire. Your input is essential in creating high-quality recreational opportunities, park facilities and trails for generations to enjoy. Please complete by April 30 to share your thoughts.
- c) Treasures in the Trunk is being held on Saturday, May 3 at 8:00 a.m. on the HCC Parking lot. Please visit our website to see more exciting activities coming up!
- d) A Community Citation of Recognition was awarded to the Town of McCandless from the Allegheny County Executive Office for being a 2025 Banner Community.

**4. Public Comment on Agenda Items Only**

**5. Approval of Minutes:**

- a) Meeting of Town Council Minutes, April 14, 2025

**6. Administration and Finance Reports:**

- a) Finance Report for the Month of March 2025

- i) Review and Motion to [approve/deny] Check Listing No. 03 dated March 1, 2025 to March 31, 2025 totaling \$1,269,683.72 as submitted to each member of Council and posted on the bulletin board and Town website

- ii) Financial Summary and Check Listing

- b) Communications Report for the Month of April 2025

- c) Junior Councilmember's Report for the Month of April 2025

- d) Liaison Reports

- i) McCandless Industrial Development Authority – Mr. Arlow (no meeting)
- ii) North Hills Council of Governments – Mr. Singer (no meeting)
- e) Public Comment on Administration and Finance

## **7. Planning and Zoning Reports**

- a) Planning Director's Report for the Month of April 2025
- b) Liaison Reports
  - i) Planning Commission – Mr. Arlow
  - ii) Zoning Hearing Board – Ms. Cloonan
- c) Public Comment on Planning and Zoning

## **8. Recreation Reports**

- a) Parks and Recreation Director's Report for the Month of April 2025
  - i) Presentation by Heather Cuyler from Pashek
- b) Liaison Reports
  - i) Finance Development and Promotional Committee for the Heritage and Cultural Center – Mr. Hart
  - ii) Activities Advisory Ad-Hoc Committee – Ms. Cloonan (no meeting)
- c) Public Comment on Recreation

## **9. Town Manager's Report**

- a) Engineer Report

## **10. Town Attorney's Report**

## **11. Old Business**

- a) Action concerning adoption of Ordinance No. 1557
  - i) Motion to [adopt/reject] Ordinance No. 1557 of the Town Council of the Town of McCandless, Allegheny County, Pennsylvania, amending the Town Code of Ordinances, Part 13, Zoning Ordinance, as amended, to revise section 1306.230 Definitions-words and terms beginning with L, to add a definition of “Lot, Flag”.
- b) Action concerning Resolution 2025-04; The Purchase and Sale Agreement for property located at 1201 Van Drive
  - i) Motion to [adopt/reject] Resolution 2025-04, a Resolution of the Town of McCandless, Allegheny County, Pennsylvania, Authorizing the acquisition of real property located at 1201 Van Drive and identified as Allegheny County Block and Lot Numbers 1070-N-297 and 1070-N-117 for public park and recreation purposes.

**12. New Business**

- a) Action concerning Rachel Carson Ecovillage Partial Bond Release No. 1
  - i) Motion to [approve/reject] partial bond release No. 1 of the Rachel Carson EcoVillage performance bond in the amount of \$74,507.08 per the Town Engineer's review letter dated March 24, 2025.
- b) Action concerning Blazier Drive Subdivision No. 5 Amendment 3 Mortgage Subdivision
  - i) Motion to [approve/reject] the Blazier Dr. Subdivision No. 5 Amendment 3 Mortgage Subdivision application submitted by Sperdute Surveying, located on Hopkins St, as reviewed by the Town Engineer in their letter dated March 6, 2025 and recommended for approval by the Planning Commission.
- c) Action concerning Resolution 2025-05; Authorization to apply for PA Small Water and Sewer Grant.
  - i) Motion to [adopt/reject] Resolution 2025-05, a Resolution of the Town of McCandless, Allegheny County, Pennsylvania, authorizing an application for the Pennsylvania Small Water and Sewer Grant in the amount of \$497,352.00 and designating the Council President and Town Manager as signatories.
- d) Discussion/action regarding May Town Council meeting schedule
- e) Establishment of McCandless 175 Ad-hoc Committee

**13. Public Non-Agenda Comments**

**14. Executive Session**

- a) Legal Matter

**15. Adjournment**

Respectfully submitted,

John F. Schwend  
Town Manager  
/dmr

**General Fund Revenues**  
**March 31, 2025**

Account Totals Summary	Amended	Actual	Actual As	Adopted	Actual	Actual As
	Budget 2024	Year to Date 2024	% Of Budget 2024			
301 - 310 Taxes	\$ 13,903,890.00	\$ 2,014,906.00	14.49%	\$ 15,307,700.00	\$ 2,435,809.00	15.91%
319 Penalties and Interest on Delinquent Taxes	\$ 8,000.00	\$ 4,763.00	59.54%	\$ 10,700.00	\$ 15,527.00	145.11%
321-322 Licenses and Permits	\$ 385,575.00	\$ 13,262.00	3.44%	\$ 355,950.00	\$ 8,080.00	2.27%
331 Fines	\$ 33,000.00	\$ 2,498.00	7.57%	\$ 29,600.00	\$ 2,563.00	8.66%
341 - 342 Interest and Rents	\$ 134,500.00	\$ 93,760.00	69.71%	\$ 208,900.00	\$ 67,751.00	32.43%
354 - 356 State Funding	\$ 905,350.00	\$ 613.00	0.07%	\$ 905,150.00	\$ 3,293.00	0.36%
357 - 359 Local Funding	\$ 955,100.00	\$ 154,796.00	16.21%	\$ 701,850.00	\$ 181,993.00	25.93%
361 - 367 Charges and Fees	\$ 507,500.00	\$ 69,854.00	13.76%	\$ 429,300.00	\$ 72,339.00	16.85%
383 Assessments	\$ 400.00	\$ 74.00	18.50%	\$ 400.00	\$ 121.00	30.25%
387 Contributions and Donations	\$ 72,300.00	\$ 1,725.00	2.39%	\$ 67,500.00	\$ 18,430.00	27.30%
391 Sale of Assets	\$ 15,000.00	\$ 24,405.00	162.70%	\$ 27,500.00	\$ 166.00	0.60%
392 Fund Transfers	\$ 869,824.00	\$ -	0.00%	\$ -	\$ -	0.00%
395 Refunds of Prior Year Expenditures	\$ 120,000.00	\$ 12,323.00	10.27%	\$ 148,000.00	\$ -	0.00%
<b>TOTAL Revenues</b>	<b>\$ 17,910,439.00</b>	<b>\$ 2,392,979.00</b>	<b>13.36%</b>	<b>\$ 18,192,550.00</b>	<b>\$ 2,806,072.00</b>	<b>15.42%</b>

**General Fund Expenditures**  
**March 31, 2025**

Account Totals Summary	Amended	Actual		Actual As	Adopted	Actual		Actual As
	Budget	Year to Date	2024	% Of Budget	Budget	Year to Date	2025	% Of Budget
	2024	2024	2024	2024	2025	2025	2025	
General Government (400-409)	\$ 2,395,650.00	\$ 579,007.00	24.17%	\$ 2,588,580.00	\$ 654,199.00			25.27%
Public Safety (410-419)	\$ 8,870,340.00	\$ 1,857,478.00	20.94%	\$ 9,124,365.00	\$ 1,896,693.00			20.79%
Public Works (426-446)	\$ 4,447,980.00	\$ 1,035,126.00	23.27%	\$ 4,379,965.00	\$ 1,199,435.00			27.38%
Culture and Recreation (451-457)	\$ 988,480.00	\$ 193,798.00	19.61%	\$ 1,043,190.00	\$ 203,421.00			19.50%
Refunds (491)	\$ 158,800.00	\$ 10,568.00	6.65%	\$ 156,500.00	\$ 14,536.00			9.29%
Interfund Operating Transfers (492)	\$ 2,500,000.00	\$ 500,000.00	20.00%	\$ 2,500,000.00	\$ -			0.00%
<b>TOTAL Revenues</b>	<b>\$ 19,361,250.00</b>	<b>\$ 4,175,977.00</b>	<b>21.57%</b>	<b>\$ 19,792,600.00</b>	<b>\$ 3,968,284.00</b>			<b>20.05%</b>

**Town of McCandless All Funds**  
**Check Listing with Accounting Distribution 3/01/2025-3/31/2025**

PAGES	FUND NO	FUND DESCRIPTION				Check Amount
7	01	GENERAL FUND CHECKING ACCOUNT (FUND 01)				\$ 706,865.04
1	01	PAYROLL CHECKING ACCOUNT (FUND 01)				\$ 517,470.63
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)				\$ 43,424.37
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)				\$ 1,923.68
<b>Total Checks</b>						<b>\$ 1,269,683.72</b>

**Town of McCandless General Fund (Fund 01)**  
**Check Listing with Accounting Distribution 3/01/2025-3/31/2025**

Check No	Date	Vendor - Description	Invoice Description	Account Description	Distribution Amount	Check Amount
EFT	3/04/2025	US BANK		Police Pension Withheld	5,448.48	5,448.48
EFT	3/04/2025	ICMA - 457		IRC 457 Contributions Withheld - Non Uniform IRC 457 Town Match - Non Uniform IRC 457 Contributions Withheld - Uniform	3793.91 803.12 6796.97	11,394.00
EFT	3/04/2025	ICMA - IRA		Roth IRA Contributions Withheld Roth IRA Contributions Withheld	6911.75 562.69	7,474.44
EFT	3/04/2025	ICMA - 401		Non-Uniformed Pension Withheld Non-Uniformed Pension Town Match	7089.10 7089.10	14,178.20
7359	3/13/2025	Employee Payroll Check		Police Officer Salaries	3,274.07	3,274.07
7360	3/14/2025	ALLSHOUSE, KYLE	UNIFORM REIMBURSEMENT - SELF/CLOUD DEFENSE	Uniform Clothing	612.66	612.66
7361	3/14/2025	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES/VEHICLES - FIRE OFFICE SUPPLIES & BREAKROOM SUPPLIES - DPW PUBLIC SAFETY EQUIPMENT - DPW CREDIT FOR INVOICE 19N6-FX36-P3JC OTHER OPERATING SUPPLIES - DPW OTHER OPERATING SUPPLIES - HCC OFFICE SUPPLIES - POLICE PUBLIC SAFETY EQUIPMENT - DPW TOOLS - DPW OFFICE SUPPLIES - ZONING VFC BANQUET SANITATION SUPPLIES - DPW BREAKROOM SUPPLIES - DPW OFFICE SUPPLIES - DPW SANITATION SUPPLIES - DPW OFFICE SUPPLIES - POLICE OFFICE SUPPLIES - REAL ESTATE CREDIT FOR INVOICE #1T4R-QVJF-PV6H	General Office Supplies Sanitation Supplies General Office Supplies Office Supplies Uniform Clothing VFC Banquet Vehicles Office Supplies Office Supplies Other Operating Supplies Public Safety Equipment Tools Other Operating Supplies	-106.98 73.54 290.17 34.81 41.72 79.95 45.07 55.12 49.74 636.18 71.66 99.39 111.58	1,481.95
7362	3/14/2025	AMERICAN ROCK SALT COMPANY LLC	ROCK SALT	Rock Salt	45,497.37	45,497.37
7363	3/14/2025	AQUA FILTER FRESH INC.	BOTTLED WATER - POLICE BOTTLED WATER	Other Operating Supplies Miscellaneous Supplies	98.25 106.75	205.00
7364	3/14/2025	BABST, CALLAND, CLEMENTS AND ZOMNIR, P.C.	LITIGATION AND CODE ENFORCEMENT MATTERS FASSINGER FARMS DEVELOPMENT 282 COURTNEY PROPERTY MAINTENANCE 516 LAMPLITE LANE ZONING APPEAL 1027 TWIN HILL RD EXTENSION VARIANCE SHULTS FORD - 10418 PERRY HWY ZONING & LAND DEVELOPMENT APPLICATIONS 100% TOWN	Town Attorney	476.00 973.50	1,449.50
7365	3/14/2025	BETSY ANN CHOCOLATES	MCX CHOCOLATE WALK	Advertising	271.39	271.39
7366	3/14/2025	BIG DADDY WILDLIFE REMOVAL	DEER & ANIMAL REMOVAL (16) DEER (1) LIMED DEER	Animal Removal	795.00	795.00
7367	3/14/2025	BON TOOL COMPANY	UNIFORM EQUIPMENT - DPW	Uniform Equipment	76.60	76.60
7368	3/14/2025	BROADBAND WIRELESS NETWORKS LLC	OFFICE EQUIPMENT MAINTENANCE - CAMERA OPTIMIZATION & CLEANING	Office Equipment Maintenance	2,000.00	2,000.00
7369	3/14/2025	C & W AUTOMOTIVE & MACHINE SHOP	REPAIRS - #2107 REPAIRS - #4114	Vehicle Repairs	62.40	62.40
7370	3/14/2025	CASH	PETTY CASH REIMBURSEMENT - POLICE DEPT	Miscellaneous Supplies Parking Expense Local Meetings	33.44 145.00 50.00	228.44
7371	3/14/2025	CLEANING SYSTEMS, INC.	MACHINERY REPAIRS	Machinery Repairs	83.46	83.46
7372	3/14/2025	COMCAST	WIFI - VESTAL PARK INTERNET	Internet Other Operating Supplies	204.46 194.66	399.12
7373	3/14/2025	CRITCHLOW ENTERPRISES INC.	PARTS - MACHINERY	Machinery Parts	173.54	173.54
7374	3/14/2025	DELTA DENTAL OF PA.	DENTAL - FEBRUARY 2025	Employee Dental Contributions	3,832.42	3,832.42
7375	3/14/2025	DRAGUN'S LANDSCAPE SUPPLY INC.	LANDSCAPING SUPPLIES	Landscaping Maintenance Supplies	123.00	123.00
7376	3/14/2025	DUQUESNE LIGHT COMPANY	SCHOOL ZONES/TRAFFIC LIGHTS GREYBROOKE - 2/25	Electricity Traffic Signal Electricity	54.48 1135.60	1,190.08

**Town of McCandless General Fund (Fund 01)**  
**Check Listing with Accounting Distribution 3/01/2025-3/31/2025**

Check No	Date	Vendor - Description	Invoice Description	Account Description	Distribution Amount	Check Amount
7377	3/14/2025	ELTECH SECURITY SYSTEMS	2ND QUARTER ALARM MONITORING - SCHOOL HOUSE	Building Security Services	84.00	84.00
7378	3/14/2025	EMPLOYMENT PARTNERS BENEFITS FUND	HEALTHCARE COVERAGE FOR 4/2025 (BILLED 3/2025)	Healthcare Public Works	40,476.00	40,476.00
7379	3/14/2025	ENCHANTED EXPERIENCES	WINTERFEST - ANNA & ELSA CHARACTERS - DEPOSIT	Entertainment	378.52	378.52
7380	3/14/2025	GENERAL CODE, LLC	ORDINANCE CODIFICATION	Ordinance Codification	1,195.00	1,195.00
7381	3/14/2025	GOLDEN PROMOTIONS, LLC	GENERAL OFFICE SUPPLIES - HCC	General Office Supplies	260.30	260.30
7382	3/14/2025	GRANT WRITING USA	TRAINING - DELVAL	Seminars & Training	495.00	495.00
7383	3/14/2025	Grant, William J	UNIFORM REIMBURSEMENT - SELF/BLUE 360 MEDIA.COM	Uniform Clothing	111.95	111.95
7384	3/14/2025	EMPLOYEE	HEALTH INSURANCE PAYMENT - APRIL	Department Head Health Insurance	869.68	869.68
7385	3/14/2025	GRIFFITH, E. H. INC.	PARTS - MACHINERY	Machinery Parts	23.73	23.73
7386	3/14/2025	JACKS AUTO PARTS	PARTS - #5101 PARTS - #3121 OTHER OPERATING SUPPLIES - SHOP SUPPLY PARTS - MACHINERY PARTS - VEHICLE	Other Operating Supplies Vehicle Parts Machinery Parts	230.39 85.45 213.84	529.68
7387	3/14/2025	KONICA MINOLTA	BIZHUB C550i & BIZHUB C300i LEASES	Office Equipment Leasing	584.05 220.35	804.40
7388	3/14/2025	KONICA MINOLTA PREMIER FINANCE	BIZHUB 360i LEASE	Office Equipment Leasing	210.59	210.59
7389	3/14/2025	Lucostic, Abby	SNACKS FOR LEARN TO KNIT PROGRAM	Recreational Supplies	9.58	9.58
7390	3/14/2025	MAHER DUESSEL, CPA	PROGRESS BILLING FOR FINANCIAL AUDIT 2024	Financial Audit	13,500.00	13,500.00
7391	3/14/2025	MARKL SUPPLY COMPANY	BULLETPROOF VEST - SOCIAL WORKER - FRYE UNIFORMS - CROSKEY	Uniform Clothing Uniform Equipment	75.00 1355.00	1,430.00
7392	3/14/2025	MCCANDLESS POLICE OFFICERS ASSOCIATION	MPOA DUES	Union Dues - Police	2,850.00	2,850.00
7393	3/14/2025	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 Department Head Workers Comp Administrative Staff Workers Comp Police Officer Workers Comp Administrative Staff Workers Comp Volunteer EMT Workers Comp Department Head Workers Comp Supervisor Workers Comp Department Head Workers Comp Administrative Staff Workers Comp Crossing Guard Workers Comp Department Head Workers Comp Administrative Staff Workers Comp Supervisor Workers Comp Laborer Workers Comp	19.91 15.85 18.00 18.40 19.02 9.18 484.25 14.75 10952.31 10.10 10.39 126.83 11.20 3.70 13.19 7.67 292.74 13.08 7.73 36.20 4607.78 593.84 902.49 4.15	18,192.76
7394	3/14/2025	NORTH EASTERN UNIFORMS	UNIFORMS - JENNINGS UNIFORMS - EGLI UNIFORMS - CHEBERENCHICK	Uniform Clothing	1,218.96	1,218.96
7395	3/14/2025	O'REILLY AUTO PARTS	PARTS - #4114	Vehicle Parts	24.97	24.97
7396	3/14/2025	OPTIMUS RISK SERVICES	LOSS CONTROL SERVICES	Consulting Services	795.00	795.00
7397	3/14/2025	OVERHEAD DOOR CO OF GREATER PITTSBURGH	GARAGE DOOR MAINTENANCE	General Maintenance	684.00	684.00
7398	3/14/2025	PADLS - PSU	K9 UNIT SAMPLE	K-9 Unit Supplies	178.50	178.50
7399	3/14/2025	PBPMTCA	MEMBERSHIP 2025 - WAGNER & RICHEY	BPT Membership Dues	100.00	100.00
7400	3/14/2025	PITT SPECIALTY SUPPLY, INC.	HANDS FREE DISPENSER - POLICE	Miscellaneous Supplies	41.99	41.99
7401	3/14/2025	PITTSBURGH BUSINESS TIMES	SUBSCRIPTION RENEWAL	Subscriptions	70.00	70.00
7402	3/14/2025	POWERPLAN	PARTS - #3126 PARTS - #3126 PARTS - MACHINERY	Machinery Parts	178.70	178.70

**Town of McCandless General Fund (Fund 01)**  
**Check Listing with Accounting Distribution 3/01/2025-3/31/2025**

Check No	Date	Vendor - Description	Invoice Description	Account Description	Distribution Amount	Check Amount
7403	3/14/2025	RECREATION ALLIANCE OF NORTH PITTSBURGH	2025 MEMBERSHIP - LUCOSTIC	Local Meetings	75.00	75.00
7404	3/14/2025	S & D CALIBRATION SERVICES INC	ACCUTRAK & ENRAD CERTIFICATION	Calibration Services	128.00	128.00
7405	3/14/2025	SHERWIN WILLIAMS	GENERAL MAINTENANCE	General Maintenance	86.19	86.19
7406	3/14/2025	SKANDER TIRE SERVICE INC.	REPAIRS - #3106	Vehicle Repairs	38.25	38.25
7407	3/14/2025	STATE CHEMICAL SOLUTIONS	SANITATION SUPPLIES	Sanitation Supplies	849.87	849.87
7408	3/14/2025	STEPHENSON EQUIPMENT INC.	PARTS - #3122	Machinery Parts	459.56	459.56
7409	3/14/2025	T-MOBILE	MONTHLY WIRELESS	Monthly Telephone Charges Internet Fees Monthly Telephone	80.36 40.18 164.93 684.00 21.14 80.36 40.18 200.90	1,312.05
7410	3/14/2025	T.C.R. & ASSOCIATES	FURNITURE - (3) HIGH BACK EXECUTIVE CHAIRS - POLICE FURNITURE FOR DETECTIVE OFFICE	Furniture	2,566.65	2,566.65
7411	3/14/2025	TEAMSTERS LOCAL 636	DPW DUES	Union Dues - Public Works	3,874.50	3,874.50
7412	3/14/2025	THIRD GENERATION	MONTHLY TELEPHONE CHARGE - MARCH 2025	Monthly Telephone	1182.38 46.75	1,229.13
7413	3/14/2025	TRAFFIC SAFETY STORE	PO# 629 - TRAFFIC CONTROL DEVICES	Vehicles	2,099.02	2,099.02
7414	3/14/2025	TRAISR, LLC	SAAS QTR 1 - 2025	Software Maintenance	2550.00 2550.00	5,100.00
7415	3/14/2025	TRANSUNION RISK AND ALTERNATIVE	PERSON SEARCH	Subscriptions	75.00	75.00
7416	3/14/2025	TRUCKPRO LLC	PARTS - VEHICLE	Vehicle Parts	36.06	36.06
7417	3/14/2025	UNIFIRST CORPORATION	UNIFORMS & MATS	Building Cleaning Services Uniform Cleaning Service	25.90 178.78	204.68
7418	3/14/2025	UNITED AUTO SUPPLY	LUBRICANTS PARTS - #3108 & #3305 PARTS - MACHINERY PARTS - VEHICLE PARTS - #4114 PARTS - #2109	Lubricants Vehicle Parts Machinery Parts	689.95 2661.44 149.41	3,500.80
7419	3/14/2025	VERIZON	MONTHLY INTERNET - MARCH EQUIPMENT RENTAL - MARCH	Internet Monthly Telephone Charges	188.99 8.81	197.80
7420	3/14/2025	VERIZON CONNECT FLEET USA, LLC	VEHICLE TRACKING - FEBRUARY	Communications Equipment	223.30	223.30
7421	3/14/2025	VETTORI'S	PARTS - #3402 & #3404	Machinery Parts	363.48	363.48
7422	3/14/2025	W.B. MASON CO., INC.	OFFICE SUPPLIES - DPW	Office Supplies	7.99	7.99
7423	3/14/2025	WEST VIEW WATER AUTHORITY	558.0 HYDRANTS	Public Hydrant Services	14,937.66	14,937.66
7424	3/14/2025	WOJANIS SUPPLY CO., INC.	PARTS - MACHINERY	Machinery Parts	176.80	176.80
7425	3/14/2025	JTMB ENTERPRISES, LLC	BUSINESS PRIVILEGE TAX REFUND	BPT Refunds	23.04	23.04
EFT	3/14/2025	US BANK		Police Pension Withheld	5,228.18	5,228.18
EFT	3/14/2025	ICMA - 457		IRC 457 Contributions Withheld - Non Uniform IRC 457 Town Match - Non Uniform IRC 457 Contributions Withheld - Uniform	2176.55 888.66 5631.62	8,696.83
EFT	3/14/2025	ICMA - IRA		Roth IRA Contributions Withheld Roth IRA Contributions Withheld	1359.51 562.69	1,922.20
EFT	3/14/2025	ICMA - 401		Non-Uniformed Pension Withheld Non-Uniformed Pension Town Match	6324.64 6324.64	12,649.28
EFT	3/19/2025	MUNICIPAL BENEFITS SERVICES		Healthcare Healthcare Police	38345.44 57254.24	95,599.68
7426	3/20/2025	A-COMFORT SERVICE	PO# 624 - INSTALLATION OF HEAT PUMP DUCTLESS SYSTEM	General Maintenance	10,140.00	10,140.00
7427	3/20/2025	ALLEGHENY COUNTY TREASURER	2025 COUNTY REAL ESTATE TAX	County Real Estate Taxes	75.62	75.62
7428	3/20/2025	ALLEGHENY SAFE & LOCK	GENERAL MAINTENANCE	General Maintenance	771.40	771.40
7429	3/20/2025	ALLIED COMMUNICATIONS OF PA	GPS AIR TIME - FEB	Public Safety Equipment	361.80	361.80

**Town of McCandless General Fund (Fund 01)**  
**Check Listing with Accounting Distribution 3/01/2025-3/31/2025**

Check No	Date	Vendor - Description	Invoice Description	Account Description	Distribution Amount	Check Amount
7430	3/20/2025	AMAZON CAPITAL SERVICES	BREAKROOM SUPPLIES - DPW OFFICE SUPPLIES - ZONING & RECREATIONAL SUPPLIES - PARKS OTHER OPERATING SUPPLIES - DPW OFFICE SUPPLIES - POLICE BREAKROOM SUPPLIES - DPW OTHER OPERATING SUPPLIES - BUILDING OFFICE SUPPLIES - HCC OFFICE SUPPLIES - TOWN OFFICE SUPPLIES - ZONING OFFICE SUPPLIES - FINANCE SANITATION SUPPLIES - DPW FURNITURE - POLICE	General Office Supplies General Office Supplies Sanitation Supplies Other Operating Supplies General Office Supplies Furniture Office Supplies Other Operating Supplies Other Operating Supplies General Office Supplies Prizes	517.33 186.45 41.19 86.93 282.23 1352.02 35.77 182.04 31.99 107.70 77.41	2,901.06
7431	3/20/2025	BABST, CALLAND, CLEMENTS AND ZOMNIR, P.C.	PERSONNEL BOARD GENERAL MATTERS RETAINER 100% TOWN	Town Attorney Retainer Town Attorney	1500.00 444.00 2280.50 1689.00 330.50 2657.50	8,901.50
7432	3/20/2025	BEST FEEDS NORTH PARK	WALL PARK DRAINAGE PROJECT	Other Operating Supplies	64.95	64.95
7433	3/20/2025	C & W AUTOMOTIVE & MACHINE SHOP	PARTS - #4112	Vehicle Parts	31.20	31.20
7434	3/20/2025	CAMPBELL DURRANT, P.C.	PROFESSIONAL SERVICES PROFESSIONAL SERVICES	Labor Attorney	4,070.87	4,070.87
7435	3/20/2025	CERRILLOS, RICHARD	UNIFORMS REIMBURSEMENT	Uniform Clothing	398.47	398.47
7436	3/20/2025	CITY LIGHTING PRODUCTS COMPANY	GENERAL MAINTENANCE	General Maintenance	66.58	66.58
7437	3/20/2025	CRANBERRY SUPPLY CO., INC.	WALL PARK	Other Operating Supplies	849.88	849.88
7438	3/20/2025	DILLON, McCANDLESS, KING	PROFESSIONAL SERVICES	Town Attorney	9,612.50	9,612.50
7439	3/20/2025	FIRE FORCE INC.	PO# 625 - SELF CONTAINED BREATHING APPARATUS	Public Safety Equipment	8,277.00	8,277.00
7440	3/20/2025	FISH WINDOW CLEANING	WINDOW CLEANING - TOWN HALL WINDOW CLEANING - DPW	Building Cleaning Services	500.00	500.00
7441	3/20/2025	GATEWAY ENGINEERS INC.	MAIN STREET MATTERS GRANT APPLICATION GENERAL ENGINEERING SERVICES MURN FILL SITE GRADING PLAN REVIEW HARMONY ROAD CLEAN FILL DOCUMENTATION (DEP) TOWN OF McCANDLESS - 2025 MS4 PROGRAM 2025 GIS PROGRAM McCANDLESS DAMS \$153.75 - ESCROW \$8630.00 - TOWN	10247 Grading Permit Engineering	153.75 1053.50 1644.50 37.75 151.00 5743.25	8,783.75
7442	3/20/2025	GLASSMERE FUEL SERVICE	UNLEADED & DIESEL FUEL	Unleaded Fuel Diesel Fuel	5392.00 6659.87	12,051.87
7443	3/20/2025	GRAINGER	SALT SPREADERS PARTS - VEHICLE	Salt Spreaders Vehicle Parts	18.93 37.34	56.27
7444	3/20/2025	GRIFFITH, E. H. INC.	PARTS - MACHINERY (VENTRAC MOWER)	Machinery Parts	166.17	166.17
7445	3/20/2025	Hathaway, Wyatt C	UNIFORM REIMBURSEMENT - SELF/MODLITE SYSTEMS/CONDOR ELITE	Uniform Clothing	500.68	500.68
7446	3/20/2025	HEI-WAY, LLC	ASPHALT SUPPLIES	Asphalt Supplies	752.78	752.78
7447	3/20/2025	HIGHLAND VOLUNTEER FIRE CO.	1ST QUARTER ALLOCATION	Highland VFC Loan Receivable - Aerial Fire Department Fuel Annual - Highland VFC	-7500.00 -1028.53 44790.00	36,261.47
7448	3/20/2025	HIGHMARK INC.	MEDICAL REIMBURSEMENTS	Police Officer Health Insurance	447.81	447.81
7449	3/20/2025	INGOMAR VOLUNTEER FIRE CO	1ST QUARTER ALLOCATION	Fire Department Fuel Annual - Ingomar VFC	-695.70 44790.00	44,094.30
7450	3/20/2025	J&A HEATING, COOLING, PLUMBING, AND ELECTRICAL	GENERAL MAINTENANCE	General Maintenance	2,931.01	2,931.01

**Town of McCandless General Fund (Fund 01)**  
**Check Listing with Accounting Distribution 3/01/2025-3/31/2025**

Check No	Date	Vendor - Description	Invoice Description	Account Description	Distribution Amount	Check Amount
7451	3/20/2025	LOWE'S	CREDIT - PUBLIC WORKS SPRING FIELD TOOLS PUBLICWORKSOFF DPW BUILDING EAGLE SCOUT PR PLOWREPAIR MECHANICS PUBLIC WORKS G MAIL BOX REPAIR TRUCK 305 LUNCH ROOM DPW LUNCH ROOM	General Maintenance Other Operating Supplies Tools	1731.79 518.86 301.37 439.11 188.08	3,179.21
7452	3/20/2025	MAHER DUESSEL, CPA	PROGRESS BILLING FOR FINANCIAL AUDIT 2024	Financial Audit	13,500.00	13,500.00
7453	3/20/2025	MAIELLO, BRUNGO & MAIELLO, LLP	PROFESSIONAL SERVICES	Town Attorney	879.00	879.00
7454	3/20/2025	MARKL SUPPLY COMPANY	DUTY WEAPON - KOLEK UNIFORM EQUIPMENT - HATHAWAY UNIFORMS - CERRILLOS	Police Equipment Receivable Uniform Clothing Uniform Equipment	2319.50 54.75 715.00	3,089.25
7455	3/20/2025	MCCANDLESS-FRANKLIN PARK AMBULANCE AUTHORITY	2025 DISBURSEMENT - 1ST QTR	Capital Contribution - MFPA	27,500.00	27,500.00
7456	3/20/2025	MIKE THE BALLOON GUY & COMPANY, LLC	COMMUNITY DAY 2025 - DEPOSIT	General Operating Supplies	560.00	560.00
7457	3/20/2025	MOBILE HEALTH SERVICES INC.	FEBRUARY 22ND FIREFIGHTER PHYSICALS	VFC Physicals	18,039.00	18,039.00
7458	3/20/2025	MOTOROLA SOLUTIONS, INC.	BODY WORN CAMERA	Public Safety Equipment	600.00	600.00
7459	3/20/2025	NORTH EASTERN UNIFORMS	UNIFORMS - WAITE	Uniform Clothing	326.96	326.96
7460	3/20/2025	NORTH HILLS COG SRT VEHICLE MAINTENANCE	2025 ANNUAL PRO-RATA SHARE SRT VEHICLE	Vehicle Maintenance	4,613.00	4,613.00
7461	3/20/2025	OREILLY AUTO PARTS	PARTS - VEHICLE CREDIT PARTS - SHOP SUPPLY & #3108 PARTS - SHOP SUPPLY	Vehicle Parts	55.43	55.43
7462	3/20/2025	PATH MASTER INC.	SIGNAL PARTS	Traffic Signal Parts	660.00	660.00
7463	3/20/2025	PEEBLES DIST VOL FIRE CO	1ST QUARTER ALLOCATION	Peebles VFC Loan Receivable - Pumper/Ladder Fire Department Fuel Annual - Peebles VFC	-10000.00 -3036.85 44790.00	31,753.15
7464	3/20/2025	PEOPLES GAS	DPW TOWN HALL HERITAGE CENTER	Natural Gas	2440.28 203.68	2,643.96
7465	3/20/2025	PERFECTION SERVICES, INC.	SOFTWARE/SUPPLIES/COMPUTERS - TOWN, CODE, BUILDING COMPUTERS- POLICE & DPW IT SERVICES - APRIL	Software Building Maintenance Supplies Contracted IT Services Computers	4755.98 449.97 7670.00 6125.83 1595.96 1098.99	21,696.73
7466	3/20/2025	PITTSBURGH POST-GAZETTE	LEGAL ADS - ZHB LEGAL ADS - ZONING LEGAL ADS - COUNCIL	Advertising ZHB Advertising	156.55 46.50 201.50	404.55
7467	3/20/2025	POSTMASTER, PITTSBURGH	POSTAGE (2025 SPRING TOWN CRIER)	Postage	3,353.77	3,353.77
7468	3/20/2025	PREFERRED ITM, INC.	GENERAL MAINTENANCE	General Maintenance	1,510.00	1,510.00
7469	3/20/2025	QUADIENT, INC.	POSTAGE MACHINE LEASE - APRIL	Office Equipment Leasing	326.10	326.10
7470	3/20/2025	RACE, CHRISTOPHER	COST OF SHIPPING FOR GPS TRACKER	Postage	8.85	8.85
7471	3/20/2025	SCOTT ELECTRIC CO.	OTHER OPERATING SUPPLIES - PARKS	Other Operating Supplies	1,152.00	1,152.00
7472	3/20/2025	SHERWIN WILLIAMS	GOLDEN OAK	General Maintenance	10.14	10.14
7473	3/20/2025	STARR, H. P. LUMBER CO. LLC	GENERAL MAINTENANCE	General Maintenance	320.78	320.78
7474	3/20/2025	STRASSBURGER MCKENNA	ZHB LEGAL SERVICES	ZHB Legal Services	3,798.62	3,798.62
7475	3/20/2025	TRAFFIC CONTROL EQUIPMENT	SIGN MAKING SUPPLIES	Sign Making Supplies	12,398.00	12,398.00
7476	3/20/2025	UNIFIRST CORPORATION	UNIFORMS & MATS	Building Cleaning Services Uniform Cleaning Service	25.90 174.93	200.83
7477	3/20/2025	UNITED AUTO SUPPLY	PARTS - MACHINERY	Machinery Parts	19.74	19.74
7478	3/20/2025	UPS STORE, THE	POSTAGE - GROUND SHIPMENT	Postage	22.11	22.11
7479	3/20/2025	W.B. MASON CO., INC.	PAPER - DPW OFFICE SUPPLIES - DPW	Office Supplies Paper Products	14.99 57.99	72.98
7480	3/20/2025	WEST VIEW WATER AUTHORITY	HERITAGE CENTER	Water	15.09	15.09
7481	3/27/2025	ADP, INC	UNEMPLOYMENT	Unemployment Comp Management Fees	83.79	83.79

**Town of McCandless General Fund (Fund 01)**  
**Check Listing with Accounting Distribution 3/01/2025-3/31/2025**

Check No	Date	Vendor - Description	Invoice Description	Account Description	Distribution Amount	Check Amount
7482	3/27/2025	AMAZON CAPITAL SERVICES	OTHER OPERATING SUPPLIES VEHICLES - FIRE OFFICE SUPPLIES - POLICE SANITATION SUPPLIES FUEL SYSTEM REPAIRS TOOLS	Sanitation Supplies Other Operating Supplies Fuel System Repairs General Office Supplies Vehicles Other Operating Supplies Tools	26.16 766.60 89.77 116.59 -64.99 76.70 149.66	1,160.49
7483	3/27/2025	RETIRED POLICE OFFICER	MEDICAL INSURANCE REIMBURSEMENT	Police Officer Health Insurance	869.68	869.68
7484	3/27/2025	BUTLER POWER EQUIPMENT, INC.	PARTS - MACHINERY	Machinery Parts	81.97	81.97
7485	3/27/2025	C & W AUTOMOTIVE & MACHINE SHOP	REPAIRS - #4113	Vehicle Repairs	31.20	31.20
7486	3/27/2025	COMCAST	WIFI - VESTAL PARK INTERNET	Internet Other Operating Supplies	214.46 194.66	409.12
7487	3/27/2025	RETIRED POLICE OFFICER	MEDICAL INSURANCE REIMBURSEMENT	Police Officer Health Insurance	689.42	689.42
7488	3/27/2025	GLASSMERE FUEL SERVICE	UNLEADED & DIESEL FUEL	Unleaded Fuel Diesel Fuel	5465.47 2617.72	8,083.19
7489	3/27/2025	EMPLOYEE	HEALTH INSURANCE PAYMENT - MAY	Department Head Health Insurance	869.68	869.68
7490	3/27/2025	HIGHMARK INC.	MEDICAL REIMBURSEMENTS	Police Officer Health Insurance	256.42	256.42
7491	3/27/2025	HOME DEPOT CREDIT SERVICES	DPWBUILDING MANAGEROFFICE DPWBUILDING CREDIT - TOWNHALLKITCHEN ADMINKITCHEN COUNCILCHAMBERS TOWNHALLKITCHEN ADMINKITCHEN TOOLSBUDGET FINANCE CHARGES	General Maintenance Office Supplies Tools	489.64 2.33 629.00	1,120.97
7492	3/27/2025	RETIRED POLICE OFFICER	MEDICAL INSURANCE REIMBURSEMENT	Police Officer Health Insurance	1,537.42	1,537.42
7493	3/27/2025	JACKS AUTO PARTS	PARTS - MACHINERY	Vehicle Parts Machinery Parts	31.02 14.80	45.82
7494	3/27/2025	RETIRED POLICE OFFICER	MEDICAL INSURANCE REIMBURSEMENT	Police Officer Health Insurance	873.29	873.29
7495	3/27/2025	Machesney, David A	UNIFORM REIMBURSEMENT - SELF/AMAZON	Uniform Clothing	183.71	183.71
7496	3/27/2025	RETIRED POLICE OFFICER	MEDICAL INSURANCE REIMBURSEMENT	Police Officer Health Insurance	750.52	750.52
7497	3/27/2025	McLAIN, MIKE	PROFESSIONAL MEMBERSHIP - REIMBURSEMENT	Membership Dues	70.00	70.00
7498	3/27/2025	MICHAEL BROTHERS HAULING, INC	GLASS RECYCLING	Hard to Recycle Items	400.00	400.00
7499	3/27/2025	O'REILLY AUTO PARTS	OTHER OPERATING SUPPLIES	Other Operating Supplies	47.98	47.98
7500	3/27/2025	RIGHT STUFF ENTERTAINMENT	TOTALLY 80s PERFORMANCE FOR COMMUNITY DAY	Entertainment	500.00	500.00
7501	3/27/2025	SHULTS FORD LINCOLN	PARTS - AA #6133	Vehicle Parts	453.91	453.91
7502	3/27/2025	SIMMS STRNISA COURT REPORTING	APPEARANCE FEE & TRANSCRIPT -ZHB	ZHB Court Reporter ZHB Legal Services	1835.00 2387.00	4,222.00
7503	3/27/2025	RETIRED POLICE OFFICER	MEDICAL INSURANCE REIMBURSEMENT	Police Officer Health Insurance	56.78	56.78
7504	3/27/2025	UNIFIRST CORPORATION	UNIFORMS & MATS	Building Cleaning Services Uniform Cleaning Service	51.80 423.58	475.38
7505	3/27/2025	UNITED AUTO SUPPLY	OTHER OPERATING SUPPLIES - DPW OTHER OPERATING SUPPLIES - SHOP SUPPLY PARTS - AA #6134 PARTS - #3306	Vehicle Parts Other Operating Supplies Vehicle Parts	67.06 181.20 234.17	482.43
7506	3/27/2025	VERIZON	INTERNET	Internet	222.64	222.64
7507	3/27/2025	VERIZON WIRELESS	MONTHLY WIRELESS	TELEPHONE CHARGES Monthly Telephone Charges	255.42 340.56 47.57	643.55
7508	3/27/2025	WEST VIEW WATER AUTHORITY	DPW TOWN HALL	Water - Town Hall/DPW	524.50	524.50
7509	3/27/2025	WILLIAMS WESCO INC	PARTS - VEHICLE	Vehicle Parts	88.00	88.00
EFT	3/28/2025	ICMA - 401		Non-Uniformed Pension Withheld Non-Uniformed Pension Town Match	6335.86 6335.86	12,671.72
EFT	3/28/2025	ICMA - 457		Non-Uniformed Pension Withheld	9,145.17	9,145.17
EFT	3/28/2025	ICMA - IRA		Roth IRA Contributions Withheld Roth IRA Contributions Withheld	1339.51 562.69	1,902.20
EFT	3/28/2025	US BANK		Police Pension Withheld	5,508.47	5,508.47

**Town of McCandless General Fund (Fund 01)**  
**Check Listing with Accounting Distribution 3/01/2025-3/31/2025**

Check No	Date	Vendor - Description	Invoice Description	Account Description	Distribution Amount	Check Amount
Total Checks						706,865.04

**Town of McCandless Payroll Checking Account**  
**Check Listing with Accounting Distribution 3/01/2025-3/31/2025**

Check No	Date	Vendor - Description	Account Description	Account Description	Distribution Amount	Check Amount
EFT	3/07/2025	ADP, INC		Bank Charges/Fees	734.32	734.32
EFT	3/14/2025	ADP, INC		Regular Wages	181,559.04	181,559.04
EFT	3/14/2025	ADP, INC		Taxes	86,113.81	86,113.81
EFT	3/14/2025	ADP, INC		Garnishment	276.92	276.92
EFT	3/14/2025	ADP, INC		Town Council Wages	1,468.91	1,468.91
EFT	3/21/2025	ADP, INC		Town Council Wages	3562.35	3,565.29
				Bank Charges/Fees	2.94	
EFT	3/21/2025	ADP, INC		Regular Wages	637.65	958.95
				Town Council taxes	321.30	
EFT	3/21/2025	ADP, INC		Bank Charges/Fees	644.24	644.24
EFT	3/28/2025	ADP, INC		Regular Wages	165,607.61	165,607.61
EFT	3/28/2025	ADP, INC		Taxes	76,127.09	76,127.09
EFT	3/28/2025	ADP, INC		Garnishment	276.92	276.92
EFT	3/28/2025	ADP, INC		Bank Charges/Fees	137.53	137.53
<b>Total Checks</b>						<b>\$517,470.63</b>

**Town of McCandless Fire Apparatus Account (Fund 01)**  
**Check Listing with Accounting Distribution 3/01/2025-3/31/2025**

Check No	Date	Vendor - Description	Account No	Account Description	Distribution Amount	Check Amount
<b>Total Checks</b>						<b>\$0.00</b>

**Town of McCandless Transportation District Fund (Fund 15)**  
**Check Listing with Accounting Distribution 3/01/2025-3/31/2025**

Check No	Date	Vendor - Description	Account No	Account Description	Distribution Amount	Check Amount
<b>Total Checks</b>						<b>0.00</b>

**Town of McCandless Capital Improvements Fund (Fund 18)**  
**Check Listing with Accounting Distribution 3/01/2025-3/31/2025**

Check No	Date	Vendor - Description	Invoice Description	Account Description	Distribution Amount	Check Amount
400	3/14/2025	PASHEK + MTR, LTD.	CONSULTING SERVICES	Consulting Services	6,994.77	6,994.77
401	3/14/2025	WINE CONCRETE PRODUCTS, INC.	CONCRETE	Concrete	932.20	932.20
402	3/20/2025	GATEWAY ENGINEERS INC.	MTSA LONGVUE NO. 1 PLANT STREAM RESTORATION WALL PARK CULVERT REPAIR GENERAL PERMIT MCCANDLESS NORTH MEADOWS - MTF SURVEY TOM GLG CYCLE 10 APPLICATION ASSISTANCE TIMBER TRAIL STORM SEWER REPAIR TOM 2022 ARLE GRANT SIGNAL DESIGN ENGINEERING GLG - INGOMAR/BLAZIER GLG - PEEBLES/DUNCAN GLG - PEEBLES/ MCINTYRE GLG - PEEBLES/REMINGTON GLG - PERRY/19 NORTH GLG - THOMPSON RUN/RED COACH TOWN HALL WINDOW REPLACEMENT CONSTRUCTION ADMINISTRATION AND INSPECTION 2025 ROAD PROGRAM TIMBER TRAIL STORM SEWER SURVEY TOWN OF MCCANDLESS - NORTH MEADOW DRIVE SIDEWALK PROJECT 100% TOWN	Windows Engineering Traffic Signal Upgrades Engineering	3292.50 81.50 8930.50 1589.25 20462.25	34,356.00
403	3/20/2025	WINE CONCRETE PRODUCTS, INC.	CONCRETE	Concrete	1,141.40	1,141.40
<b>Total Checks</b>						<b>43,424.37</b>

**Town of McCandless Assessment Fund (Fund 19)**  
**Check Listing with Accounting Distribution 3/01/2025-3/31/2025**

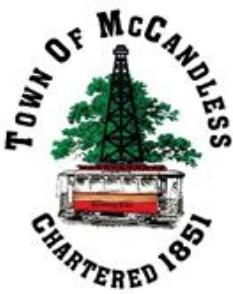
Check No	Date	Vendor - Description	Account No	Account Description	Distribution Amount	Check Amount
Total Checks						\$0.00

**Town of McCandless State Highway Aid Fund (Fund 35)**  
**Check Listing with Accounting Distribution 3/01/2025-3/31/2025**

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 3/01/2025-3/31/2025**

Check No	Date	Vendor - Description	Account No	Account Description	Distribution Amount	Check Amount
1407	3/14/2025	JOSHUA L BICKLE & DANIELLE COURY	FEB 2025 RE TAX REFUND - #700563	Prior Real Estate Tax Due To Town	361.92	-
0001407[VOID]	3/14/2025	JOSHUA L BICKLE & DANIELLE COURY	FEB 2025 RE TAX REFUND - #700563	Prior Real Estate Tax Due To Town	361.92	-
1408	3/14/2025	JU YI LU & HSIN CHIEH YANG	FEB 2025 RE TAX REFUND - #701360	Prior Real Estate Tax Due To Town	67.02	67.02
1409	3/14/2025	KLEIN, PAUL F	ACT 172 REFUND - FIREMAN	RET Refunds	278.59	278.59
1410	3/14/2025	LAUREN E GESMOND	FEB 2025 RE TAX REFUND - #701646	Prior Real Estate Tax Due To Town	114.81	114.81
1411	3/14/2025	LISA GOLDBERG PRUCZ REVOCABLE TRUST	FEB 2025 RE TAX REFUND - #704134	Prior Real Estate Tax Due To Town	872.13	872.13
1412	3/14/2025	QUINTIN B BULLOCK	FEB 2025 RE TAX REFUND - #704138	Prior Real Estate Tax Due To Town	391.63	391.63
1413	3/14/2025	VALON MORTGAGE INC	FEB 2025 RE TAX REFUND - #700615	Prior Real Estate Tax Due To Town	199.50	199.50
<b>Total Checks</b>						<b>\$1,923.68</b>



# Town of McCandless

9955 Grubbs Road, Wexford, PA 15090  
Phone: 412-364-0616 Fax: 412-364-5066  
Web: [www.townofmccandless.org](http://www.townofmccandless.org)

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Date: April 24, 2025  
To: Town Council  
From: John Bojarski, Public Information Officer  
RE: Communications report

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

[Town Facebook page](#): Currently sitting at 5,664 follows. Over the last month, posts on the page reached 76,490 people with 250,919 total views, 1,815 content interactions (i.e., likes, shares and comments) and we received 101 new page follows.

[Police Facebook page](#): Currently sitting at 6,472 follows. Over the last month, posts on the page reached 18,047 people with 17,493 total views, 91 content interactions and we received 18 new followers.

[Heritage and Cultural Center Facebook page](#): Currently sitting at 1,796 follows. Over the last month, posts on the page reached 12,675 people with 41,338 total views, 966 content interactions and we received 16 new followers.

[McMail](#): We sit at 4,082 subscribers (we received a few dozen new subscribers following an advertisement in the recent Town Crier). The April edition had a 62.12 percent “open” rate by subscribers and 7.15 percent of the contact list clicked on at least one link in the message. According to iContact’s new “report card” feature, our current grade is A+ for things such as open rate, complaints, click-to-open rate, bounces and the “spam complaints + unsubscribes to open rate.”

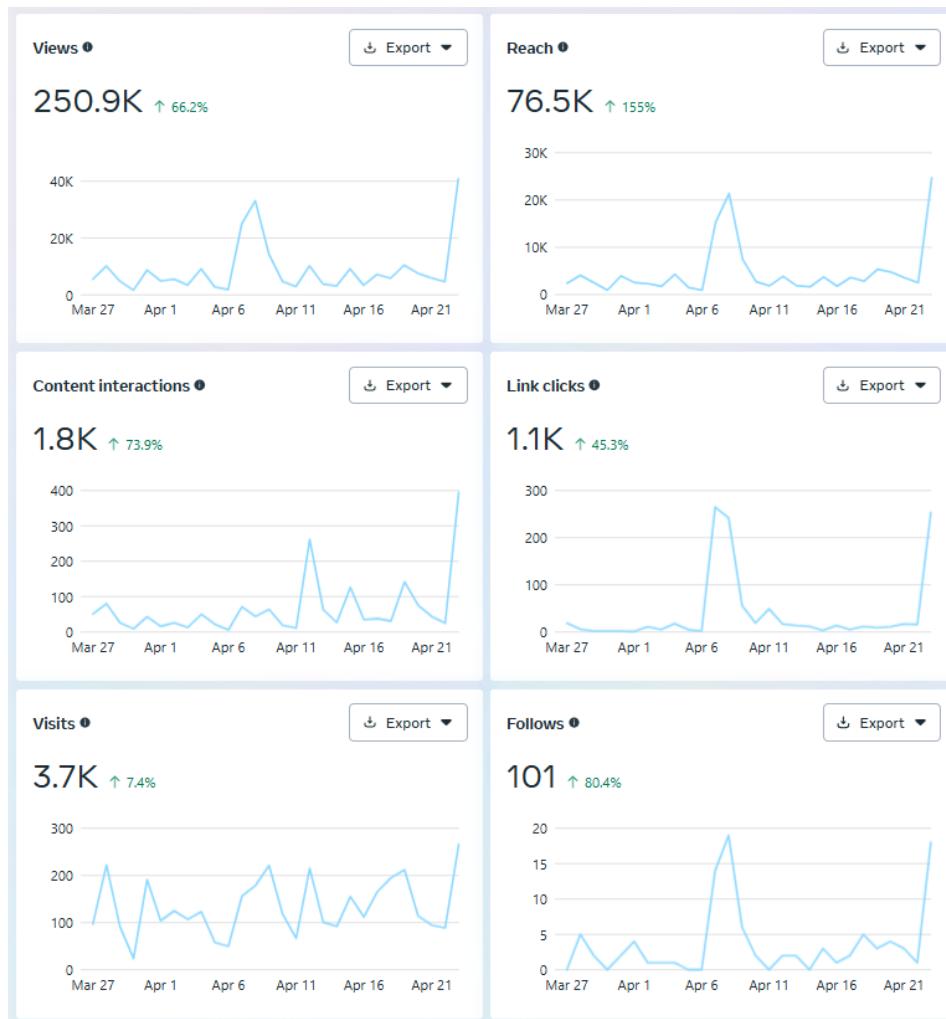
[YouTube](#): The Town’s channel has 177 subscribers and 46,236 total views. Over the last month, we received 209 views (19.2 total hours viewed).

[Instagram](#): The Town has 1,274 followers (an increase of 36 since the previous report).

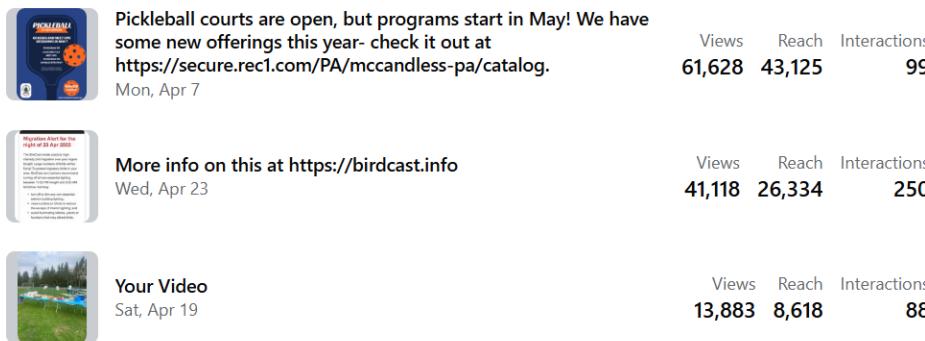
[LinkedIn](#): The Town has 413 followers (an increase of 19 since the previous report).

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

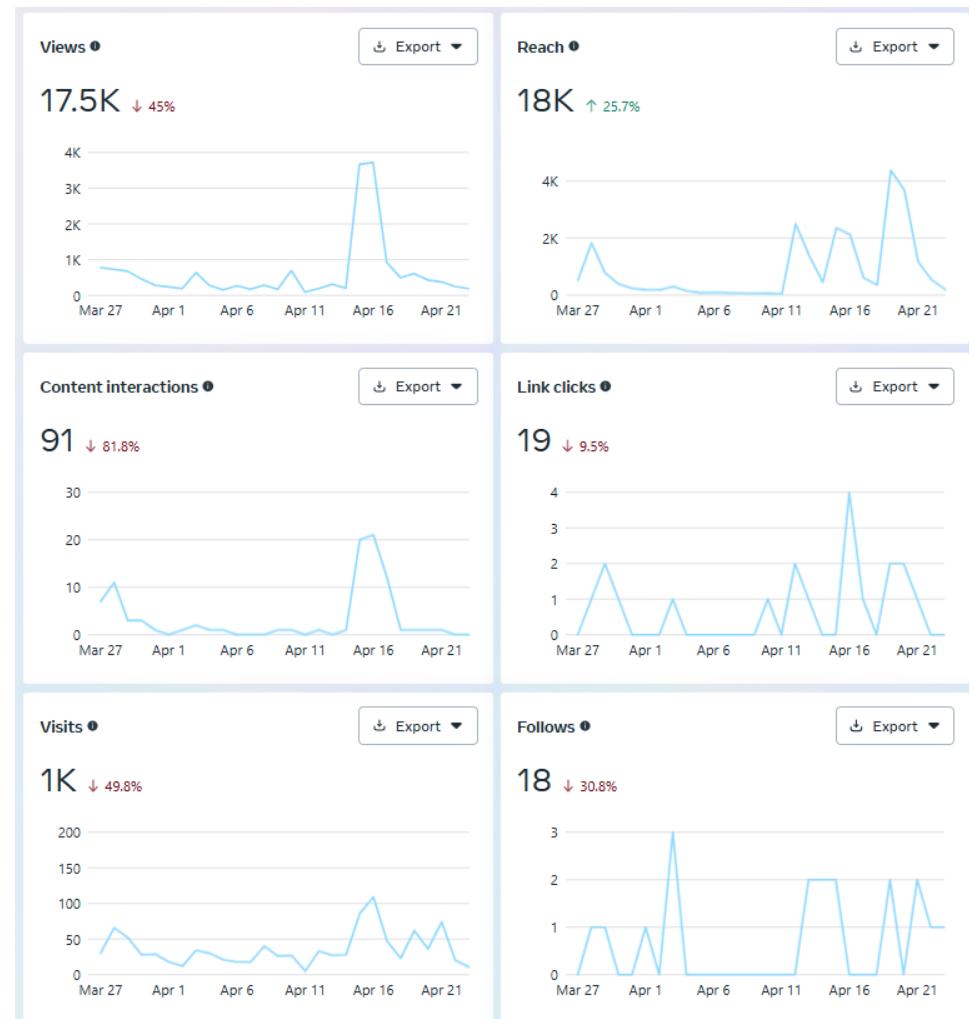
## Town Facebook stats



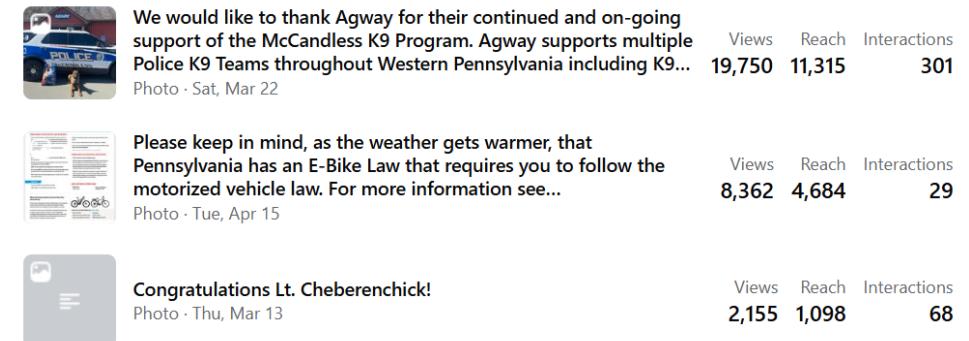
## Top content



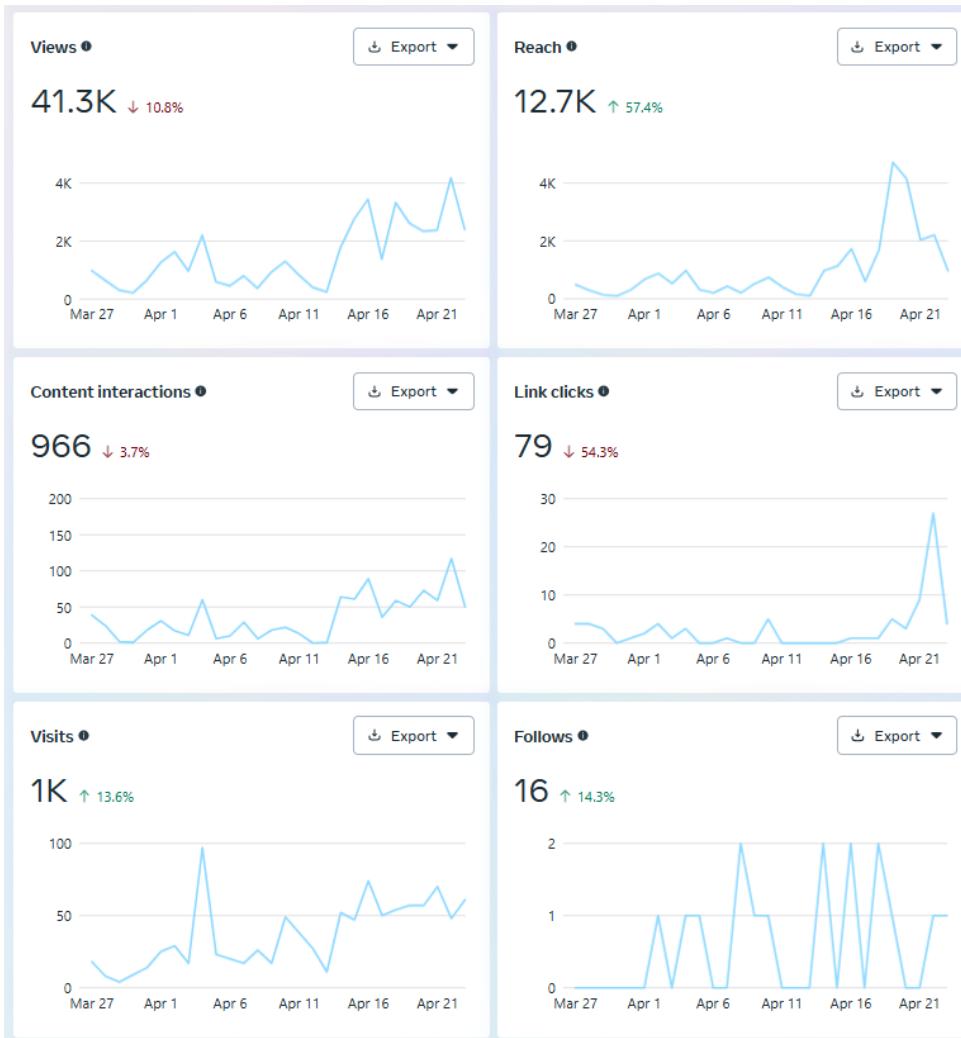
## Police Facebook stats



## Top content



# HCC Facebook stats



## Top content



St. John's Lutheran Church of Highland located on Cumberland Road in McCandless was founded in 1829 by early German settlers. In the early 1800s, the state of Pennsylvania, offered land grants ...  
Wed, Apr 16

Views: 4,331  
Reach: 2,470  
Interactions: 60



St. Alexis in the McCandless part of Wexford was created in 1961 when Bishop Wright decreed a new parish to meet the need of a growing Catholic population in the North Hills. The three existing...  
Fri, Apr 18

Views: 3,084  
Reach: 1,915  
Interactions: 35



For this holy Easter week, we'll be talking about some of the historic churches in our area. First up, St. Alphonsus in Wexford. Catholic Immigrants from Ireland and German-speaking Bavaria...  
Mon, Apr 14

Views: 3,041  
Reach: 1,709  
Interactions: 43

# April 2025 McMail report

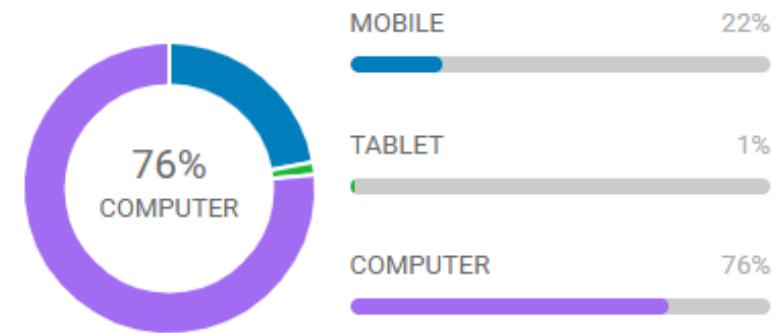
Sent

March 28, 2025 9:41:29 AM  
(45 seconds)

## TOTALS

Contacts Sent To	4,052
Opened	(62.12%) 2,517
Clicked	(7.15%) 180
No Info	(36.82%) 1,492
Bounced	(1.06%) 43
Unsubscribed	(0.12%) 5
Complained	0

## DEVICE USAGE



# Town YouTube channel statistics

Your top content in this period

Views

Your channel got 209 views in the last 28 days

Views  

209 

71 less than usual

Watch time (hours)

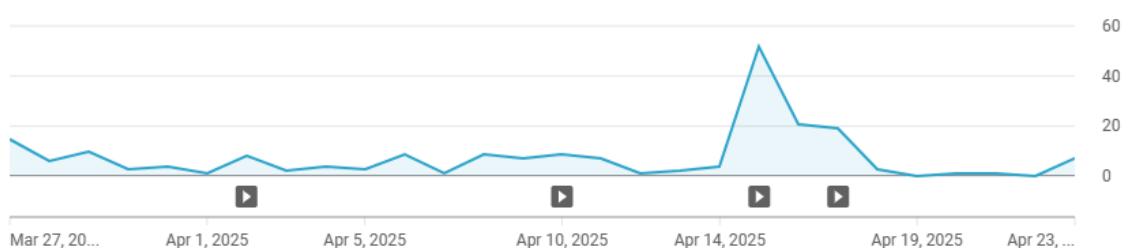
19.2 

10.8 less than usual

Subscribers

-1 

133% less than previous 28 days



Meeting of the Town Council (April 14, 2025)  
Apr 15, 2025

73



Personnel Board (March 25, 2025)  
Mar 26, 2025

25



Planning Commission (April 1, 2025)  
Apr 2, 2025

22



Environmental Advisory Committee (April 9, 2025)  
Apr 10, 2025

12



Meeting of the Town Council (March 24, 2025)  
Mar 25, 2025

12

## Instagram stats

**1,274**

Total followers

**11,076**

Views

Followers 85.1%

Non-followers 14.9%

Accounts reached 1,646

### Top content based on views



## LinkedIn stats

**413**

Total followers

**15**

New followers in the last 30 days  
 16.7%

**673**

Impressions  


**30**

Reactions  


**0**

Comments  


**0**

Reposts  


**109**

Page views  


**42**

Unique visitors  


## Top Performer

Post title

Impressions

Reactions

Comments

 Posted by Diane Romanek

4/12/2025

147

6

0

Junior Councilperson's Report  
April 2025 Meeting

### **North Allegheny National Honor Society**

The National Honor Society is an organization that recognizes high school students for their excellence in scholarship, leadership, service, and character. This month, 183 new junior students at North Allegheny Senior High School were inducted into the organization! Each student was required to complete an application, which included a resume, essays, and recommendation letters.

### **North Allegheny Speech & Debate**

North Allegheny Speech & Debate excelled at the PHSSL State Championships held at Bloomsburg University. The team earned many honors, including the prestigious Jeanne Lutz Award, finishing 2nd overall in the state, as well as over 20 students receiving awards in competition. The debate club is one of the largest clubs at North Allegheny and provides an accessible platform for students to learn about real-world events and rhetorical argument skills. Several students will soon compete in the National Debate competition next month!

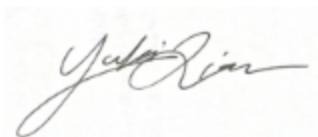
### **Music Department Trips**

Every year, North Allegheny sends its students from the Chorus, Orchestra, and Band departments on trips across the country. This year, Chorus is headed to Myrtle Beach, Orchestra to Disney World, while the Band tours locations in both Ohio and Kentucky. These trips give students the chance to perform in new and exciting environments and deepen their appreciation for the arts by exposing them to diverse musical cultures and professional-level experiences! North Allegheny is grateful to have the resources to organize trips like these for students.

### **North Allegheny DECA**

DECA is an international organization that allows students to compete in fields of business like finance, entrepreneurship, or marketing and prepares them to become leaders in the business world. After competing at the state conference in Hershey this February, over 40 North Allegheny students qualified for the international competition, which will be held in Orlando, Florida, April 25-30! Students will learn business and networking skills while attending the conference of over 30,000 students from across the world.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Yuki Qian".

Yuki Qian  
Junior Councilwoman



# Staff Report

**To:** Town Council Members  
**From:** John F Schwend, Town Manager  
**Date:** April 23, 2025  
**Re:** Monthly Planning Report – April 2025

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## **I. Rachel Carson EcoVillage Bond Release 1**

A request was received from the representative for the Rachel Carson EcoVillage for partial bond release No. 1 in the amount of \$101,900.57. This reduction would be for work completed through March 2025 including E-S controls and excavation. After review and inspection, the Town Engineer does not recommend releasing the full amount requested based on earthwork quantities and basin work that is not complete. The Town Engineer recommends financial security being reduced by \$74,507.08.

## **II. Blazier Dr. Subdivision Plan No. 5 Amendment No. 3 Mortgage Subdivision**

The Planning Commission reviewed an application submitted by Sperdute Surveying to subdivide the third townhome building being constructed in McCandless Square (9732-9742 Hopkins St) along the party walls in order to sell each dwelling unit individually. This is classified as a Minor Plan, Mortgage Subdivision in the Town's SALDO, which exempts individual townhome lots from the full lot size and frontage requirements of the underlying zoning district if the parent parcel of the original development complied with those requirements. The Town Engineer has reviewed this plan and stated that it conforms with the Ordinance.

Motion was made by Ms. Clarke to Recommend Town Council approve the Blazier Dr. Subdivision Plan No. 5, Amendment No. 3 Mortgage Subdivision application as submitted. Ms. DeVito seconded the Motion.

*Motion passed unanimously (7-0).*



TO: Town Council

FROM: Abby Lucostic, Director of Parks and Recreation

DATE: April 28, 2025

RE: Monthly Parks & Rec Activity Report – April MTD 2025

- **Parks**
  - More adult league softball leagues using Devlin field than in past years
  - Baseball and soccer leagues started field use in April
  - Devlin and Wall Park pavilions in heavy use in May and June (mostly weekend rentals) and working on an alcohol permit
  - Sidewalk along tennis and pickleball courts almost complete
  - **Landforce Brandt Trail Project**
    - Overview: The Town of McCandless has partnered with Landforce for the Regional Trail Workshop grant (\$5,000) through WeConservePA. On April 22nd and April 25th, Landforce trainees learned trail skills while contributing work to Wall Park's Brandt Trail. Landforce crews addressed drainage by installing and repairing culverts, installing rock inlays, and applying gravel to portions of the trail that drain poorly so that there is an increased user experience and to prevent any further degradation of the .93 mile trail. We will also be working on some of the trail's tread along a hillside where we will be widening and compacting the trail in places. We will have a third day of work in Wall Park this fall that will wrap up the grant funded on-the-job training we provide while also delivering quality work through the land stewardship staff's experience and expertise.
    - The Town has contributed materials and a \$1,300 contribution to support this project.
    - Landforce is registered as a 501(c)3 under the name Pittsburgh Conservation Corps. Their mission is to nourish a culture of self-empowerment for people aspiring towards meaningful and stable employment, as we protect and improve the environment.
- **Recreation**
  - **See attached for May-June "Upcoming Events"**
    - I schedule posts on Town's social media to drive attendance, engagement and promote events

- **Community Events:**
  - Treasures in the Trunk
    - Saturday, May 3
    - Registration is open and selling spots until May 1.
  - McCandless 175 in 2026
    - Applications will be available online for the planning committee
    - Met with graphic design students at Beattie Career Center to work with them on designing a logo
  - Community Day, Sat. September 13<sup>th</sup>
    - First early planning meeting will be held next week.
    - Already have an overwhelmingly positive response to the sponsorship letters sent out in February
- **Recreation Programs:**
  - Pickleball
    - Programs will start in May with various skill level options
    - Classes will run through Sept/October weather permitting
  - Tennis
    - May 10, we will partner with USTA and resident Jim Block to teach an intro class
  - HCC lecture series
    - April's Pittsburgh's Garden Spot program by Sue Morris had 30 people in attendance
    - I use the HCC's facebook page to drive visitation and program attendance by posting engaging artifacts and photos
    - Next lecture is on May 15: Pittsburgh Pioneers: Allegheny Observatory. The lecture will be at the HCC and the AO has offered a tour of the observatory to 30 of those people in attendance on May 15.
- **Parks Study**
  - Next steering committee meeting is in May
  - Public meeting is scheduled for June 19 at Devlin Pavilion. More details TBD
  - A representative from Pashek was at both the Egg Hunt and the Roadside Clean Up to hand out links to the survey and engage the public in conversation about what facilities and amenities they might like to see
  - Survey
    - open until April 30
    - Over 900 responses logged by Pashek with the goal of hearing from 5% of the population (1500 people)
    - We will continue to promote the survey through our website, social media, print and online news, the Town's electronic sign and printed flyers around Town until April 30

# Upcoming events.

SPRING/SUMMER 2025



**MAY  
01, 08**

**PICKLEBALL 101 & 102**

Learn the basics to dink in the kitchen.

**MAY  
03**

**TREASURES IN THE TRUNK**

Someone's trash is your new treasure.

**MAY  
4, 10, 19, 31**

**PICKLEBALL MEET UPS**

Round Robin style.

**MAY  
10, 25**

**YOGA**

Under the pavilion at Devlin Park.

**MAY  
10**

**LEARN TO PLAY TENNIS**

Looking for a new hobby? Start here.

**MAY  
15, 29**

**ALLEGHENY OBSERVATORY**

Presentation at the HCC.

**MAY  
22**

**COACHED PLAY PICKLEBALL**

Level up.

**MAY  
22**

**EAC & TREE PGH**

Learn about tree canopies!

**JUNE  
07, 12**

**PICKLEBALL 101 & 102**

Learn the basics to dink in the kitchen.

**JUNE  
07**

**VINTAGE APPLE COMP LAB**

1990s computer games.

**JUNE  
14, 28**

**YOGA**

Under the pavilion at Devlin Park.

**JUNE  
19**

**PGH'S EVOLVING ECONOMY**

Lecture at the HCC



# Memorandum

**Memo To:** McCandless Town Council  
**From:** John F. Schwend, Town Manager  
**Date:** April 25, 2025  
**Re:** April Manager's Report

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Please accept this status report on various projects and activities in the Town and in the Town Manager's office. This report reflects current activities and is by no means all inclusive. Should you have any questions on any topic, please feel free to contact me directly.

## Personnel

- Interview process for Finance Director position has commenced with first round interviews to be completed by April 29<sup>th</sup>.
- Re-advertisement for Planning Director has been placed, applications are being received until April 30<sup>th</sup>.
- Scheduled active shooter and mental health awareness training for employees on April 30th

## Finance

- Finance department continues working to organize filing system and storing records
- Met with FNB to restructure bank accounts and improve interest rates
- Scheduling meeting with Manning Napier to review Q1 investment performance
- Reviewing Investment Policy Statement for pension investment strategy
- Submitted AG-385 and Act 13 reporting
- Completing compliance documentations for grants and state funding

## Grants

- Applications were submitted for Green Light Go Cycle 10 for three intersections on the Wexford flats and for the intersection of Perry and Perrymont – in progress
- Pre-bid meeting held for Green Light Go Cycle 8 – five contractors attended
- The Ingomar Main Street Matters grant application was not funded at this time.
- Actively working to close out remaining grant paperwork for GEDTF grant from 2023 – in progress
- Updated applications with additional information for Local Share Account (LSA) grant applications – in progress.
- Closing CITF grant for work at Devlin Park – in progress.

- Received We Conserve PA grant in conjunction with Landforce Pgh. for work on the Brandt Trail – work in progress.
- North Meadows Sidewalk design and ROW agreement – in progress
- Currently working to train staff on grant writing procedures
- Drafting grant paperwork for DCNR grants
- Submitting applications for ARLE grants for two intersection improvements

### **Buildings and Grounds**

- Window replacement project on track for August completion – ongoing
- Analyzing keyless entry system, security camera upgrades for Town Hall
- Preparing RFQ for flooring replacement in Town Hall - ongoing
- Preparing RFQ for emergency generator replacement at Town Hall – ongoing
- Design nearing completion for lighting for parking lot near Heritage Center
- Pickleball sidewalk install completed at Devlin Park
- Creating signage for Town parks

### **Public Works / Infrastructure**

- Catch basin repair work continues in preparation for paving.
- Coordinating waterline replacements and 2026 paving program
- Reviewed deteriorating culvert at Judy Ann Place
- Removed trees from Blazier Drive culvert
- Earth day planting at fill site completed
- Met with residents along Ridge Road regarding flooding concerns
- Reviewed LaRoche East Dam, discussing plans for repair

### **Parks and Rec**

- Park's Master Plan steering committee met on 3/13 – survey available to the public.
- Formalized agreement with MCAA regarding field maintenance
- Focusing on new events to build community engagement
- Tick control applied to Wall Park
- Very successful easter egg hunt event – thank you Abby.
- Reviewed historical data regarding all Town owned facilities
- Toured existing parks to view accessibility

### **Miscellaneous**

- Reviewing IPMC for proposed changes to the property maintenance code
- Researching leash laws
- Researching solicitation ordinance revisions
- Drafting street opening permit revisions
- Reviewing Town contracts – ongoing
- Reviewing lobby security and potential remodel

**OFFICIAL**  
**TOWN OF McCANDLESS**  
**ORDINANCE NO. 1557**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF  
McCANDLESS, ALLEGHENY COUNTY, PENNSYLVANIA,  
AMENDING THE TOWN CODE OF ORDINANCES, PART 13,  
ZONING ORDINANCE, AS AMENDED, TO REVISE SECTION  
1306.230, DEFINITIONS – WORDS AND TERMS BEGINNING  
WITH L, TO ADD A DEFINITION OF “LOT, FLAG”.**

**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 and to implement comprehensive plans 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 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**, following review, Town Council believes it to be in the best interest of the Town to make certain additional amendments to the Zoning Ordinance to more clearly define what lot shape is considered to be a Flag Lot; and

**NOW THEREFORE, BE IT ORDAINED AND ENACTED** by the Town Council of the Town of McCandless, following review and recommendation by the Town Planning Commission and a duly advertised public hearing on the same, that:

**Section 1.** Part 13 of the Town of McCandless Code of Ordinances, Zoning Ordinance, is hereby amended by amending Section 1306.230, Words and Terms Beginning with L, by inserting the following text immediately after the “LOT, CORNER” definition:

**LOT, FLAG** – A Lot that has any portion of its Front Setback Abut the Rear or Side Yard of an adjacent Lot rather than a public road Right-of-Way and where access to the public road Right-of-Way would typically be by a narrow, private road Right-of-Way or driveway.

**Section 2.** 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.** All prior ordinances are hereby repealed in whole or in part to the extent inconsistent herewith.

ORDAINED AND ENACTED into law this 28<sup>th</sup> day of April 2025, effective immediately.

ATTEST:

TOWN COUNCIL  
TOWN OF McCANDLESS

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Secretary

---

President

**OFFICIAL**  
**TOWN OF McCANDLESS**  
**RESOLUTION NO. 2025-04**

A RESOLUTION OF THE TOWN OF McCANDLESS, ALLEGHENY COUNTY, PENNSYLVANIA, AUTHORIZING THE ACQUISITION OF REAL PROPERTY LOCATED AT 1201 VAN DRIVE AND IDENTIFIED AS ALLEGHENY COUNTY BLOCK AND LOT NUMBERS 1070-N-297 AND 1070-N-117 FOR PUBLIC PARK AND RECREATION PURPOSES.

**WHEREAS**, the Town of McCandless (“Town” when referring to the municipal corporation and “McCandless” when referring to the geographic location) owns and operates Potter Park, which consists of property identified by Allegheny County Department of Real Estate as Block and Lot Number 943-C-269 which is located at 9901 Harmony Road, McCandless, PA 15237 (“Potter Park”); and

**WHEREAS**, Janet L. Maier (“Owner”) is the record owner of property at 1201 Van Drive consisting of approximately 14.086 acres, currently identified by the Allegheny County Department of Real Estate as Block and Lot No. 1070-N-297 and an additional parcel consisting of approximately 3.32 acres, currently identified by the Allegheny County Department of Real Estate as Block and Lot No. 1070-N-117 (the “Property”), adjacent to Potter Park in McCandless; and

**WHEREAS**, Town Council discussed the potential acquisition of the Property in several Executive Sessions; and

**WHEREAS**, Town Council, for the benefit of the public, desires to establish open space for park and recreation use by the community and expand Potter Park.

**NOW, THEREFORE**, be it resolved and enacted by Town Council of the Town of McCandless as follows:

**SECTION 1.** The Town of McCandless hereby authorizes the acquisition of the Property at 1201 Van Drive, currently identified by the Allegheny County Department of Real Estate as Block and Lot Nos. 1070-N-297 and 1070-N-117, from Janet L. Maier, by Deed for consideration in the amount of Fur Hundred Seventy-Five Thousand and 00/100 Dollars (\$475,000.00), consistent with and subject to the prorations of the Purchase and Sale Agreement, and further authorizes the Town Manager and Town Attorney to take all required actions and execute all required documents to effectuate the acquisition of the Property.

**SECTION 2.** The Town Attorney is directed to pursue all necessary actions to secure the proper tax-exempt status for this public property following the September 5, 2025 closing.

**SECTION 3.** This Resolution may be attached to any application for tax-exempt status as evidence of the Town's use of the Property as public property for the public purposes of providing for a passive recreation area and open green space for the community.

Motion made by Council member \_\_\_\_\_, seconded by Council member \_\_\_\_\_, and this resolution is adopted this 28<sup>th</sup> day of April, 2025.

ATTEST:

TOWN COUNCIL  
TOWN OF McCANDLESS

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Manager

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President

I, John Schwend, Town Manager, do hereby certify that the within is a true and correct copy of a resolution duly adopted by the Town Council of the Town of McCandless at a regularly convened meeting thereof held on April 28, 2025.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



## Why is green space important in McCandless?

A community that hopes to thrive in the future must also sustain natural resources even as development creates pressure on natural systems that cleanse the air, slow and clean stormwater runoff, hold and refresh soils, and provide habitat for plant and animal life. It is also important to maintain green-space areas where residents can go out into nature, which enhances quality of life and community health.

What do you like about McCandless?

“green space”  
“natural beauty”

“access to public recreation”

“good community parks”

“residential character”

“open spaces- trees and such”

“sense of community”

Data pulled from the Town's 2019 Comprehensive Plan

What would you like to see planned for McCandless?

“more green space”  
“more parks!”

“Need more park space- North Park is not McCandless”

“hiking and biking extention”

“providing for recreational and community facilities”  
“preserving and improving the natural environment”

Data pulled from the Town's 2019 Comprehensive Plan



## Action

The Town of McCandless is proposing the purchase of 17 acres of land adjacent to Potter Park. This acquisition will create one of the largest Town owned properties and build upon the Town's growing parks, recreation and green space system. This property will be preserved from commercial development and be used by McCandless residents as a respite area for years to come.

## What will adding this parcel of land to McCandless Parks system do?

In 2017, the Town's Environmental Advisory committee created an inventory of McCandless green space. The committee identified 20 Town-owned passive recreational properties that include about 192 acres of green space land. With the addition of the Maier property, 17 acres of green space will be added to that inventory and will connect to Potter Park, which will give the Town 29.04 acres of contiguous green space- the second largest park in the Town after Wall Park.



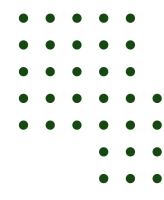
According to the National Parks Service, physical activity in a green space can reduce stress and lowers cortisol levels by 15%.



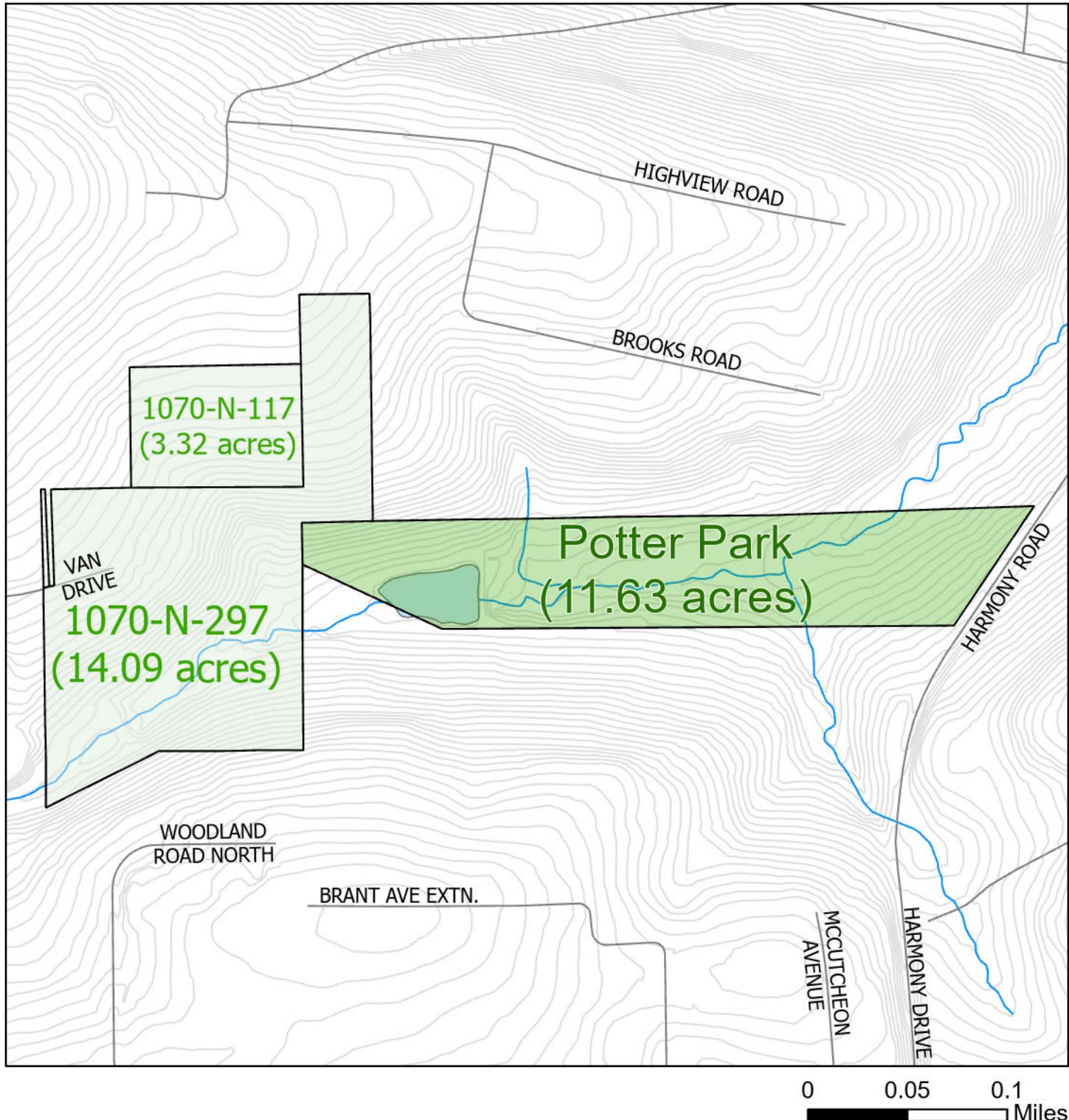
Greenspace promotes social and economic benefits by providing settings for relaxation, building social connections, engaging in physical activity and feeling closer to nature according to the NIH.

## Why now?

The Maier property acquisition comes at a perfect time as the Town is currently undergoing a Master Site Plan for the Town's parks which analyzes existing and future connections, programs and future green space initiatives. At the conclusion of the study, Pashek + MTR will give recommendations and guidance on how to best utilize the property as a recreation space for residents.



# Maier Property



- Existing Town-Owned Land
- Land to be Acquired
- Roads
- Streams and Rivers
- Lakes and Ponds
- Topographic Contours

Potter Park: 11.63 acres  
New Parcels: 17.41 acres  
New Total Green Space: 29.04 acres

Sources: Gateway Engineers, Allegheny County GIS  
Lucas Holden, April 2025



A FULL-SERVICE CIVIL ENGINEERING COMPANY



100 McMorris Road  
Pittsburgh, PA 15205



412-921-4030



GatewayEngineers.com

March 24, 2025

C-35332-0004

Town of McCandless  
9955 Grubbs Road  
Wexford, PA 15090

Attn: John Schwend, Town Manager, Town of McCandless

RE: Rachel Carson EcoVillage  
Recommendation for Bond Release 1

Dear John,

I am in receipt of a request for release of funds dated March 9, 2025, from Stefani Danes at Rachel Carson EcoVillage for the above referenced project in the amount of \$101,900.57. This includes partial payment for work completed to March 2025 for E&S controls and excavation. Our office conducted an inspection on March 18, 2025 to verify this request. Based on our inspection, there appears to be more earthwork remaining than requested and the anti-vortex device is not yet installed on the riser pipe in the sediment basin, therefore, we are not recommending the full amount requested.

Based on the above, I recommend that the financial security currently in place be reduced from \$1,485,815.47 to \$1,411,308.39 a total reduction of \$74,507.08.

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: Diane M. Romanek, Executive Assistant  
Brad Iannuzzi, Public Works Superintendent, Town of McCandless  
Lucas Holden, Planning Assistant, Town of McCandless  
Stefani Danes, Rachel Carson EcoVillage, Inc.

G:\Projects\35000 McCandless\35332 Sisters of Divine Prov\0004 Rachel Carson Ecovillage\Land Development\Docs\Bond\bond release 1.docx

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100 McMorris Road  
Pittsburgh, PA 15205



412-921-4030



GatewayEngineers.com

March 6, 2025  
C-35608-0016

Town of McCandless  
9955 Grubbs Road  
Wexford, PA 15090

Attn: John Schwend, Town Manager, Town of McCandless

Re: Blazier Drive Subdivision Plan No. 5  
Amendment No. 3 for Lot 1

Dear John,

I have reviewed the above referenced subdivision plan of Lot 1 along Hopkins Street in the M-U Urban Zoning District. The plan proposes to mortgage subdivide, per Ordinance Section 1103.210.B.3, Lot 1 (0.3759 acres) into 6 units along the as-built party walls of the townhouse. The units are Unit 17 (0.0749 acres), Unit 18 (0.0570 acres), Unit 19 (0.0571 acres), Unit 20 (0.0572 acres), Unit 21 (0.0573 acres), and Unit 22 (0.0724 acres) for the townhome units. The plan dated February 18, 2025, prepared by Sperduto Land Surveying meets the technical requirements of the Town of McCandless Subdivision and Land Development Ordinance and Zoning Ordinance and is order for Planning Commission's consideration. It should be noted the recording plan must have the recorded plan book and page for Plan No. 5 Amendment No. 2 noted.

The plan has been reviewed for conformance to the Town of McCandless Subdivision and Land Development Ordinance and Zoning Ordinance. 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

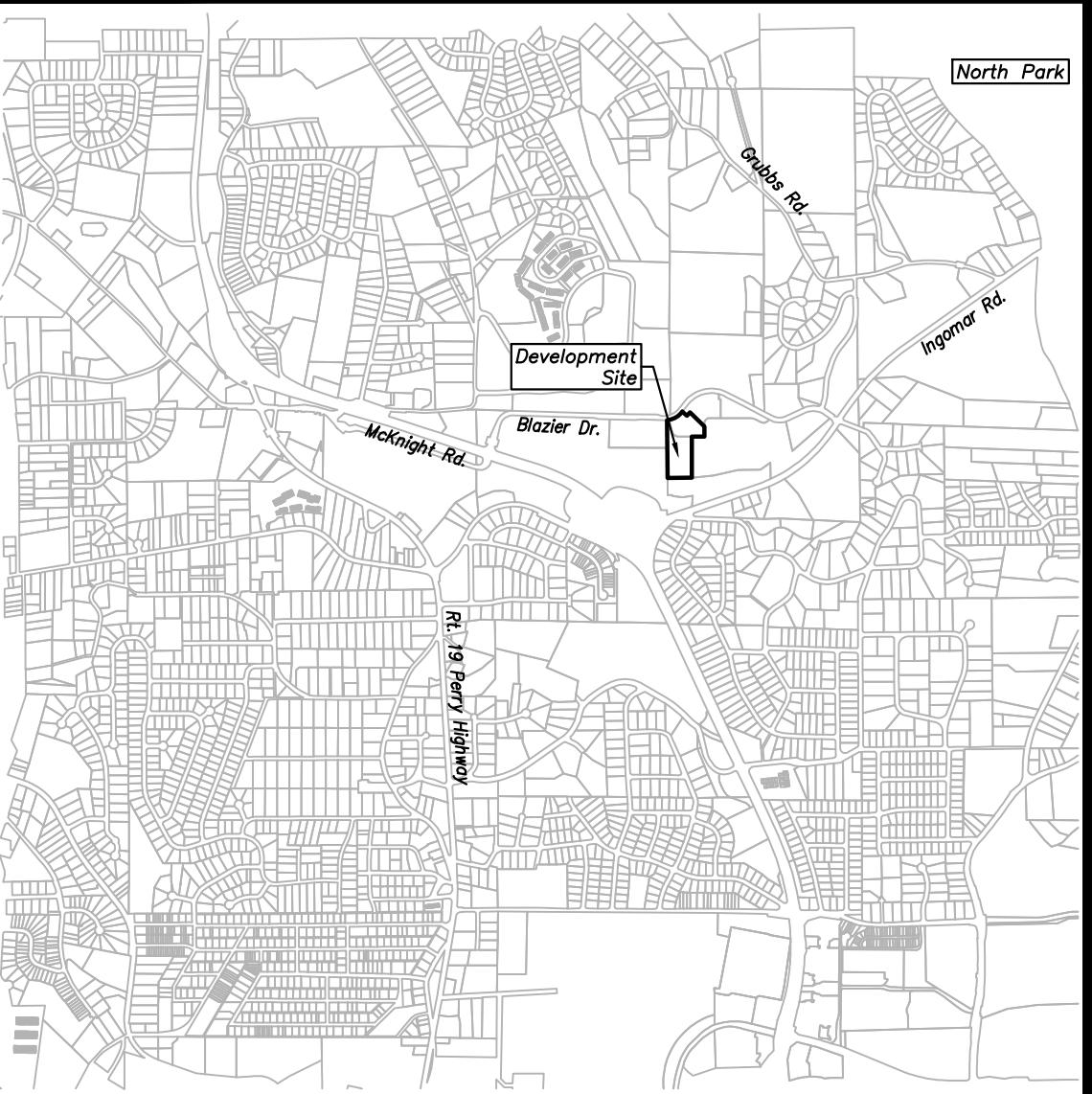
Kelley R. Harrington, E.I.T.  
Project Manager

cc: Lucas Holden, Land Use Administrative Assistant, Town of McCandless  
Brad Iannuzzi, Superintendent of Public Works, Town of McCandless  
Stephen Korbel, Town Solicitor  
Jimmy Sperduto, Sperduto Land Surveying  
D.R. Horton, Inc. – New Jersey, 1603 Carmody Ct., Suite 300, Sewickley, PA 15143

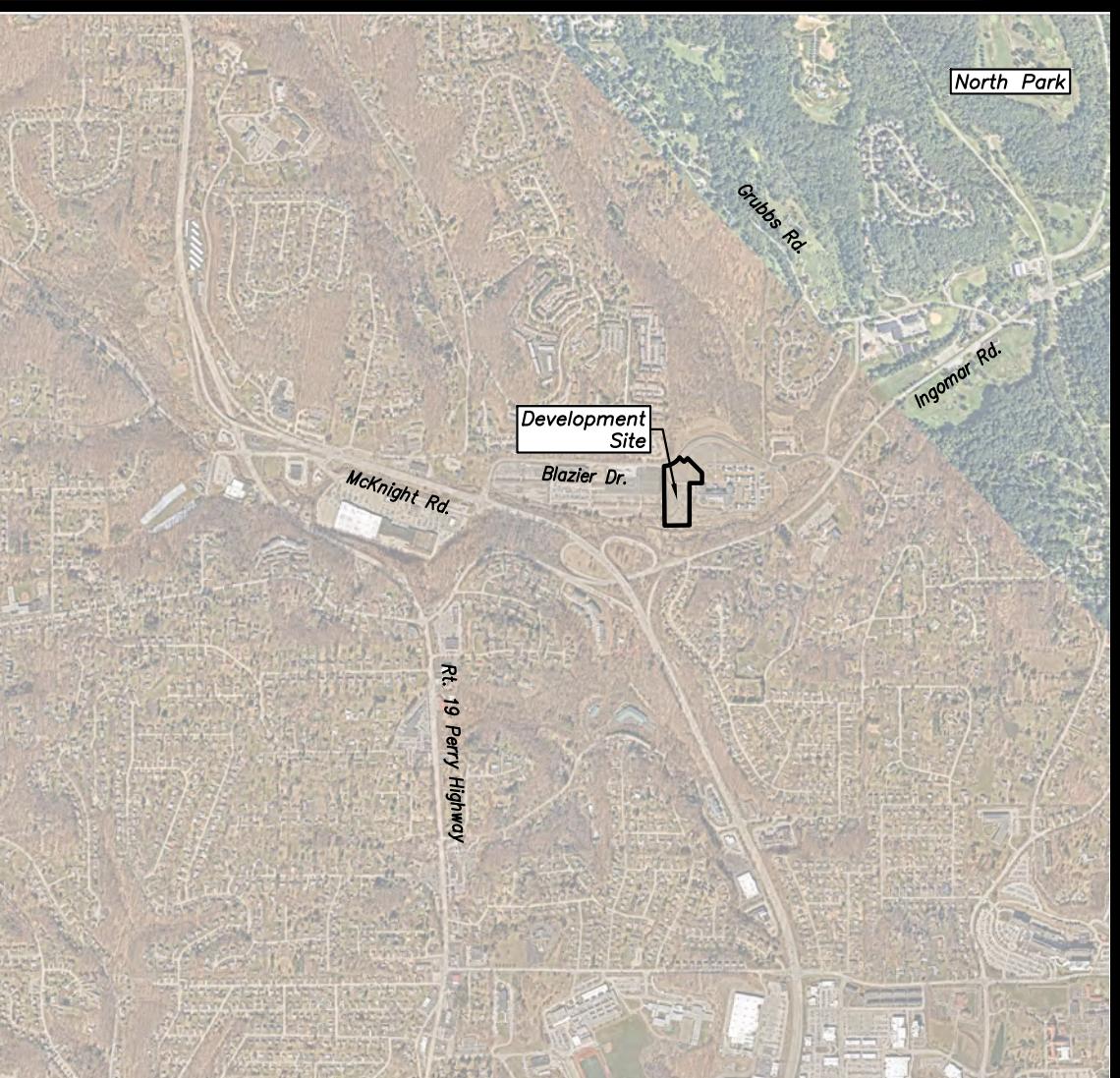
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LAND DEVELOPMENT • MUNICIPAL • STRUCTURAL • SURVEYING • TRANSPORTATION



Location Map : 1" = 2000' - From Allegheny County GIS Data



Location Map : 1" = 2000' - From Nearmap

Plan Notes:

Property Owner:

D.R. Horton, Inc - New Jersey  
1603 Cannery Court, Suite 300  
Sewickley, PA 15143  
412-336-3635

Property Reference:  
Lot Block 945-B-00061-0000-00  
Deed Book 19801, Pg 114

Being Lot 1 of the Blazier Drive Subdivision Plan No. 5  
Recorded in Plan Book 322, Page 2

General Notes:

The purpose of this plan is to further subdivide Lot 1 of the above referenced plan of lots into individual units along the as-built party wall through the townhome under construction. No additional units are being proposed beyond what was originally approved for as part of the master plan.

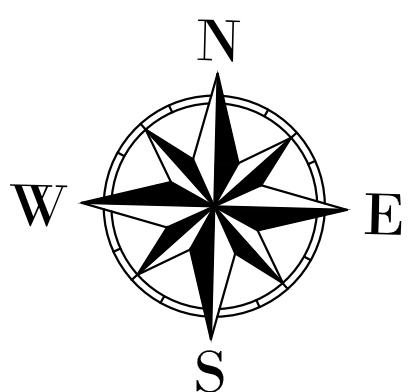
This plan is subject to all conditions of the previously approved plans, including waivers, modifications and buffer yard requirements.

Although the surveyor has made a diligent effort, this plan is subject to all deeds, easements, rights of way, restrictions, leases, agreements and other matters affecting the subject lot normally discovered through an abstract of title.

Zoning Information - Town of McCandless  
Zoned M-U (Urban District)

Front Build-To Area (Principal Building)	5 ft Min / 15 ft Max
Second Street Build-To Area	5 ft Min / 15 ft Max
Minimum Side Setback (Principal Building)	0 ft
Minimum Rear Setback (Principal Building)	20 ft
Principal Building Height	2 Stories Min / 4 Stories or 55 ft Max
Accessory Building Height	2 Stories or 24 ft Max
Maximum Impervious Coverage	80%
Minimum Lot Width	30 ft
Minimum Lot Area	3,000 sq. ft.

\*Per the approval of the revised master plan for the overall parcel in 2021; Building setbacks for the development have been established as a minimum of 10 feet from the curb line of the roadway to the face of the building, zero side and rear setbacks but maintaining 15 ft of separation between residential buildings.



PROPERTY OWNER:

By a resolution approved on the \_\_\_\_ day of \_\_\_\_ 20\_\_\_\_, the Board of Directors of the D.R. Horton Inc., New Jersey, incorporated in the state of Delaware, owner of the land shown on the **Blazier Drive Subdivision Plan No. 5, Amendment No. 3**, adopted this plan as its plan of lots and irrevocably dedicated all streets and other property identified for dedication on the plan to the Town of McCandless. This adoption and dedication shall be binding upon the corporation and upon its successors.

(SEAL)

D.R. Horton, Inc. - New Jersey

Signature of Authorized Officer Witnessing

Signature of Authorized Officer

Title of Authorized Officer Witnessing

Title of Authorized Officer

Before me, the undersigned notary public in and for the Commonwealth of Pennsylvania and County of \_\_\_\_\_ personally appeared \_\_\_\_\_, of D.R. Horton, Inc. - New Jersey, who stated that he/she is authorized to execute the above adoption and dedication on behalf of the corporation and was present at the meeting at which the action of the corporation was taken to adopt the plan and dedicate public property contained therein to the Town of McCandless.

Witness my hand and notarial seal this \_\_\_\_ day of \_\_\_\_ 20\_\_\_\_.

My commission expires the \_\_\_\_ day of \_\_\_\_ 20\_\_\_\_.

(Seal)

Notary Public

I hereby certify that the title to the property contained in the **Blazier Drive Subdivision Plan No. 5, Amendment No. 3** is in the name of D.R. Horton, Inc. - New Jersey, and is recorded in Deed Book Volume 19801, Page 114. I further certify that there is no mortgage, lien or encumbrance against the subject property.

Witness

Owner

SURVEYORS CERTIFICATE

I certify that, to the best of my information, knowledge and belief, the survey and plans shown hereon are correct and accurate to the standards required

Date \_\_\_\_\_ James A. Sperdute, Registration No. RS # 24457-E (SEAL)

ENGINEERS CERTIFICATE

I certify that this plan meets all engineering and design requirements of the applicable ordinances of the Town of McCandless, except as departures have been authorized by the appropriate officials in the municipality.

Date \_\_\_\_\_ Name / Registration Number (SEAL)

TOWN OF McCANDLESS

The Town Council, of the Town of McCandless gives notice that, in approving this plan for recording, the Town of McCandless assumes no obligation to accept the dedication of any streets, land, or public facilities and has no obligation to improve or maintain such streets, land or facilities.

Secretary or Manager

Head of Governing Body

The Town of McCandless agrees not to issue building permits until the "planning module for land development" has been approved in accordance with the requirements of the Pennsylvania Department of Environmental Protection.

Date \_\_\_\_\_

Authorized Municipal Official

Reviewed by the Town of McCandless Planning Commission on this \_\_\_\_ day of \_\_\_\_ 20\_\_\_\_.

Secretary \_\_\_\_\_

Chairman \_\_\_\_\_

Approved by the Towns of McCandless Council on this \_\_\_\_ day of \_\_\_\_ 20\_\_\_\_.

Secretary \_\_\_\_\_

President \_\_\_\_\_

ALLEGHENY COUNTY

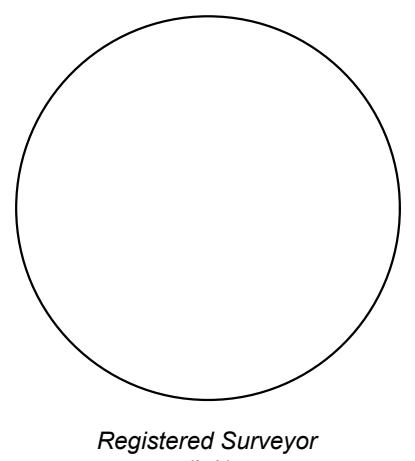
Reviewed by the Allegheny County Department of Economic Development on this \_\_\_\_ day of \_\_\_\_ 20\_\_\_\_.

Secretary \_\_\_\_\_

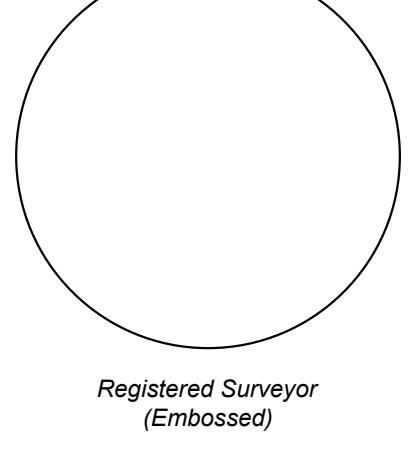
Manager, Planning Division

Recorded in the office of the Department of Real Estate of the County of Allegheny, Commonwealth of Pennsylvania, in Plan Book Volume \_\_\_\_\_, Page (s) \_\_\_\_\_. Given under my hand and seal this \_\_\_\_ day of \_\_\_\_ 20\_\_\_\_.

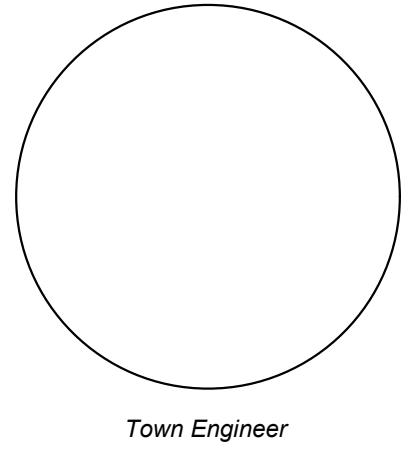
Manager, Department of Real Estate



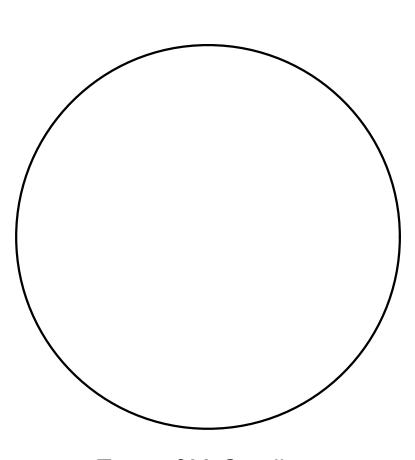
Registered Surveyor (Ink)



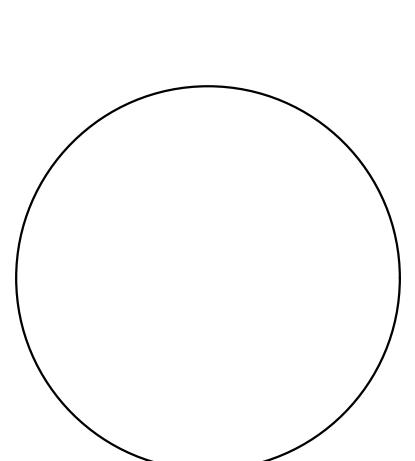
Registered Surveyor (Embossed)



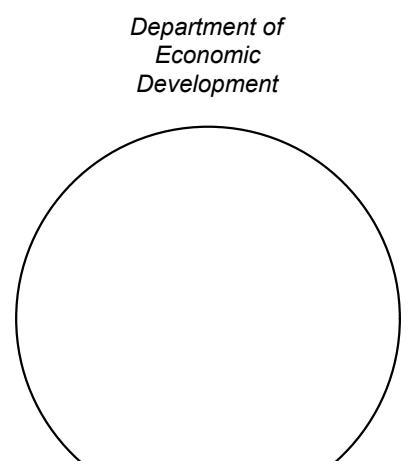
Town Engineer



Town of McCandless



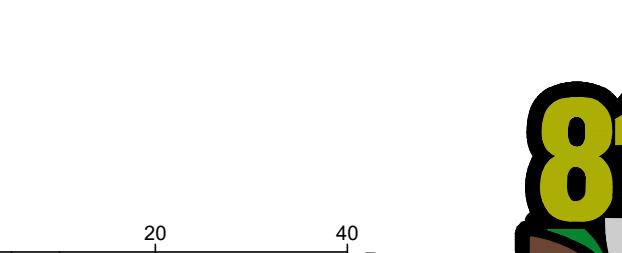
Department of Economic Development



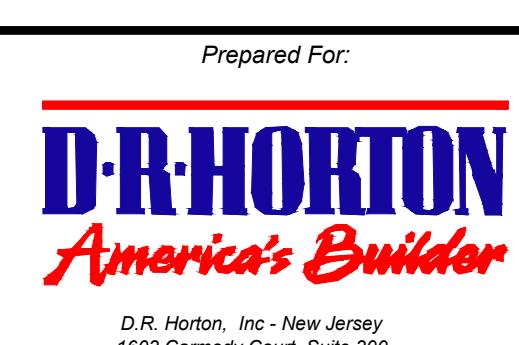
Department of Real Estate

Parcel Table - Original Lots		
Lot Number	Lot Area (Sq.Ft.)	Lot Area (Acres)
Lot 1	16,372,629	0.3759

Parcel Table - Proposed Lots/Units		
Unit Number	Lot Area (Sq.Ft.)	Lot Area (Acres)
Unit 17	3,263.365	0.0749
Unit 18	2,481.924	0.0570
Unit 19	2,486.711	0.0571
Unit 20	2,491.498	0.0572
Unit 21	2,496.285	0.0573
Unit 22	3,152.846	0.0724



Date:	Revision Description:	By:	Drawing Scale:	1"=20'
			Date Issued:	Feb 16, 2025
			Prepared By:	JSS
			Revised By:	JAS
			Client #:	83000
			Drawing #:	0125-2527459



D.R. Horton, Inc. - New Jersey  
1603 Cannery Court, Suite 300  
Sewickley, PA 15143

Blazier Drive Subdivision Plan No. 5  
Amendment No. 3

Being an amendment to Lot 1 of the  
Blazier Drive Subdivision No. 5  
as recorded in Plan Book 322, Page 2  
Town of McCandless, Allegheny County,  
Pennsylvania

Prepared By:  
Sperdute Land Surveying

A Division of Shaffer & Company  
441 Mars-Valencia Rd. - Suite 3C  
Valencia, PA 16059  
108 Deer Lane  
Harmony, PA 16037  
724-452-4362  
Info@SperduteSurveying.com

**OFFICIAL**  
**TOWN OF McCANDLESS**  
**RESOLUTION NO. 2025-05**

A RESOLUTION OF THE TOWN OF McCANDLESS, ALLEGHENY COUNTY, PENNSYLVANIA, AUTHORIZING THE APPLICATION FOR A PENNSYLVANIA SMALL WATER AND SEWER GRANT FOR THE PURPOSE OF PIPE LINING.

Be it RESOLVED, that the **Town of McCandless of Allegheny County** hereby requests a PA Small Water and Sewer Program grant of **\$497,352.00** from the Commonwealth Financing Authority to be used for **Storm Sewer Lining**.

Be it FURTHER RESOLVED, that the Applicant does hereby designate **John Schwend, Town Manager**, and **Jason Singer, Council President**, as the officials to execute all documents and agreements between the **Town of McCandless** and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

I, \_\_\_\_\_, duly qualified Secretary of the **Town of McCandless, Allegheny County**, PA, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the **Town of McCandless Council** at a regular meeting held \_\_\_\_\_ (Date) and said Resolution has been recorded in the Minutes of the **Town of McCandless** and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of the **Town of McCandless**, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**Town of McCandless**  
Name of Applicant

**Allegheny**  
County

Secretary

Motion made by Council member \_\_\_\_\_, seconded by Council member

\_\_\_\_\_, and this resolution is adopted this 28<sup>th</sup> day of April, 2025.

ATTEST:

TOWN COUNCIL  
TOWN OF McCANDLESS

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Manager

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President

(seal)