



TOWN OF MCCANDLESS  
MEETING OF TOWN COUNCIL  
AGENDA  
June 23, 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) Town Hall will be closed on Friday, July 4 in observation of Independence Day.
- b) Carolyn Spear will be leading a Moon Light Yoga representing the cycles of the moon on Thursday, July 10 at 9:30 pm on Lorrain Rogers Soccer Field. Please register on our website.
- c) Presentation by MFPAA Chief Dell

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

**5. Approval of Minutes:**

- a) Meeting of Town Council Minutes, June 9, 2025

**6. Administration and Finance Reports:**

- a) Finance Report for the Month of May 2025
  - i) Review and Motion to [approve/deny] Check Listing No. 05 dated May 1, 2025 to May 31, 2025 totaling \$1,785,352.75 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 June 2025
- c) Junior Councilmember's Report for the Month of June 2025
  - i) No Junior Council Report-Interviews for new Junior Council member will begin shortly
- d) Liaison Reports
  - i) McCandless Industrial Development Authority – Mr. Arlow (no meeting)
  - ii) North Hills Council of Governments – Mr. Singer
- e) Public Comment on Administration and Finance

**7. Planning and Zoning Reports**

- a) Planning Director's Report for the Month of June 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 June 2025
- 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) Discussion and potential action concerning Tree Harvest Waiver Request- Ascension Lutheran Church
  - i) Motion to [approve/reject] waiver request No. 1 from the requirements outlined in Article 1715 Section 06 (b) related to tops or slash left within 25 feet of any property line, per the application and plan submitted dated May 16, 2025.
  - ii) Motion to [approve/reject] waiver request No. 2 from the requirements outlined in Article 1715 Section 06 (e) related to harvesting operations so that 60% of mature woodlands shall remain after completion of logging per the application and plan submitted dated May 16, 2025.

**12. New Business**

- a) Action concerning Blazier Drive Subdivision No. 5 Amendment 4 Mortgage Subdivision
  - i) Motion to [approve/reject] the Blazier Dr. Subdivision No. 5 Amendment 4 Mortgage Subdivision application submitted by Sperdute Surveying, located on Hopkins St, as reviewed by the Town Engineer in their letter dated May 22, 2025 and recommended for approval by the Planning Commission.
- b) Action concerning DROP for Rich Hart
  - i) Motion to (Accept/Deny) the Deferred Retirement Option Plan agreement and election of Officer Rich Hart of the McCandless Police Department

- c) Action concerning Pension Plan Resolution No. 2025-09
  - i) Motion to adopt/reject Resolution No. 2025-09, a Resolution amending Resolution No. 7 of the 2022 Series, by naming current signatories authorized to sign documents relative to the Town of McCandless defined Benefit Pension Plans.
- d) Action concerning Rachel Carson Ecovillage Partial Bond Release No. 4
  - i) Motion to [approve/reject] partial bond release No. 4 of the Rachel Carson EcoVillage performance bond in the amount of \$3,503.10 per the Town Engineer's review letter dated June 19, 2025
- e) Action concerning appointment of Zoning Officer and Assistant Zoning Officer
  - i) Motion to appoint Mr. Matthew Innes as the Town Zoning Officer and Mr. John Schwend as the Assistant Town Zoning Officer.

**13. Public Non-Agenda Comments**

**14. Adjournment**

Respectfully submitted,

John F. Schwend

Town Manager

/dmr



# McCandless-Franklin Park Ambulance Authority

Proudly Caring For  
Bradford Woods, Franklin Park, Marshall, McCandless, Pine



## Cost Savings for Operational & Capital Budgets

### 2023

1. Office of State Fire Commissioner Grant	\$15,000	Capital Funding
2. Audio/Visual Training Grant	\$20,000	Capital Funding
3. Ambulance Simulation Lab Grant	\$20,000	Capital Funding
4. Garage Bay Door Replacement Grant	\$50,000	Capital Funding
5. Eliminated Station Cleaning Service	\$2,400	Operational Savings
6. Changed Wheelchair Policy	\$30,000	Operational Savings
7. PPE Equipment Grant	\$58,125	Capital Funding
8. Changed Health Insurance Policy	\$60,000	Operational Savings
9. Municipal Funding Support	\$105,500	Operational Funding
	<b><u>\$361,025</u></b>	

### 2024

1. Office of State Fire Commissioner Grant	\$15,000	Capital Funding
2. Installed LEED Station Lighting Grant	\$30,000	Capital Funding
3. New Ambulance Grant	\$300,000	Capital Funding
4. Reduced PS Trax Monthly Fee	\$1,944	Operational Savings
5. Electronic Subscribers (postage/mailer)	\$4,224	Operational Savings
6. Medication LITES Study	\$5,000	Operational Funding
7. Workers Compensation / Safety Committee	\$5,000	Operational Savings
8. Medical Equipment Grant	\$19,950	Operational Funding
9. PPE Equipment Grant	\$20,850	Capital Funding
10. Municipal Funding Support	\$254,257	Operational Funding
	<b><u>\$656,225</u></b>	

*Continued On Reverse*

## 2025

1. Office of State Fire Commissioner Grant	\$20,000	Capital Funding
2. New Station Generator Grant	\$30,000	Capital Funding
3. New Ambulance Remount Grant	\$200,000	Capital Funding
4. Generator Service Maintenance	\$600	Operational Savings
5. Change CPR training/products service provider	\$3,000	Operational Savings
6. Change online training platform	\$4,000	Operational Savings
7. Reduce Managed IT Services	\$10,000	Operational Savings
8. Medical Equipment Grant	\$17,200	Capital Funding
9. Single Donation	\$20,000	Capital Funding
10. Change subscription write-off benefit to 50%	\$60,000	Operational Funding
11. Municipal Funding Support	\$237,000	Operational Funding
	<b><u>\$601,800</u></b>	

## 2026 (Projected)

1. Community Paramedic Program	\$45,000	Operational Funding
2. Change Highmark contract to Non-Par	\$110,000	Operational Funding
3. Municipal Funding Support	\$299,200	Operational Funding
	<b><u>\$454,200</u></b>	



June 23, 2025



## High Performance/High Value

MFPA	2025
Avg. Response Time	7 minutes
Total Calls YTD	4,698
McCandless YTD	59%

McCandless makes up 45% of our population served.

Call Volume 60% Increase	2018	5852
	2019	5722
	2020	5243 - COVID
	2021	6294
	2022	7202
	2023	8122
	2024	9412

Ready 24/7/365



### 3 Stations

McCandless, Franklin Park, Pine

Transported/Billable = 60%

### Reimbursement

Rate Received = 40%

Nationally Accredited in April 2024

- Of 18,000 EMS Agencies Nationwide, only 186 meet the 'Gold Standard'
- Perfect Score, Zero Deficiencies

## SEEKING Predictable & Sustainable Funding

### 2026 – 2030

- Approved 5 Year Agreements: Pine, Bradford Woods, Marshall
  - Based Upon Households
- Verbal Agreement: Franklin Park (awaiting McCandless decision)

### Use of Funds – Replace Operational Fleet and Medical Equipment

- 2017 Ambulance: 175,000 Miles...\$400k      Squad 2: 125,600 Miles...\$70k
- 2019 Ambulance: 133,000 Miles...\$400k      Squad 3: 114,900 Miles...\$70k
- Cardiac Monitors: 7 at \$65,000 each...\$455,000

## Municipal Support Request

% of Total Households	2026	2027	2028	2029	2030	
McCandless	45%	\$128,000	\$140,000	\$155,000	\$162,000	\$168,000
Franklin Park	20%	\$59,000	\$63,000	\$69,000	\$72,000	\$75,000
Pine	19%	\$65,000	\$65,000	\$65,000	\$70,000	\$70,000
Marshall	14%	\$41,500	\$45,000	\$48,500	\$51,500	\$54,500
Bradford Woods	2%	\$5,700	\$6,300	\$7,000	\$7,300	\$7,600
		\$299,200	\$319,300	\$344,500	\$362,800	\$375,100

❖ Total Municipal Support = 7% of Operational Budget Revenue, per year

❖ \$10.61 per Household **vs.** Per Call

## Grants, Fundraising, Subscriptions

(Non-Predictable)

Grants	Submit	Secured	Amount
2023	21	11	\$295,150
2024	12	7	\$386,201
2025	30	13	\$282,873

\*11 Pending

YTD

Fundraising	2023	2024	2025
Business Drive	\$10,000	\$11,665	\$14,520

2024	Subscription Drive \$492,730	-Response Rate = 19% - -Great benefit to residents
2024	Capital Drive \$304,431	

20% of our Operating Budget  
comes from Grants, Fundraising, and Subscriptions.

Handout: 2023–2026 Cost Savings for Operational & Capital Budget

Major Subscription Marketing Initiative

## McCandless-Franklin Park Ambulance Authority

Est. 1977

### High Performance/High Value EMS

- I. High-Quality Patient Care
- II. CAAS & 2025 AHA Gold Award
- III. Effective Cost-Saving Initiatives
- IV. Impactful Fundraising Strategies
- V. Open Transparency / Board of Directors Meetings

### Our Request

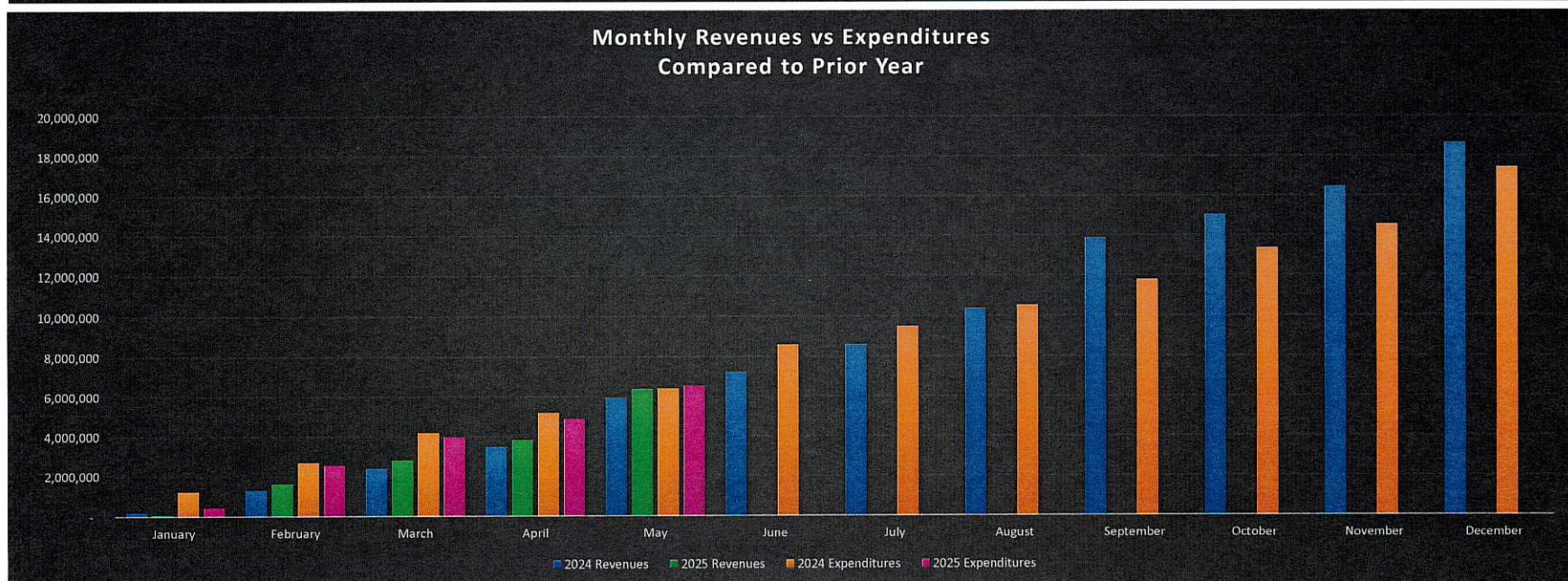
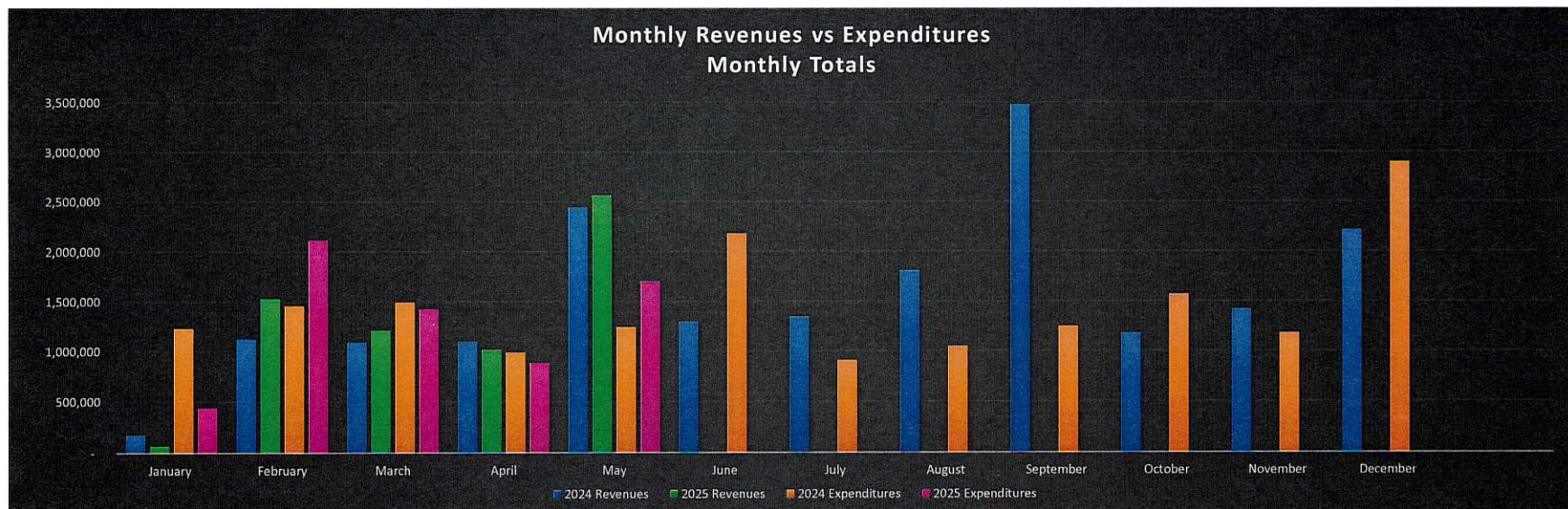
#### I. Funding Commitment 2026 – 2030

**Town of McCandless**  
**Financial Dashboard**  
**May 31 2025**

General Fund Revenues 2025	
Budget vs. Actual	
\$ 18,192,550	Budget
\$ 6,376,376	Actual
35.0%	

General Fund Expenditures 2025	
Budget vs. Actual	
\$ 19,792,600	Budget
\$ 6,548,766	Actual
33.1%	

Net Change in General Fund Fund Balance	
Budget vs. Actual	
\$ (1,600,050)	Budget*
\$ (172,390)	Actual
* Budgeted Capital Improvements Program Fund Transfer	



### General Fund Revenues

May 31, 2025

Account Totals Summary	Amended	Actual Year to Date 2024	Actual As % Of Budget 2024	Adopted	Actual	Actual As % Of Budget 2025
	Budget 2024					
301 - 310 Taxes	\$ 13,903,890.00	\$ 4,918,317.00	35.37%	\$ 15,307,700.00	\$ 5,461,691.00	35.68%
319 Penalties and Interest on Delinquent Taxes	\$ 8,000.00	\$ 14,472.00	180.90%	\$ 10,700.00	\$ 20,710.00	193.55%
321-322 Licenses and Permits	\$ 385,575.00	\$ 104,201.00	27.02%	\$ 355,950.00	\$ 92,375.00	25.95%
331 Fines	\$ 33,000.00	\$ 6,465.00	19.59%	\$ 29,600.00	\$ 7,911.00	26.73%
341 - 342 Interest and Rents	\$ 134,500.00	\$ 158,288.00	117.69%	\$ 208,900.00	\$ 149,144.00	71.39%
354 - 356 State Funding	\$ 905,350.00	\$ 70,277.00	7.76%	\$ 905,150.00	\$ 3,593.00	0.40%
357 - 359 Local Funding	\$ 955,100.00	\$ 318,119.00	33.31%	\$ 701,850.00	\$ 284,966.00	40.60%
361 - 367 Charges and Fees	\$ 507,500.00	\$ 168,694.00	33.24%	\$ 429,300.00	\$ 152,323.00	35.48%
383 Assessments	\$ 400.00	\$ 149.00	37.25%	\$ 400.00	\$ 161.00	40.25%
387 Contributions and Donations	\$ 72,300.00	\$ 7,675.00	10.62%	\$ 67,500.00	\$ 38,486.00	57.02%
391 Sale of Assets	\$ 15,000.00	\$ 24,405.00	162.70%	\$ 27,500.00	\$ 7,374.00	26.81%
392 Fund Transfers	\$ 869,824.00	\$ -	0.00%	\$ -	\$ -	0.00%
395 Refunds of Prior Year Expenditures	\$ 120,000.00	\$ 135,448.00	112.87%	\$ 148,000.00	\$ 157,642.00	106.51%
<b>TOTAL Revenues</b>	<b>\$ 17,910,439.00</b>	<b>\$ 5,926,510.00</b>	<b>33.09%</b>	<b>\$ 18,192,550.00</b>	<b>\$ 6,376,376.00</b>	<b>35.05%</b>

**General Fund Expenditures**  
**May 31, 2025**

Account Totals Summary	Amended	Actual		Actual As % Of Budget 2024	Adopted	Actual		Actual As % Of Budget 2025
	Budget 2024	Year to Date 2024	Budget 2025			Year to Date 2025	Budget 2025	
General Government (400-409)	\$ 2,395,650.00	\$ 824,684.00	34.42%	\$ 2,588,580.00	\$ 969,207.00	37.44%		
Public Safety (410-419)	\$ 8,870,340.00	\$ 2,876,358.00	32.43%	\$ 9,124,365.00	\$ 2,919,775.00	32.00%		
Public Works (426-446)	\$ 4,447,980.00	\$ 1,770,535.00	39.81%	\$ 4,379,965.00	\$ 1,684,722.00	38.46%		
Culture and Recreation (451-457)	\$ 988,480.00	\$ 379,114.00	38.35%	\$ 1,043,190.00	\$ 411,084.00	39.41%		
Refunds (491)	\$ 158,800.00	\$ 52,250.00	32.90%	\$ 156,500.00	\$ 63,978.00	40.88%		
Interfund Operating Transfers (492)	\$ 2,500,000.00	\$ 500,000.00	20.00%	\$ 2,500,000.00	\$ 500,000.00	20.00%		
<b>TOTAL Revenues</b>	<b>\$ 19,361,250.00</b>	<b>\$ 6,402,941.00</b>	<b>33.07%</b>	<b>\$ 19,792,600.00</b>	<b>\$ 6,548,766.00</b>	<b>33.09%</b>		

**Town of McCandless All Funds**  
**Check Listing with Accounting Distribution 5/01/2025-5/31/2025**

PAGES	FUND NO	FUND DESCRIPTION	Check Amount
9	01	GENERAL FUND CHECKING ACCOUNT (FUND 01)	\$ 1,157,377.50
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)	\$ 614,351.29
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)	\$ 13,623.96
<b>Total Checks</b>			<b>\$1,785,352.75</b>

**Town of McCandless General Fund (Fund 01)**  
**Check Listing with Accounting Distribution 5/01/2025-5/31/2025**

Check No	Date	Vendor - Description	Invoice Description	Account Description	Distribution Amount	Check Amount
7659	5/01/2025	ACUITY SPECIALTY PRODUCTS, INC.	SANITATION SUPPLIES - PARKS	Sanitation Supplies	91.01	91.01
7660	5/01/2025	ALLEGHENY COUNTY TREASURER	SMALL GAMES OF CHANCE LICENSE	Membership Dues	125.00	125.00
7661	5/01/2025	AMAZON CAPITAL SERVICES	TOOLS FURNITURE - POLICE OFFICE SUPPLIES - DPW PARK APPARATUS SANITATION SUPPLIES - DPW PARK APPARATUS PUBLIC SAFETY EQUIPMENT - DPW CREDIT MEMO (INVOICE 1KRR-DHP4-CP1M) SANITATION SUPPLIES - DPW OFFICE SUPPLIES - DPW OTHER OPERATING SUPPLIES - DPW	Sanitation Supplies Furniture Office Supplies Other Operating Supplies Public Safety Equipment Tools Park Apparatus Maintenance Supplies	106.04 389.00 107.38 13.99 102.98 56.13 761.66	1,537.18
7662	5/01/2025	AQUA FILTER FRESH INC.	BOTTLED WATER - POLICE	Miscellaneous Supplies	115.50	115.50
7663	5/01/2025	BON TOOL COMPANY	UNIFORM EQUIPMENT	Uniform Equipment	275.22	275.22
7664	5/01/2025	CLEVELAND BROS. EQUIPMENT CO.	PARTS - VEHICLE	Vehicle Parts	276.26	276.26
7665	5/01/2025	COMCAST	WIFI - VESTAL PARK INTERNET	Internet Other Operating Supplies	204.46 194.63	399.09
7666	5/01/2025	COMDOC, INC.	CONTRACT	Office Equipment Maintenance	1,589.55	1,589.55
7667	5/01/2025	DRAGUN'S LANDSCAPE SUPPLY INC.	BRANDT TRAIL	Landscaping Maintenance Supplies	120.00	120.00
7668	5/01/2025	EMPLOYMENT PARTNERS BENEFITS FUND	HEALTHCARE COVERAGE FOR 6/2025 (BILLED 5/2025)	Healthcare Public Works	40,034.06	40,034.06
7669	5/01/2025	GENERAL DYNAMICS	SIMUNITION TRAINING - MACHESNEY	Seminars & Training	755.00	755.00
7670	5/01/2025	GLASSMERE FUEL SERVICE	UNLEADED & DIESEL FUEL	Unleaded Fuel Diesel Fuel	5935.88 3545.20	9,481.08
7671	5/01/2025	GLOBAL INDUSTRIAL	PO# 632 - TRASH CANS	Park Apparatus Maintenance Supplies	4,949.49	4,949.49
7672	5/01/2025	GRAINGER	OTHER OPERATING SUPPLIES - DPW UNIFORM EQUIPMENT	Uniform Equipment Other Operating Supplies	64.83 19.19	84.02
7673	5/01/2025	HIGHMARK INC.	MEDICAL REIMBURSEMENTS	Police Officer Health Insurance	692.34	692.34
7674	5/01/2025	HILL INTERNATIONAL TRUCKS NA LLC	PARTS - VEHICLE	Vehicle Parts	59.97	59.97
7675	5/01/2025	KNICKERBOCKER RUSSELL CO. INC.	PO# 635 - JUMPING JACK COMPACTOR	Vehicle Parts	3,185.00	3,185.00
7676	5/01/2025	KONICA MINOLTA	BIZHUB C550i & BIZHUB C300i LEASES	Office Equipment Leasing	584.05 220.35	804.40
7677	5/01/2025	NORTHLAND PUBLIC LIBRARY	QUARTERLY INSTALLMENT	Northland Public Library	173,038.75	173,038.75
7678	5/01/2025	OPTIMUS RISK SERVICES	LOSS CONTROL SERVICES	Consulting Services	795.00	795.00
7679	5/01/2025	RSH & ASSOCIATES, LLC	PAST DUE ACCOUNT - CONSOLIDATED COMMUNICATIONS	Monthly Telephone	2,862.64	2,862.64
7680	5/01/2025	SHERRY L. WURZEL	PROFESSIONAL SERVICES	ZHB Court Reporter ZHB Legal Services	300.00 294.00	594.00
7681	5/01/2025	SUNBELT RENTALS	EQUIPMENT RENTAL	Equipment Rental	1,288.60	1,288.60
7682	5/01/2025	T-MOBILE	MONTHLY WIRELESS	Internet Fees Monthly Telephone Monthly Telephone Charges	93.50 46.75 192.02 684.00 21.14 93.50 46.75 233.75	1,411.41
7683	5/01/2025	THE BARN LANDSCAPE SUPPLY	LANDSCAPING SUPPLIES - BRANDT TRAIL	Landscaping Maintenance Supplies	605.00	605.00
7684	5/01/2025	PA MUNICIPAL, INC.	PARTS - VEHICLE	Vehicle Parts	83.00	83.00
7685	5/01/2025	UNIFIRST CORPORATION	UNIFORMS & MATS	Building Cleaning Services Uniform Cleaning Service	51.80 348.42	400.22
7686	5/01/2025	USABLUEBOOK	TOOLS	Tools	138.11	138.11
7687	5/01/2025	VALVOLINE	ESCROW CLOSEOUT REFUND - VALVOLINE	Valvoline	5,000.00	5,000.00
7688	5/01/2025	VERIZON	INTERNET	Internet	222.62	222.62
7689	5/01/2025	VERIZON WIRELESS	MONTHLY WIRELESS	Monthly Telephone Charges Monthly Telephone	350.17 1154.83 -20.50	1,484.50
7690	5/01/2025	W.B. MASON CO., INC.	SANITATION SUPPLIES - DPW OFFICE SUPPLIES - DPW	Sanitation Supplies General Office Supplies	38.98 57.99	96.97
7691	5/01/2025	WITMER PUBLIC SAFETY GROUP INC	AMMO	Ammunition & Firearm Peripherals	1,994.31	1,994.31
EFT	5/06/2025	UPMC BENEFIT MANAGEMENT SVCS		Police Officer Health Insurance	173.56	173.56

## Town of McCandless General Fund (Fund 01)

Check Listing with Accounting Distribution 5/01/2025-5/31/2025

Check No	Date	Vendor - Description	Invoice Description	Account Description	Distribution Amount	Check Amount
EFT	5/08/2025	FNB COMMERCIAL CREDIT CARD	2025 APRIL PURCHASING CARD EXPENSES	ALOM Spring Conference Subscriptions Seminars & Training Advertising Uniform Clothing Miscellaneous Supplies Public Safety Equipment Computers Vehicle Maintenance Local Meetings Subscriptions Seminars Vehicle Maintenance Parts Office Supplies Postage Other Operating Supplies Prizes General Maintenance Supplies License Fees	445.75 119.99 545.61 584.23 347.50 80.37 1596.28 79.99 29.95 218.28 113.42 45.00 1194.40 28.83 25.21 21.20 136.11 142.59 107.89	5,862.60
EFT	5/09/2025	ADP, INC		Regular Wages	168,961.03	168,961.03
EFT	5/09/2025	ADP, INC		Regular Wages	77,159.50	77,159.50
EFT	5/09/2025	ADP, INC		Regular Wages	276.92	276.92
EFT	5/09/2025	ICMA - 457		IRC 457 Contributions Withheld - Non Uniform IRC 457 Town Match - Non Uniform IRC 457 Contributions Withheld - Uniform	2068.19 725.71 6424.02	9,217.92
EFT	5/09/2025	ICMA - IRA		Roth IRA Contributions Withheld	1339.51 562.69	1,902.20
EFT	5/09/2025	ICMA - 401		Non-Uniformed Pension Withheld Non-Uniformed Pension Town Match	6401.95 6401.95	12,803.90
EFT	5/09/2025	US BANK		Police Pension Withheld	5,728.77	5,728.77
7692	5/14/2025	ALL TRAFFIC SOLUTIONS, INC	PO# 623 - TRAFFIC & MESSAGING SERVICE	Software	6,950.00	6,950.00
7693	5/14/2025	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES - ADMIN OPERATING SUPPLIES - CELEBRATIONS FURNITURE - ABBY WINTERFEST SUPPLIES HCC SUPPLIES OFFICE SUPPLIES - ADMIN OFFICE SUPPLIES - DPW OFFICE SUPPLIES - POLICE GENERAL MAINTENANCE	General Office Supplies Furniture General Maintenance General Office Supplies Office Supplies General Operating Supplies Collections Management General Operating Supplies	429.28 112.49 1134.99 262.85 67.52 15.50 65.71 162.30	2,250.64
0007694[VOID]	5/14/2025	AT&T MOBILITY	MONTHLY WIRELESS	Internet Fees Other Operating Supplies Monthly Telephone Monthly Telephone Charges	-	-
7695	5/14/2025	BABST, CALLAND, CLEMENTS AND ZOMNIR, P.C.	516 LAMPLITE LANE ZONING APPEAL AMBULANCE AUTHORITY LAND USE PLANNING MATTERS RIGHT-TO-KNOW LAW GENERAL MATTERS RETAINER LITIGATION AND CODE ENFORCEMENT MATTERS 282 COURTNEY PROPERTY MAINTENANCE MCT CUMBERLAND LANDCO, LLC ZHB APPEAL 556 PINE LINE DRIVE - WALL ENCROACHMENT 9625 PERRY HWY ZONING SHULTS FORD - 10418 PERRY HWY ZONING AND LAND DEVELOPMENT APPLICATIONS 100% Town	Town Attorney Retainer Town Attorney	2426.50 2375.50 2763.00 666.00 1989.00 1000.00 1125.00	12,345.00
7696	5/14/2025	BECK, MICHELE	REFUND FOR CHECK OR CASH PAYMENT FOR TREASURES IN THE TRUNK - EVENT CANCELLED	Activities Committee Fees (previously CD rides)	10.00	10.00
7697	5/14/2025	BEST FEEDS NORTH PARK	LANDSCAPING SUPPLIES - PARKS	Landscaping Maintenance Supplies	200.00	200.00
7698	5/14/2025	BFMC, INC.	PRESSURE SEAL FORMS	RET General Operating Supplies	1,349.60	1,349.60

**Town of McCandless General Fund (Fund 01)**  
**Check Listing with Accounting Distribution 5/01/2025-5/31/2025**

Check No	Date	Vendor - Description	Invoice Description	Account Description	Distribution Amount	Check Amount
7699	5/14/2025	BIG DADDY WILDLIFE REMOVAL	DEER REMOVAL (8) DEER	Animal Removal	435.00	435.00
7700	5/14/2025	CAMPBELL DURRANT, P.C.	PROFESSIONAL SERVICES	Labor Attorney	1,941.27	1,941.27
7701	5/14/2025	CASH	PETTY CASH REIMBURSEMENT - POLICE DEPT	Miscellaneous Supplies Parking Expense Vehicle Maintenance	10.69 198.00 27.80	236.49
7702	5/14/2025	CAYLOR HOLLOW PEST AND WILDLIFE LLC	WALL PARK TICK TREATMENT	Other Operating Supplies	1,385.00	1,385.00
7703	5/14/2025	CERRILLOS, RICHARD	REIMBURSEMENT - TRAINING	Seminars & Training	249.88	249.88
7704	5/14/2025	CRITCHLOW ENTERPRISES INC.	PARTS - VEHICLE	Vehicle Parts	43.98	43.98
7705	5/14/2025	DELTA DENTAL OF PA	DENTAL - APRIL 2025	Employee Dental Contributions	1,822.32	1,822.32
7706	5/14/2025	DILLON, McCANDLESS, KING	PROFESSIONAL SERVICES	Town Attorney	1,162.50	1,162.50
7707	5/14/2025	DUQUESNE LIGHT COMPANY	SCHOOL ZONES/TRAFFIC LIGHTS GREYBROOKE - 4/25	Electricity Traffic Signal Electricity	54.52 1136.10	1,190.62
7708	5/14/2025	EVEY, JASON	UNIFORM REIMBURSEMENT - SELF/AMAZON	Uniform Clothing	16.11	16.11
7709	5/14/2025	FALCON ER URGENT CARE	PRE-EMPLOYMENT PHYSICAL - KRUGLE PRE-EMPLOYMENT PHYSICAL - STACK	Pre-employment Physicals	452.00	452.00
7710	5/14/2025	GATEWAY ENGINEERS INC.	WILLIAMS SITE DEVELOPMENT PLAN WALL PARK MILLINGS STOCKPILE ANALYSIS MCCANDLESS NORTH MEADOWS - MTF SURVEY TOWN BASIN RETROFITS \$240.00 ESCROW \$927.00 TOWN	Williams/Hufnagel Subdivision Engineering	240.00 423.00 504.00	1,167.00
7711	5/14/2025	GENERAL CODE, LLC	ORDINANCE CODIFICATION	Ordinance Codification	745.00	745.00
7712	5/14/2025	GRAPHIC PRODUCTS INC.	UNIFORM CLOTHING - KRUGLE & STACK	Uniform Clothing	136.11	136.11
7713	5/14/2025	GRIFFITH, E. H. INC.	LANDSCAPING SUPPLIES	Landscaping Maintenance Supplies	1,170.30	1,170.30
7714	5/14/2025	HIGHMARK INC.	MEDICAL REIMBURSEMENTS	Police Officer Health Insurance	375.00	375.00
7715	5/14/2025	HUB INTERNATIONAL	CANINE MORTALITY - CREDIT CANINE MORTALITY INSURANCE - 4/25/25 TO 4/25/26	Canine Mortality	563.00	563.00
7716	5/14/2025	JACKS AUTO PARTS	PARTS - VEHICLE	Vehicle Parts	66.66	66.66
7717	5/14/2025	JDP	SOLICITOR BACKGROUND CHECKS	Background Checks	615.90	615.90
7718	5/14/2025	JURINKO, SIMONE	OVERPAYMENT - NON RESIDENT FEE FOR PAVILION RENTAL	Park Pavilion & Ball Field Fees	25.00	25.00
7719	5/14/2025	KEEP PENNSYLVANIA BEAUTIFUL	COLORING BOOKS FOR EAC - PROMOTIONAL SUPPLIES	Promotional Supplies	144.13	144.13
7720	5/14/2025	KOLEK, ANDREW	UNIFORM REIMBURSEMENT - SELF/MERRELL	Uniform Clothing	93.00	93.00
7721	5/14/2025	KONICA MINOLTA PREMIER FINANCE	BIZHUB 360i LEASE	Office Equipment Leasing	247.96	247.96
7722	5/14/2025	KURTA, LINDA	REFUND FOR CHECK OR CASH PAYMENT FOR TREASURES IN THE TRUNK - EVENT CANCELLED	Activities Committee Fees (previously CD rides)	10.00	10.00
7723	5/14/2025	LANDFORCE	30% OF PROJECT FUNDING FOR BRANDT TRAIL PROJECT	Repairs	390.00	390.00
7724	5/14/2025	LAUREL GARDENS TIRE SERVICE, INC.	TIRES - AMBULANCES TIRES - POLICE CARS	Tires	305.90 1149.12	1,455.02
7725	5/14/2025	LAUTTAMUS COMMUNICATIONS, INC.	PARTS - VEHICLE	Vehicle Parts	607.36	607.36
7726	5/14/2025	Lucostic, Abby	EZ PASS REIMBURSEMENT - PRPS EXPO	Seminars & Training	57.78	57.78
7727	5/14/2025	MAIELLO, BRUNGO & MAIELLO, LLP	PROFESSIONAL SERVICES	Town Attorney	612.50	612.50
7728	5/14/2025	MASALSKY, JOSEPH	OVERPAYMENT FOR TREASURES IN THE TRUNK (NON-RESIDENT FEE)	Activities Committee Fees (previously CD rides)	5.00	5.00
7729	5/14/2025	McDONOUGH, SHARON	REFUND FOR CHECK OR CASH PAYMENT FOR TREASURES IN THE TRUNK - EVENT CANCELLED	Activities Committee Fees (previously CD rides)	10.00	10.00
7730	5/14/2025	MID-ATLANTIC WASTE SYSTEMS	PARTS - RECYCLING PARTS - #3125	Vehicle Maintenance Parts	93.14	93.14
7731	5/14/2025	MOBILE HEALTH SERVICES INC.	FIREFIGHTER PHYSICAL	VFC Physicals	782.00	782.00
7732	5/14/2025	NORTH EASTERN UNIFORMS	UNIFORMS - HATHAWAY	Uniform Clothing	383.80	383.80
7733	5/14/2025	O'REILLY AUTO PARTS	PARTS - #3306 PARTS - #3303 PARTS - VEHICLE	Vehicle Parts	100.67	100.67
7734	5/14/2025	OIL SERVICE, INC.	LUBRICANTS	Lubricants	550.00	550.00
7735	5/14/2025	PA TURNPIKE TOLL BY PLATE	TOLL BY PLATE - PA-MG9467J TOLL BY PLATE - PA-MG2653N TOLL BY PLATE - PA-MG2654N	Miscellaneous Supplies	44.86	44.86
0007736[VOID]	5/14/2025	PENNBOC	TRAINING - McLAIN	Seminars	-	-

## Town of McCandless General Fund (Fund 01)

Check Listing with Accounting Distribution 5/01/2025-5/31/2025

Check No	Date	Vendor - Description	Invoice Description	Account Description	Distribution Amount	Check Amount
7737	5/14/2025	PEOPLES GAS	DPW TOWN HALL HERITAGE CENTER	Natural Gas	770.00 95.52	865.52
7738	5/14/2025	PERFECTION SERVICES, INC.	PUBLIC SAFETY EQUIPMENT	Public Safety Equipment	7,689.00	7,689.00
7739	5/14/2025	PITT SPECIALTY SUPPLY, INC.	SANITATION SUPPLIES - DPW	Sanitation Supplies	213.87	213.87
7740	5/14/2025	PITTSBURGH POST-GAZETTE	LEGAL ADS - COUNCIL LEGAL ADS - ZHB	Advertising ZHB Advertising	124.00 229.40	353.40
7741	5/14/2025	PREFERRED ITM, INC.	SPRINKLER INSPECTION - PUBLIC WORKS SPRINKLER INSPECTION - TOWN HALL	Building Safety Inspections	425.00	425.00
7742	5/14/2025	RAY, TODD	UNIFORM REIMBURSEMENT - SELF/DUNHAM'S SPORTS	Uniform Clothing	31.82	31.82
7743	5/14/2025	RHYTHM ENGINEERING	TRAFFIC SIGNAL REPAIRS	Traffic Signal Repairs	137.50	137.50
7744	5/14/2025	ROMANEK, DIANE M	CLEAN UP DAY REIMBURSEMENT	Other Operating Supplies	81.24	81.24
7745	5/14/2025	S & D CALIBRATION SERVICES INC	ACCUTRAK & ENRAD CERTIFICATION	Calibration Services	1,217.00	1,217.00
7746	5/14/2025	SHULTS FORD LINCOLN	PARTS - #3303	Vehicle Parts	211.20	211.20
7747	5/14/2025	SIGNAL SERVICE, INC.	PARTS - TRAFFIC SIGNAL	Traffic Signal Parts	1,434.00	1,434.00
7748	5/14/2025	STRASSBURGER MCKENNA	ZHB LEGAL SERVICES	ZHB Legal Services	4,296.10	4,296.10
7749	5/14/2025	STRATUS BUILDING SOLUTIONS	CLEANING SERVICES	Building Cleaning Services	2355.00 200.00	2,555.00
7750	5/14/2025	THE CAMELOT	2025 GALA - DINNER/DANCE - DEPOSIT	Advertising	500.00	500.00
7751	5/14/2025	THIRD GENERATION	MONTHLY TELEPHONE CHARGE - MAY 2025	Monthly Telephone Monthly Telephone	1182.83 46.75	1,229.58
7752	5/14/2025	TRANSUNION RISK AND ALTERNATIVE	PERSON SEARCH	Subscriptions	75.00	75.00
7753	5/14/2025	UNIFIRST CORPORATION	UNIFORMS & MATS UNIFORMS & MATS	Building Cleaning Services Uniform Cleaning Service	51.80 356.47	408.27
7754	5/14/2025	UNITED AUTO SUPPLY	PARTS - VEHICLE PARTS - #3119	Vehicle Parts	323.90	323.90
7755	5/14/2025	VERIZON	MONTHLY INTERNET - MAY EQUIPMENT RENTAL - MAY	Internet Monthly Telephone Charges	188.99 21.16	210.15
7756	5/14/2025	VERIZON CONNECT FLEET USA, LLC	VEHICLE TRACKING - APRIL	Communications Equipment	223.30	223.30
7757	5/14/2025	VETTORI'S	PARTS - #3404	Machinery Parts	48.47	48.47
7758	5/14/2025	VOJTA'S, EMILY	REFUND - HCC BRICK FROM 2016	General Museum Donations	50.00	50.00
7759	5/14/2025	WEST VIEW WATER AUTHORITY	588.0 HYDRANTS	Public Hydrant Services	14,937.66	14,937.66
7760	5/14/2025	WILLIAMS WESCO INC	PARTS - VEHICLE	Vehicle Parts	73.80	73.80
7761	5/14/2025	WISSNER, JEFF	UNIFORM PANTS - REIMBURSEMENT SAW BLADES FOR RECIP SAW	Uniform Clothing Other Operating Supplies	283.98 14.88	298.86
7762	5/14/2025	Yavorka, Brittany Lynn	CLASS REIMBURSEMENT	Seminars & Training	10.00	10.00
EFT	5/20/2025	UPMC BENEFIT MANAGEMENT SVCS		Police Officer Health Insurance	240.36	240.36
7763	5/21/2025	ADP, INC	UNEMPLOYMENT	Unemployment Comp Management Fees	87.98	87.98
7764	5/21/2025	ALLEGHENY COUNTY FIRE MARSHAL'S OFFICE	TANK INSPECTION	Fuel System Registration Fees	450.00	450.00
7765	5/21/2025	ALLIED COMMUNICATIONS OF PA	GPS AIR TIME - APR	Public Safety Equipment	361.80	361.80
7766	5/21/2025	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES - POLICE SANITATION SUPPLIES - DPW TOOLS OFFICE SUPPLIES - DPW SANITATION SUPPLIES - DPW PUBLIC SAFETY EQUIPMENT - DPW CREDIT MEMO - INVOICE # 13LY-QC4W-9CCY UNIFORM EQUIPMENT - DPW TOOLS	Sanitation Supplies General Office Supplies Office Supplies Uniform Equipment Public Safety Equipment Tools	127.61 142.31 360.25 83.16 102.98 98.21	914.52
7767	5/21/2025	AQUA FILTER FRESH INC.	BOTTLED WATER - DPW	MISCELLANEOUS SERVICES	161.75	161.75
7768	5/21/2025	AT&T MOBILITY	MONTHLY WIRELESS	Internet Fees Other Operating Supplies Monthly Telephone Charges	168.56 92.05 662.35 320.30 31.47 48.56 43.49 43.49 130.47	1,530.74
7769	5/21/2025	BEST FEEDS NORTH PARK	LANDSCAPING SUPPLIES	Landscaping Maintenance Supplies	233.91	233.91
7770	5/21/2025	BOCK, MICHAEL	UNIFORM REIMBURSEMENT - SELF/DICK'S	Uniform Clothing	615.00	615.00
7771	5/21/2025	BON TOOL COMPANY	TOOLS	Tools	389.00	389.00

## Town of McCandless General Fund (Fund 01)

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Check No	Date	Vendor - Description	Invoice Description	Account Description	Distribution Amount	Check Amount
7772	5/21/2025	BUTLER POWER EQUIPMENT, INC.	PARK APPARATUS MAINTENANCE SUPPLIES	Park Apparatus Maintenance Supplies	1,309.72	1,309.72
7773	5/21/2025	C & W AUTOMOTIVE & MACHINE SHOP	REPAIRS - #3304	Vehicle Repairs	49.92	49.92
7774	5/21/2025	CRITCHLOW ENTERPRISES INC.	PARTS - VEHICLE	Vehicle Parts	109.95	109.95
7775	5/21/2025	DELTA DENTAL OF PA	DENTAL - MARCH 2025	Employee Dental Contributions	4,896.88	4,896.88
7776	5/21/2025	DO-ALL ELECTRONICS, INC.	ANNUAL RADIO TOWER RENTAL	Radio Tower Lease	4,476.35	4,476.35
7777	5/21/2025	DRAGUN'S LANDSCAPE SUPPLY INC.	LANDSCAPING SUPPLIES	Landscaping Supplies	216.00	216.00
7778	5/21/2025	EFFECTIVE FITNESS COMBATIVES, LLC	TRAINING - GRANT	Seminars & Training	1,249.00	1,249.00
7779	5/21/2025	FENCE BY MAINTENANCE SERVICE, INC.	PARK APPARATUS MAINTENANCE SUPPLIES GENERAL MAINTENANCE	General Maintenance Park Apparatus Maintenance Supplies	486.00 2228.00	2,714.00
7780	5/21/2025	FUGH REFRIGERATION, INC.	GENERAL MAINTENANCE	General Maintenance	295.00	295.00
7781	5/21/2025	FYDA FREIGHTLINER	PARTS - #3125	Vehicle Maintenance Parts	114.22	114.22
7782	5/21/2025	GLASSMERE FUEL SERVICE	UNFUELED & DIESEL FUEL	Unleaded Fuel Diesel Fuel	5257.56 3318.97	8,576.53
7783	5/21/2025	HAWK, RYAN	UNIFORM REIMBURSEMENT - SELF/KOHL'S	Uniform Clothing	50.76	50.76
7784	5/21/2025	HIGHMARK INC.	MEDICAL REIMBURSEMENTS	Police Officer Health Insurance	48.13	48.13
7785	5/21/2025	IACP	ANNUAL BILLING FOR IACP NET SERVICES	Membership Dues	875.00	875.00
7786	5/21/2025	JACKS AUTO PARTS	PARTS - VEHICLE PARTS - #3125 SANITATION SUPPLIES - DPW	Vehicle Maintenance Parts Sanitation Supplies Vehicle Parts	925.41 192.20 -36.50	1,081.11
7787	5/21/2025	LOWE'S	CREDIT COUNCIL PARK DPW BUILDING TOWN HALL DEVLIN PARK STOCK PARTS SUPERINTENDENT DPW GARAGE DPW BUILDING SERVICE TRUCK TOOLS DPW GARAGE ASSISTANT MANAGERS OFFICE PUBLIC WORKS EASTER EGG HUNT CREDIT - EMA TRAILER PARKS DPW TOOLS STORM DAMAGE TOOLS EMA TRAILER	General Maintenance Uniform Clothing Tools MISCELLANEOUS SERVICES Vehicle Parts Sanitation Supplies Other Operating Supplies Landscaping Maintenance Supplies General Operating Supplies	732.42 26.56 681.23 282.05 478.84 18.96 33.71 150.10 181.68	2,585.55
7788	5/21/2025	MCCANDLESS POLICE OFFICERS ASSOCIATION	MPOA DUES	Union Dues - Police	1,400.00	1,400.00
7789	5/21/2025	McCANDLESS TOWNSHIP SANITARY AUTHORITY	VESTAL WALL PARK SEWER - DPW DPW TOWN HALL HERITAGE CENTER	Sewer	823.26 30.00 60.00	913.26

## Town of McCandless General Fund (Fund 01)

Check Listing with Accounting Distribution 5/01/2025-5/31/2025

Check No	Date	Vendor - Description	Invoice Description	Account Description	Distribution Amount	Check Amount
7790	5/21/2025	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 Police Officer Workers Comp Volunteer EMT Workers Comp Department Head Workers Comp Supervisor 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
7791	5/21/2025	MURSLACK WELDING CO., INC.	REPAIRS - MACHINERY	Machinery Repairs	800.00	800.00
7792	5/21/2025	O'REILLY AUTO PARTS	PARTS - VEHICLES PARTS - #3401 PARTS - #3153	Other Operating Supplies Vehicle Parts Machinery Parts	85.95 48.99 269.07	404.01
7793	5/21/2025	PA ONE CALL SYSTEM INC	MONTHLY ACTIVITY FEE	PA One Call Fees	8.33	8.33
7794	5/21/2025	PA TURNPIKE TOLL BY PLATE	TOLL BY PLATE - PA-MG7510J TOLL BY PLATE - PA-MG5029H	Other Operating Supplies	17.20	17.20
7795	5/21/2025	PATH MASTER INC.	TRAFFIC SIGNAL PARTS	Traffic Signal Parts	420.00	420.00
7796	5/21/2025	PERFECTION SERVICES, INC.	IT SERVICES - JUNE	Software Contracted IT Services	1275.00 7670.00	8,945.00
7797	5/21/2025	PLATT'S, RAY	VEHICLE TOW	Vehicle Maintenance	205.00	205.00
7798	5/21/2025	QUADIENT, INC.	POSTAGE MACHINE LEASE - JUNE	Office Equipment Leasing	326.10	326.10
7799	5/21/2025	RAY, TODD	UNIFORM REIMBURSEMENT - DICK'S	Uniform Clothing	169.99	169.99
7800	5/21/2025	S&S PROCESSING	TRANSFER YARD	Brush and Tree Recycling	90.00	90.00
7801	5/21/2025	SHULTS FORD LINCOLN	PARTS - #3304 REPAIRS - #2105	Vehicle Parts Vehicle Repairs	111.42 307.99	419.41
7802	5/21/2025	STANDARD INSURANCE COMPANY	STD, LTD, LIFE & AD&D - MAY 2025	STD Gross-Up Premium Paid LTD Gross-Up Premium Paid Town Manager/Asst Mgr 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 Administrative Staff Life Insurance Supervisor Life Insurance Laborer Life Insurance	3044.12 1670.52 64.50 25.80 16.63 30.96 14.19 39.57 23.22 842.37 1889.48 18.06 16.77 20.64 37.41 24.51 12.90 33.54 175.03 18.06 27.09	8,045.37
7803	5/21/2025	STAR, H. P. LUMBER CO. LLC	GENERAL MAINT	General Maintenance	582.42	582.42
7804	5/21/2025	STATE CHEMICAL SOLUTIONS	SANITATION SUPPLIES - DPW	Sanitation Supplies	345.80	345.80
7805	5/21/2025	TEAMSTERS LOCAL 636	DPW DUES	Union Dues - Public Works	1,986.00	1,986.00

## Town of McCandless General Fund (Fund 01)

Check Listing with Accounting Distribution 5/01/2025-5/31/2025

Check No	Date	Vendor - Description	Invoice Description	Account Description	Distribution Amount	Check Amount
7806	5/21/2025	TRAFFIC SAFETY STORE	PO# 636 - TRAFFIC SAFETY DEVICES	Vehicles	632.16	632.16
7807	5/21/2025	UNIFIRST CORPORATION	UNIFORMS & MATS UNIFORMS & MATS	Building Cleaning Services Uniform Cleaning Service	51.80 420.96	472.76
7808	5/21/2025	UNITED AUTO SUPPLY	PARTS - #2106 PARTS - #3307 PARTS - #2112 PARTS - #3301 PARTS - #2105 PARTS - #2102 PARTS - AA #6131 & #6132	Vehicle Parts	163.98 1030.18	1,194.16
7809	5/21/2025	VERIZON WIRELESS	MONTHLY WIRELESS	TELEPHONE CHARGES Monthly Telephone Charges	85.14 85.14	170.28
7810	5/21/2025	VERMEER ALL ROADS	PARTS - MACHINERY	Machinery Parts	220.22	220.22
7811	5/21/2025	WEST VIEW WATER AUTHORITY	PINE CREEK RD WALL PARK HERITAGE CENTER DPW TOWN HALL	Water - Town Hall/DPW Water	524.50 19.91 75.28	619.69
0007812[VOID]	5/21/2025	WISSNER, JEFF	REIMBURSEMENT - UNIFORM SHIRTS	Police Officer Health Insurance	-	-
EFT	5/21/2025	MUNICIPAL BENEFITS SERVICES		Healthcare Healthcare Police	30735.97 57254.24	87,990.21
7813	5/22/2025	WISSNER, JEFF	REIMBURSEMENT - UNIFORM SHIRTS	Uniform Clothing	401.59	401.59
EFT	5/23/2025	ADP, INC		Regular Wages	170,994.79	170,994.79
EFT	5/23/2025	ADP, INC		Regular Wages	79,545.97	79,545.97
EFT	5/23/2025	ADP, INC		Regular Wages	276.92	276.92
EFT	5/23/2025	ADP, INC	PAYROLL FEES	Bank Charges/Fees	432.08	432.08
EFT	5/23/2025	US BANK		Police Pension Withheld	5,728.77	5,728.77
EFT	5/23/2025	ICMA - 457		IRC 457 Contributions Withheld - Non Uniform IRC 457 Town Match - Non Uniform IRC 457 Contributions Withheld - Uniform	1951.99 725.71 6484.67	9,162.37
EFT	5/23/2025	ICMA - IRA		Roth IRA Contributions Withheld Roth IRA Contributions Withheld	1338.78 562.69	1,901.47
EFT	5/23/2025	ICMA - 401		Non-Uniformed Pension Withheld Non-Uniformed Pension Town Match	6559.14 6559.14	13,118.28
EFT	5/27/2025	PENN POWER	TRAFFIC SIGNAL SCHOOL ZONE VESTAL DPW TOWN HALL DEVLIN PARK MEMORIAL DR MONUMENT HERITAGE CENTER	Electricity Traffic Signal Electricity	4861.78 310.13 1404.74 141.24 445.00	7,162.89
EFT	5/28/2025	UPMC BENEFIT MANAGEMENT SVCS		Police Officer Health Insurance	51.62	51.62
7814	5/29/2025	ALERT-ALL CORP.	PO# 637 - EDUCATIONAL SUPPLIES	Public Education Supplies	4,341.50	4,341.50
7815	5/29/2025	AMAZON CAPITAL SERVICES	OFFICE EQUIPMENT - ADMIN RECREATIONAL SUPPLIES - PARKS RECREATIONAL SUPPLIES PARK APPARATUS - MAINTENANCE SUPPLIES OPERATING SUPPLIES - EASTER EGG HUNT OFFICE SUPPLIES - ADMIN/FINANCE TOOLS CREDIT TO INVOICE 11R9-V4DH-99NL OFFICE SUPPLIES - DPW OFFICE SUPPLIES - FIRE OTHER OPERATING SUPPLIES - HCC OFFICE SUPPLIES - BUILDING OFFICE SUPPLIES - POLICE COLLECTIONS SUPPLIES - HCC VOLUNTEER RECEPTION SUPPLIES	Volunteer Reception (prev Local Meetings) Office Equipment General Office Supplies Office Supplies Tools Other Operating Supplies Collections Management Recreational Supplies Park Apparatus Maintenance Supplies General Operating Supplies Advertising	52.78 323.56 429.08 155.00 83.80 23.99 13.16 46.75 15.98 273.72 120.54 109.99 699.98 103.47 48.47	2,500.27
7816	5/29/2025	AQUA FILTER FRESH INC.	BOTTLED WATER - DPW BOTTLED WATER - POLICE	Miscellaneous Supplies	99.00 30.75	129.75

## Town of McCandless General Fund (Fund 01)

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Check No	Date	Vendor - Description	Invoice Description	Account Description	Distribution Amount	Check Amount
7817	5/29/2025	CITY LIGHTING PRODUCTS COMPANY	GENERAL MAINTENANCE	General Maintenance	546.66	546.66
7818	5/29/2025	CLEANING SYSTEMS, INC.	REPAIRS - MACHINERY	Machinery Repairs	158.45	158.45
7819	5/29/2025	CRITCHLOW ENTERPRISES INC.	PARTS - VEHICLE	Vehicle Parts	58.13	275.00
			PARTS - MACHINERY	Machinery Parts	216.87	
7820	5/29/2025	DAILEY OPERATION CONSULTING, LLC	CONSULTING - APRIL	STRATEGIC PLANNING	1,524.14	1,524.14
7821	5/29/2025	EWING, RICHARD	UNIFORM REIMBURSEMENT - SELF/KORE ESSENTIALS	Uniform Clothing	139.95	139.95
7822	5/29/2025	FISH WINDOW CLEANING	WINDOW CLEANING - TOWN HALL	Building Cleaning Services	375.00	375.00
7823	5/29/2025	FUN SERVICES	COMMUNITY DAY BOOTHS - DEPOSIT	Equipment Rental	825.00	825.00
7824	5/29/2025	GATEWAY ENGINEERS INC.	PARKING LOT EXPANSION FOR BAIERL HONDA KINDERCARE CONSTRUCTION INSPECTION VALVOLINE CONSTRUCTION SCHRAMM SUBDIVISION MURK FILL SITE GRADING PLAN REVIEW 8925 HIGHLAND RD GRADING PERMIT - CONSTRUCTION BLAZIER DR SUBDIVISION PLAN NO 5 - AMENDMENT NO. 3 - LOT 1 HARMONY DRIVE RIGHT OF WAY HILLTOP LANE LOT LINE REVISION 2025 GIS PROGRAM MAINTENANCE PALERMO RESIDENCE STORMWATER REVIEW 9701 OLD KUMMER ROAD DEMO AND REBUILD OLD PERRY HIGHWAY TOWNHOMES RACHEL CARSON ECOVILLAGE - CONSTRUCTION 2025 TOWN BASIN RETROFITS BLAZIER DRIVE SUBDIVISION PLAN NO 5 - AMENDMENT NO. 2 FOR LOT 2 HERITAGE AND CULTURAL CENTER PARKING LOT LIGHTING DESIGN GENERAL ENGINEERING SERVICES THE RIDGE CONSTRUCTION INSPECTION TIMBER TRAIL STORM SEWER REPAIR TOWN HALL WINDOW REPLACEMENT CONSTRUCTION ADMINISTRATION & INSPECTION 10080 HILLTOP LANE - EARTH DISTURBANCE 2025 MS4 PROGRAM 2025 PA SMALL WATER AND SEWER GRANT APPLICATION \$11,932.00 ESCROW \$27,812.25 TOWN	BAIERL Parking Lot McCandless Kindercare The Ridge - Marwah 10247 Grading Permit 8925 Highland Road Grading Valvoline Rachel Carson Eco-Village 9701 Old Kummer Rd - Bulleri - stormwater review 545 Pine Creek Rd SW Review Schramm Subdivision McCandless Square Phase III Townhome Subdivisions 10085 Old Perry Hwy Stormwater Review 10030 Hilltop Lane Lot Line Revision 10080 Hilltop Lane - Arias Engineering Engineering Engineering	342.75 220.50 1292.75 126.00 203.75 268.50 4771.75 264.25 144.75 75.50 393.50 2492.75 405.00 930.25 5619.75 647.75 21544.75	39,744.25
7825	5/29/2025	GRAINGER	SANITATION SUPPLIES - PARKS	Sanitation Supplies	64.28	64.28
7826	5/29/2025	GRIMCO, INC	SIGN MAKING SUPPLIES	Sign Making Supplies	384.00	384.00
7827	5/29/2025	HIGHMARK INC.	MEDICAL REIMBURSEMENTS	Police Officer Health Insurance	117.31	117.31
7828	5/29/2025	HOME DEPOT CREDIT SERVICES	DPW PARKSDEPT	Tools Tools	24.97 19.94	44.91
7829	5/29/2025	JOHN D. DUDASH, MAI, SRA	APPRaisal SERVICES	Consulting Services	1,300.00	1,300.00
7830	5/29/2025	LAMPMAN, KAREN M	REFUND - CANCELLED PB101 ON 5/1/2025 (ORIGINALLY PAID BY CHECK)	Activities Committee Fees (previously CD rides)	25.00	25.00
7831	5/29/2025	LANZENDORFER, CAROLYN	YOGA INSTRUCTOR - MAY 10 / MAY 24	Other Operating Supplies	90.00	90.00
7832	5/29/2025	LAUREL GARDENS TIRE SERVICE, INC.	TIRES - AA #6131	Tires	1,896.72	1,896.72
7833	5/29/2025	LOCHNER LLC	CONSULTING SERVICE	STRATEGIC PLANNING	255.00	255.00
7834	5/29/2025	MAIELLO, BRUNO & MAIELLO, LLP	PROFESSIONAL SERVICES	Town Attorney	105.00	105.00
7835	5/29/2025	McLAIN, MIKE	REIMBURSEMENT - OFFICE SUPPLIES	Office Supplies	106.98	106.98
7836	5/29/2025	MICHAEL BROTHERS HAULING, INC	RECYCLING RECYCLING	Hard to Recycle Items	1,980.00	1,980.00
7837	5/29/2025	MID-ATLANTIC WASTE SYSTEMS	PARTS - #3125	Vehicle Maintenance Parts	342.61	342.61
7838	5/29/2025	MISSION SQUARE RETIREMENT	2025 - 1ST QTR	Retirement Plan Fees	5,595.74	5,595.74
7839	5/29/2025	MOTOROLA SOLUTIONS, INC.	CORDS FOR VEHICLE CAMERAS	Vehicle Maintenance Public Safety Equipment	160.00 -160.00	160.00
7840	5/29/2025	MURCH, JEANINE	MCCANDLESS 175 COLORING BOOK ILLUSTRATIONS (DEPOSIT)	Promotional Supplies	275.00	275.00
7841	5/29/2025	NORTH EASTERN UNIFORMS	BADGE - BASL	Public Safety Equipment	232.00	232.00

## Town of McCandless General Fund (Fund 01)

Check Listing with Accounting Distribution 5/01/2025-5/31/2025

Check No	Date	Vendor - Description	Invoice Description	Account Description	Distribution Amount	Check Amount
7842	5/29/2025	O'REILLY AUTO PARTS	OTHER OPERATING SUPPLIES PARTS - #2109	Other Operating Supplies Vehicle Parts	39.96 107.70	147.66
7843	5/29/2025	OIL SERVICE, INC.	LUBRICANTS	Lubricants	1,263.37	1,263.37
7844	5/29/2025	PERFECTION SERVICES, INC.	COMPUTERS - ADMIN	Computers	1,630.69	1,630.69
7845	5/29/2025	PITT SPECIALTY SUPPLY, INC.	SANITATION SUPPLIES - PARKS	Sanitation Supplies	399.87	399.87
7846	5/29/2025	PITTSBURGH POST-GAZETTE	LEGAL ADS - COUNCIL LEGAL ADS - POLICE LEGAL ADS - FINANCE LEGAL ADS - ZHB LEGAL ADS - BIDS	ZHB Legal Services Advertising	54.25 1232.70 96.10 220.10 396.80	1,999.95
7847	5/29/2025	POWER HOME REMODELING GROUP	REFUND OVERPAYMENT	Transient Retailer Licenses	5.00	5.00
7848	5/29/2025	PSATS	2025 MEMBERSHIP	Membership Dues	1,000.00	1,000.00
7849	5/29/2025	RHYTHM ENGINEERING	TRAFFIC SIGNAL REPAIRS	Traffic Signal Repairs	175.00	175.00
7850	5/29/2025	RICK HARTMAN PLUMBING & HEATING INC.	BACKFLOW TESTING (GENERAL MAINT)	General Maintenance	990.00	990.00
7851	5/29/2025	Schwend, John F	EZ PASS TRAVEL REIMBURSEMENT	Seminars & Training	169.11	169.11
7852	5/29/2025	SHERWIN WILLIAMS	GENERAL MAINTENANCE - ASSISTANT MANAGER'S OFFICE CREDIT - GENERAL MAINTENANCE	General Maintenance	58.44	58.44
7853	5/29/2025	SHULTS FORD LINCOLN	PARTS - #2103	Vehicle Parts	83.85	83.85
7854	5/29/2025	SIMMS STRNISA COURT REPORTING	APPEARANCE FEE & TRANSCRIPT - ZHB	ZHB Court Reporter ZHB Legal Services	405.00 640.50	1,045.50
7855	5/29/2025	STEPHENSON EQUIPMENT INC.	PARTS - #3181A, #3174A, #3175A	Vehicle Maintenance Parts	156.37	156.37
7856	5/29/2025	STERICYCLE, INC.	DOCUMENT SHREDDING	Document Destruction	951.20	951.20
7857	5/29/2025	STRASSBURGER MCKENNA	ZHB LEGAL SERVICES	ZHB Legal Services	2,812.24	2,812.24
7858	5/29/2025	STRATUS BUILDING SOLUTIONS	CLEANING SERVICES	Building Cleaning Services Building Cleaning Services	2355.00 200.00	2,555.00
7859	5/29/2025	SUNBELT RENTALS	EQUIPMENT RENTAL	Equipment Rental	1,288.60	1,288.60
7860	5/29/2025	UNIFIRST CORPORATION	UNIFORMS & MATS	Building Cleaning Services Uniform Cleaning Service	25.90 181.98	207.88
7861	5/29/2025	UNITED AUTO SUPPLY	OTHER OPERATING SUPPLIES PARTS - #2102 PARTS - VEHICLE	Other Operating Supplies Vehicle Parts	698.75 135.73	834.48
7862	5/29/2025	VERIZON	INTERNET	Internet	222.62	222.62
7863	5/29/2025	W.B. MASON CO., INC.	OFFICE SUPPLIES - DPW	Office Supplies	51.96	51.96
7864	5/29/2025	WILLIAMS WESCO INC	PARTS - VEHICLE	Vehicle Parts	133.80	133.80
7865	5/29/2025	AMBASSADOR BUILDING	BUSINESS PRIVILEGE TAX REFUND	BPT Refunds	36.44	36.44
7866	5/29/2025	BRITISH SWIM SCHOOL	BUSINESS PRIVILEGE TAX REFUND	BPT Refunds	1,482.78	1,482.78
7867	5/29/2025	FEG CORPORATION	BUSINESS PRIVILEGE TAX REFUND	BPT Refunds	8.35	8.35
7868	5/29/2025	IMMEKUS, JAMES	BUSINESS PRIVILEGE TAX REFUND	BPT Refunds	85.82	85.82
<b>Total Checks</b>						<b>\$1,157,377.50</b>

**Town of McCandless Payroll Checking Account**  
**Check Listing with Accounting Distribution 5/01/2025-5/31/2025**

**Town of McCandless Fire Apparatus Account (Fund 01)**  
**Check Listing with Accounting Distribution 5/01/2025-5/31/2025**

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 5/01/2025-5/31/2025**

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 5/01/2025-5/31/2025**

Check No	Date	Vendor - Description	Invoice Description	Account Description	Distribution Amount	Check Amount
417	5/01/2025	C CRUMP, INC.	MTSA LITTLE PINE CREEK RESTORATION - RETAINAGE	Construction - Detention Facilities	2,679.00	2,679.00
418	5/01/2025	LINDY PAVING INC.	OTHER CONSTRUCTION SUPPLIES	Other Construction Supplies	1,980.55	1,980.55
419	5/01/2025	WINE CONCRETE PRODUCTS, INC.	CONCRETE	Concrete	3,728.80	3,728.80
420	5/14/2025	ALLEGHENY MINERAL CORP.	STONE	Stone	4,758.16	4,758.16
421	5/14/2025	AMERICAN TREE SERVICE	TREE REMOVAL	Tree Removal	12,000.00	12,000.00
422	5/14/2025	ASCENDANCE TRUCKS PENNSYLVANIA, LLC	PO# 495 - 10 TON DUMP TRUCK CHASES	LARGE EQUIPMENT	218,088.00	218,088.00
423	5/14/2025	GATEWAY ENGINEERS INC.	WALL PARK CULVER REPAIR GENERAL PERMIT 100% TOWN	Engineering	693.50	693.50
424	5/14/2025	HILL INTERNATIONAL TRUCKS NA LLC	PO# 590 - 2026 SFA (HV507)	LARGE EQUIPMENT	116,815.00	116,815.00
425	5/14/2025	LINDY PAVING INC.	OTHER CONSTRUCTION SUPPLIES	Other Construction Supplies	1,780.11	1,780.11
426	5/14/2025	WEST VIEW WATER AUTHORITY	INSTALLATION OF HYDRANT AT 10247 PERRY HWY	Road Construction	12,880.59	12,880.59
427	5/14/2025	WINE CONCRETE PRODUCTS, INC.	CONCRETE	Concrete	3,025.40	3,025.40
428	5/15/2025	GEORGE A. MILLER, ESQ.	MAIER PROPERTY SALES AGREEMENT	Land	5,000.00	5,000.00
429	5/21/2025	LINDY PAVING INC.	OTHER CONSTRUCTION SUPPLIES	Other Construction Supplies	661.90	661.90
430	5/21/2025	LOWE'S	COOPER RUN COURT BASINS	Other Construction Supplies	1,419.26	1,419.26
431	5/21/2025	RHYTHM ENGINEERING	PO# 638 - 1 YEAR REMOTE SUPPORT	Engineering	8,000.00	8,000.00
432	5/21/2025	PA MUNICIPAL, INC.	PO# 506 - DUMP TRUCK BODIES PO# 505 - SNOW PLOW	LARGE EQUIPMENT	187,347.00	187,347.00
433	5/29/2025	GATEWAY ENGINEERS INC.	2026 & 2027 ESTIMATES FOR PROBABLE COSTS FOR ROAD PROGRAM TOM 2022 ARLE GRANT SIGNAL DESIGN ENGINEERING 2025 ROAD PROGRAM GLG - INGOMAR/BLAZIER GLG - PEEBLES/DUNCAN GLG - PEEBLES/MCINTYRE GLG - PERRY/19 NORTH GLG - THOMPSON RUN/RED COACH GLG - PEEBLES/REMINGTON TOM - NORTH MEADOW DRIVE SIDEWALK PROJECT RADAR SPEED DEVICE SIGNAGE PERMITTING - PINE CREEK ROAD & MEINERT ROAD 100% TOWN	Engineering Services - North Meadows ADA Engineering	5651.25 16545.25 7311.75	29,508.25
434	5/29/2025	GRAINGER	OTHER CONSTRUCTION SUPPLIES	Other Construction Supplies	315.44	315.44
435	5/29/2025	LINDY PAVING INC.	OTHER CONSTRUCTION SUPPLIES	Other Construction Supplies	1,028.63	1,028.63

CAPITAL IMPROVEMENTS

436	5/29/2025	RIVERSIDE BUILDERS SUPPLY	CONCRETE	Concrete	847.00	847.00
437	5/29/2025	WINE CONCRETE PRODUCTS, INC.	CONCRETE	Concrete	1,794.70	1,794.70
<b>Total Checks</b>						<b>614,351.29</b>

**Town of McCandless Assessment Fund (Fund 19)**  
**Check Listing with Accounting Distribution 5/01/2025-5/31/2025**

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

**Town of McCandless State Highway Aid Fund (Fund 35)**  
**Check Listing with Accounting Distribution 5/01/2025-5/31/2025**

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 5/01/2025-5/31/2025**

Check No	Date	Vendor - Description	Account No	Account Description	Distribution Amount	Check Amount
1417	5/14/2025	BROADSTONE BB PORTFOLIO LLC	APR 2025 RE TAX REFUND - #710828	Prior Real Estate Tax Due To Town	1,095.47	1,095.47
1418	5/14/2025	NORTH ALLEGHENY SCHOOL DISTRICT	SHERIFF SALE - SCHOOL TAXES (MAIL TO MBM)	Prior Real Estate Tax Due To Town	8,810.63	8,810.63
1419	5/14/2025	REALTY INCOME PA PROPERTIES TRUST	APR 2025 RE TAX REFUND - #710043	Prior Real Estate Tax Due To Town	2,578.68	2,578.68
1420	5/14/2025	TOWN OF MCCANDELESS	TRIMMING OF OVERGROWN GRASS ON 06/24/2022	Prior Real Estate Tax Due To Town	572.50	572.50
1421	5/14/2025	TOWN OF MCCANDELESS	SHERIFF SALE - TOWN TAXES (MAIL TO MBM)	Prior Real Estate Tax Due To Town	566.68	566.68
<b>Total Checks:</b>						<b>\$13,623.96</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: June 17, 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 5,758 follows. Over the last month, posts on the page reached 16,629 people with 73,600 total views, 697 content interactions (i.e., likes, shares and comments) and we received 25 new page follows.

Police Facebook page: Currently sitting at 6,547 follows. Over the last month, posts on the page reached 14,119 people with 33,428 total views, 149 content interactions and we received 17 new followers.

Heritage and Cultural Center Facebook page: Currently sitting at 1,823 follows. Over the last month, posts on the page reached 9,097 people with 45,727 total views, 806 content interactions and we received 15 new followers.

McMail: We sit at 4,057 subscribers. The June edition had a 58.97 percent “open” rate by subscribers and 13.71 percent of the contact list clicked on at least one link in the message. According to iContact’s “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.”

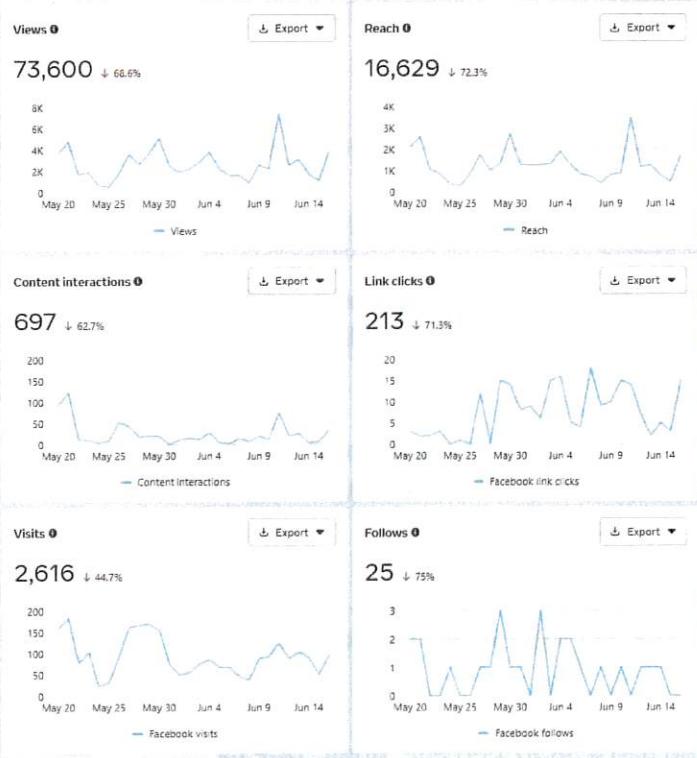
YouTube: The Town’s channel has 179 subscribers and 46,606 total views. Over the last month, we received 171 views (12.2 total hours viewed).

Instagram: The Town has 1,301 followers (an increase of 22 since the previous report).

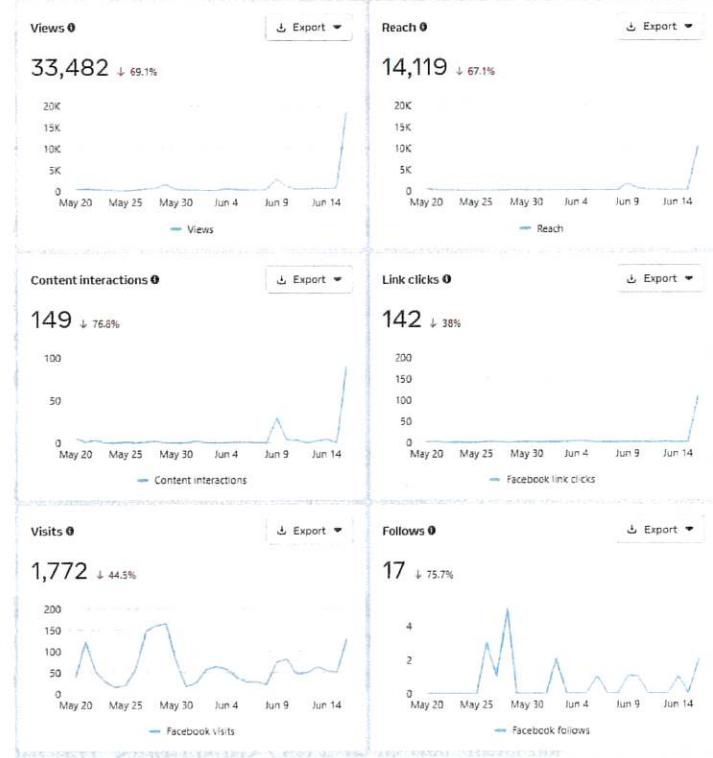
LinkedIn: The Town has 423 followers (an increase of 10 since the previous report).

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

## Town Facebook stats



## Police Facebook stats



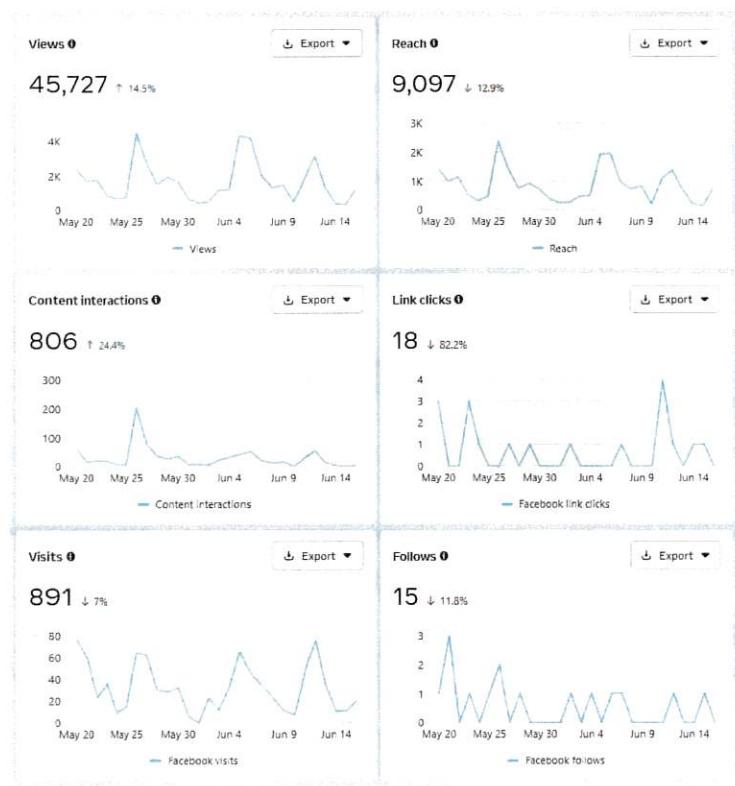
## Top content

	Didn't think you'd never get the chance to get diphtheria on the Oregon Trail again? WRONG! Come play with us on Saturday, June 7. Register online. <a href="https://secure.recl.com/PA/mccandless-...">https://secure.recl.com/PA/mccandless-...</a>	Views --	Reach 5,193	Interactions 10
	At our June 9 Town Council meeting, we were VERY pleased to introduce our newest team members: Alyssa Broome-Webster, Summer Intern, Matt Innes, Town Planning Director and we re-... Wed, Jun 11	Views --	Reach 4,578	Interactions 55
	May 18 to May 24 is Public Works Week, and that is a great opportunity to highlight and recognize the important work that our McCandless Department of Public Works does. DPW has ... Wed, May 21	Views --	Reach 2,823	Interactions --

## Top content

	The Town of McCandless Police Department is seeking applicants for full-time police officers. With recent and upcoming retirements, the Town is looking to ensure that... Wed, May 14	Views 32,303	Reach 18,083	Interactions 121
	The deadline to apply is Monday, June 23 at 4 p.m. More info at <a href="https://www.townofmccandless.org/CivicAlerts.aspx?AID=162">https://www.townofmccandless.org/CivicAlerts.aspx?AID=162</a> Mon, Jun 16	Views 19,934	Reach 11,490	Interactions 52
	National Night Out is a little less than 2 months away! Mon, Jun 9	Views 4,279	Reach 2,656	Interactions 16

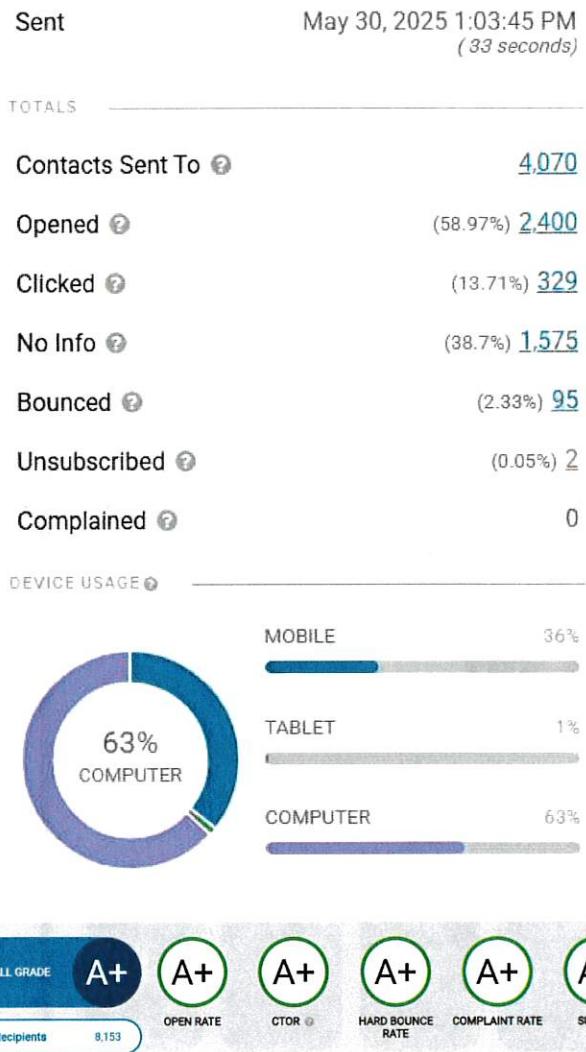
## HCC Facebook stats



## Top content

	In 1954, Edgar Bell Sr. and his wife, Ida, donated a v-shaped piece of land at the intersection of West Ingomar Rd. and Ingomar Heights Rd. in McCandless to the Town of McCandless. Though t...	Views 4,631	Reach 3,063	Interactions 49
	Is this what would become Club Julian or is this something else? This is from a North Hills News Record in the 80s.	Views 5,119	Reach 2,753	Interactions 16
	Ross Park Mall turns 40 next year! This newspaper is from 1987, celebrating Ross Park Mall's first birthday. I would have loved to see a cake replica of the mall! Anyone have a picture? Scott Baret...	Views 2,843	Reach 2,118	Interactions 14

## June 2025 McMail report



## Town YouTube channel statistics

Your channel got 171 views in the last 28 days



Your top content in this period		
	Views	Published
1	Meeting of the Town Council (June 9, 2025)	Jun 10, 2025
2	Meeting of the Town Council (May 12, 2025)	May 13, 2025
3	Planning Commission (May 6, 2025)	May 7, 2025
4	Environmental Advisory Committee (June 11, 2025)	Jun 12, 2025 (Recent upload)
5	Heritage and Cultural Center FDPC (May 21, 2025)	May 23, 2025

## Instagram stats

**1,301**  
Total followers

**6,321**  
Views

Followers: 82%  
Non-followers: 18%

Accounts reached: 1,205

Top content based on views



## LinkedIn stats

**423**  
Total followers

**10**  
New followers in the last 30 days  
▲ 66.7%

**3,752**  
Impressions  
▲ 157.2%

**42**  
Page views  
▼ 44%

**119**  
Reactions  
▲ 138%

**20**  
Unique visitors  
▼ 33.3%

**10**  
Comments  
● 0%

**7**  
Reposts  
▲ 600%

## Top Performer

Post title

At our June 9 Town Council meeting, we were very pleased to introduce our newest team members:...

Posted by John Bojarski

6/11/2025

Impressions

Reactions

Comments

1,490

38

3



# Staff Report

**To:** Town Council Members  
**From:** Matt Innes, Planning Director  
**Date:** June 17, 2025  
**Re:** Monthly Planning Report – June 2025

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## I. AGENDA ITEMS

### 1. Blazier Dr. Subdivision Plan No. 5 Amendment No. 4 Mortgage Subdivision

The Planning Commission reviewed an application submitted by Sperdute Surveying to subdivide the fourth townhome building being constructed in McCandless Square (9733-9739 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.

A motion was made by Ms. Sponholz to Recommend Town Council approve the Blazier Dr. Subdivision Plan No. 5, Amendment No. 4 Mortgage Subdivision application as submitted. Mr. Kline seconded the Motion. Motion passed unanimously (6-0).

## II. DEPARTMENT UPDATES

### 2. Summer Internship

a. The Town of McCandless has hired a summer intern to assist with organizing and digitizing historical municipal records. These records include documentation of past subdivision and land development approvals, along with various files related to zoning and building activity.

### 3. Permit Applications Update

a. Staff is currently in the process of updating several Town permit applications. The goal of this project is to provide applicants with clearer guidance when applying for building and zoning permits, and to revise the grading permit to better align with the information needed for staff to complete thorough code compliance reviews. Additionally, all permits are being reformatted to ensure a consistent and standardized appearance across all application types."

### 4. Review of Town Code

a. Staff is currently reviewing several sections of the municipal code with the intention of proposing updates later this year. These revisions aim to clarify and strengthen provisions related to zoning and property maintenance. Additional details will be shared as the process moves forward.

**AGENDA**  
**TOWN OF McCANDLESS**  
**PLANNING COMMISSION**  
**June 3, 2025 – 7:00 PM at Town Hall**

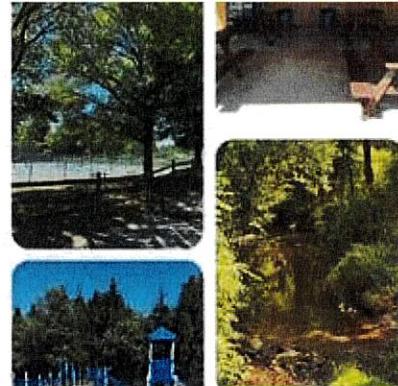
**Public comment policy:** Public comments are limited to 5 minutes per speaker per agenda item.

- 
- I. Call to Order**
  - II. Approval of May 6, 2025 minutes**
  - III. Blazier Drive Plan No. 5, Amendment No. 4 Mortgage Subdivision (McCandless Square Townhomes)**
    - a. Presentation and discussion**
    - b. Opportunity for public comment**
    - c. Motion to recommend Town Council [approve/reject] the Blazier Dr Subdivision Plan No. 5, Amendment No. 4 Mortgage Subdivision application as submitted by Sperduto Surveying.**
  - IV. General Public Comment**
  - V. Adjournment**

**TOWN OF McCANDLESS**  
**ZONING HEARING BOARD AGENDA**  
**Wednesday, June 25, 2025**  
**7:30 PM at McCandless Town Hall**

---

- I. Call to Order
  
- II. APPEAL: **2034**  
APPLICANT: Perry Hwy 19 DevCo, LLC  
LOCATION: 9200 Old Perry Hwy, Pittsburgh, PA 15237  
PARCEL ID: 825-M-388  
ZONING DISTRICT: M-C  
REQUEST: Applicant requests a special exception to install an off-premises pole sign (billboard).
  
- III. APPEAL: **2035**  
APPLICANT: Perry 19MC DevCo, LLC  
LOCATION: 9011 Perry Hwy, Pittsburgh, PA 15237  
PARCEL ID: 825-R-11  
ZONING DISTRICT: M-C  
REQUEST: Applicant requests a special exception to install an off-premises pole sign (billboard).
  
- IV. APPEAL: **2044**  
APPLICANT: Andrew Yochum & Theresa Mangold  
LOCATION: 8701 Prescott Dr, Pittsburgh, PA 15237  
PARCEL ID: 714-L-141  
ZONING DISTRICT: R-M  
REQUEST: Applicant is requesting a variance to allow for a 6' privacy fence in the front lot segment.
  
- V. Approval of the May 28, 2025 meeting minutes
  
- VI. Adjournment



TO: Town Council

FROM: Abby Lucostic, Director of Parks and Recreation

DATE: June 23, 2025

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

- **Parks**

- Storm damage to pedestrian bridge from Vestal parking lot to fields
- Sidewalk along tennis and pickleball courts complete and in use by the pickleball players
- Submitted DCED grant application to continue the sidewalk connection from Grubbs Road along Ingomar Road to Kummer Road at the end of May
- Website updated with new park photos and descriptions
- Fire pit removed, new picnic benches orders for Devlin
- Working to install new wood park signage (outsourced), new signs for use and identification made by the DPW's Sign Shop
- EAC is trying to remove the knotweed that has grown over the rain gardens
- Landforce will be back for their last day of work on the Brandt Trail on June 26 as a part of the We Conserve PA grant

- **Recreation**

- **See attached for Upcoming Events flyer**
  - I schedule posts on Town's social media to drive attendance, engagement and promote events
  - August- Nature Hike on Brandt Trail with Katie Stanley from Latodami (Aug. 26), Perseids Meteor Shower viewing party with the Amateur Astronomers Association of Pittsburgh at Wall Park (Aug. 12).
  - Working with Northland to make a McCandless backpack for check out at the library. It features information about the HCC, Town History book (2001), binoculars, nature guides for use in the Town Parks and a flower press for people to make a pressed flower from their park visit.
  - Brick fundraiser will be ready to launch for purchase by and at Community Day
  - Working with local illustrator Jeannine Merch to create a McCandless coloring book featuring police, EMS, fire, Town Hall, parks, etc. Will be ready by National Night Out in August.

- **Community Events:**
  - McCandless Experience
    - Passive program beginning in July
    - People can buy tickets to enter to win a ride to school (or work) in a police car, ambulance, DPW truck or fire truck
    - Tickets will be on sale until (and at) Community Day
    - Rides will be coordinated in October
  - McCandless 175
    - Committee applications were available until June 15
    - Under review
  - National Night Out
    - Organizing the bike rodeo in partnership with Officer Metzger
    - Received a case of helmets donated by Children's Hospital of Pittsburgh to distribute at the event
  - Community Day, Sat. September 13<sup>th</sup>
    - Monthly meetings with staff to give updates
    - Booth applications available online
- **Recreation Programs:**
  - Yoga
    - Every other Saturday at Devlin Pavilion
    - Special event: Moonlight Yoga on Thursday, July 19 at 9:30pm
  - Pickleball
    - Scheduled online through August
  - Tennis
    - USTA will return on July 12 to give a free intro to tennis clinic at Devlin
  - HCC
    - Wanda Haney will give a presentation about the Parkview Riding Academy on July 17
    - FDPC meeting July 16
    - Looking to apply for a HARC grant for document conservation
    - Gala planning underway
      - Saturday, November 1, Camelot Events Center in Wexford
- **Parks Study**
  - Next steering committee meeting in July
  - Met with Potter and Maier property neighbors to hear their input on future use
  - Public meeting was June 19 at Devlin Pavilion
    - Pashek had stations focusing on different themes (connections, programs, etc) and some draft concepts

# Upcoming events.



JUNE/JULY 2025

JUNE  
24

**PICKLEBALL MEET UP**

Round Robin style.

JUNE  
28

**YOGA**

Outside or under the pavilion at Devlin Park.

JULY  
1, 8, 15

**PICKLEBALL MEET UP**

Round Robin style.

JULY  
4

**INDEPENDENCE DAY**

Offices closed so we can celebrate!

JULY  
10

**PICKLEBALL 101**

Learn the basics to dink in the kitchen.

JULY  
10

**MOONLIGHT YOGA**

Outside under the full moon!

JULY  
12

**INTRO TO TENNIS**

Looking for a new hobby? Start here.

JULY  
12

**YOGA**

Outside or under the pavilion at Devlin Park.

JULY  
17

**PARKVIEW RIDING ACADEMY**

Lecture at the HCC.

JULY  
19

**PICKLEBALL 102**

Dinks, drop shots and lobs.

JULY  
26

**YOGA**

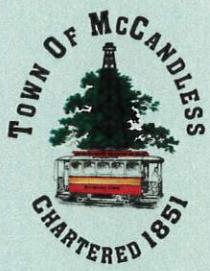
Outside or under the pavilion at Devlin Park.

JULY  
31

**PICKLEBALL 101**

Learn the basics to dink in the kitchen.

Parks and Recreation Department  
9955 Grubbs Rd, Wexford, PA 15090  
Register for events online at [www.townofmccandless.org](http://www.townofmccandless.org).



# McCandless Adventure

Enter to win a ride to school or work in one of  
McCandless's vehicles!

Drawing will be held Tuesday, September 16  
and rides will be coordinated in October.



## Dept. of Public Works:

The dump truck of every kid's  
dream!



## Fire Truck:

Lights and sirens with  
Peebles, Ingomar or  
Highland!



## Police:

Ride with the McCandless  
Police Department!



## MFPAA Ambulance:

No emergencies, all the fun  
in a McCandless/Franklin  
Park Ambulance!

Tickets are \$1 each or 6/\$5. Cash only.  
Sales benefit the McCandless175 Celebrations in 2026.



# Memorandum

**Memo To:** McCandless Town Council  
**From:** John F. Schwend, Town Manager  
**Date:** June 19, 2025  
**Re:** June Manager's Report

---

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

- Seven applications for Junior Council Person have been received, interviews to be scheduled
- Finance Director and Planning Director have started their new roles
- Staff Training for MS4 requirements completed
- Beginning search for Finance Officer position
- Drafting Job Description for Asst. Town Manager
- Hiring process for Police Officers to begin
- Promotional process for Police Sergeants to begin

## Finance

- Finance department continues working to organize filing system and storing records
- Met with Manning Napier to review Q1 investment performance
- Reviewing Investment Policy Statement for pension investment strategy
- Completing compliance documentations for grants and state funding
- Reviewing job descriptions and duties
- Evaluating fund accounting structure, budget simplification

## 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
- Green Light Go Cycle 8 – grant amount did not cover the bid – discussing how to move forward with project
- Received \$98,000 grant payment for 2023 GEDTF project
- 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 – phase 1 of work completed.
- North Meadows Sidewalk design and ROW agreement – in progress
- Applied for DCED grant for sidewalk connection between Grubbs Road and Kummer Road – in progress.
- Beginning closeout documents for HVAC renovations grant

### **Buildings and Grounds**

- Analyzing keyless entry system, security camera upgrades for Town Hall – two vendors have reviewed and will provide quotes
- 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 – ongoing
- Storage area completed in main office
- Design of remodel of entrance to administration office

### **Public Works / Infrastructure**

- Flooding clean up efforts completed
- Catch basin repair work continues in preparation for paving.
- Street Sweeping taking place daily
- Reviewing stormwater projects, prioritizing and retrofitting ponds
- Signage completed for Brandt Trail
- Entering agreements with COSTARS, NHCOG and SHACOG for salt purchases

### **Parks and Rec**

- Park's Master Plan public info sessions held
- Damage to Vestal Park Repaired
- Trail near Vestal Field needs repaired – permitting required
- New benches and garbage cans for Devlin
- Focusing on new events to build community engagement
- Community day planning underway
- McCandless 175 logo design being reviewed

### **Miscellaneous**

- Reviewing IPMC for proposed changes to the property maintenance code
- Researching leash laws - ongoing
- Researching solicitation ordinance revisions
- Drafting street opening permit revisions - ongoing
- Researching E-Bike ordinances for Town owned properties.
- Strengthening deer control strategies
- Coordinating with ROBB Consulting regarding fire department standardization



# Memorandum

**Memo To:** McCandless Town Council  
**From:** John F. Schwend, Town Manager  
**Date:** June 6, 2025  
**Re:** Request for waivers from Timber Harvest Ordinance

---

The Ascension Lutheran Church located at 8225 Peebles Road has applied for a timber harvesting permit for an area of land behind the church which has a number of dead trees near the property line. The church is requesting this permit in order to remove live trees as well as dead trees.

There are two aspects of the code that their plan does not meet. They are seeking waivers from Council on these two aspects. First, they desire to leave tops and slash within 25 feet of the property line – this is not permitted per our code. Second, the applicant is requesting to remove 67% of the trees, rather than the 40% permitted by code.

The Town Engineer has reviewed this application, as well as Mr. Robert Kruljac, Certified Arborist with the Davey Tree Company. Their comments are included in the Gateway review letter. If Council wishes to consider these waivers, I suggest that the affected neighbors provide written consent to the 25' waiver. If Council were to consider the waiver for the percentage of trees removed, you may wish to consider requiring a replanting plan.

If you have any questions, please feel free to contact me directly.



June 6, 2025  
C-35708-0000

Town of McCandless  
9955 Grubbs Road  
Wexford, PA 15090

Attn: John Schwend, Town Manager, Town of McCandless

RE: Ascension Lutheran Church of North Hills  
Timber Harvesting Application

Dear John,

We have reviewed the above referenced application for Parcel 0716-N-00276 on Peebles Road (S.R. 4064) in the Special District Zoning District. The timber harvesting application proposes to harvest a maximum of 63 trees located on 2.7 acres of the 5.5 acre property for safety reasons.

The following are our comments with respect to the plans dated May 12, 2025, as prepared by West Penn Forestry LLC in accordance with the requirements of Article 1715 of the Town of McCandless Ordinance.

It is assumed that buffer requirements under §1302.270(H) and §1104.270(C) of the Town of McCandless Ordinance are not applicable as the church is an existing use. It is also unclear, based off the information provided, if the buffer requirements will be met after timbering.

#### **Timber Harvesting:**

1. Please specify in the narrative how the skid trails and log landing area will be replanted and regraded so they are returned to original conditions per §1715.05(a)(1).
2. Indicate on the “Site Overview” map or in the narrative if any State Routes proposed for travel have weight restrictions per §1715.05(b)(7).

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LAND DEVELOPMENT • MUNICIPAL • STRUCTURAL • SURVEYING • TRANSPORTATION

3. Since the limit of disturbance, which is comprised of the log landing area (75 ft x 75 ft), exceeds 5,000 SF, the written E&S Plan shall also include providing erosion and sediment control measures on the plan showing how this area will be managed and restored per §1715.05(d) and 25 Pa. Code §102.4(b)(2)(i).
4. Please provide a cost estimate for the erosion and sediment controls and restoration process described in the application. The cost estimate will be used to determine the necessary amount to be bonded per §1715.09.

**General Comments:**

1. The following waiver requests to the Town Timber Harvesting Ordinance have been submitted. The following are our comments regarding the requests:

- a. §1715.06(b) – No tops or slash shall be left within 25-feet of any property line.

**Proposed:** The primary reason for this timber application is to remove trees close to the property line that are threatening damage to neighboring properties. The waiver request is to allow material to be left within 25-feet of property lines, if the adjoining landowners agree in writing.

**Applicant Justification:** Due to the overmature size of these trees, there will be an excessive amount of tree material (tops or slash) left behind after this harvest. The majority of the treetops to be removed will be located near or across the property line, which will result in a large amount of material being moved back 25-feet beyond the property line.

**Gateway Response:** It is our opinion that all tops and slash should be removed from within 25-feet of any property line unless a hardship describing why this cannot occur is provided.

- b. §1715.06(e) – Care shall be exercised in harvesting operations so that 60% of mature woodlands or 50% of any woodlands in the harvested area shall remain after completion of logging.

**Proposed:** A removal of 67% (maximum) of the trees, which is 63 of approximately 94 trees, is proposed.

**Applicant Justification:** The secondary purpose for this timber application is to remove trees in the woodlot that have potential risk of failure within the next 10 years. A removal of 67% (maximum) of the trees, which is 63 of approximately 94 trees, is proposed based off the Applicant's forester's assessment of the site. 50 trees are to be harvested as they exhibit potential risk of failure and 13 additional trees may need to be removed to facilitate the felling of the larger trees in the woodlot; however, the forester intends to save as many of the 13 trees as possible.

**Gateway Response:** Due to the poor condition of the existing trees and safety concerns exhibited by the Applicant's forester, the removal of 67% (maximum) appears to be necessitated. Since the proposed removal exceeds that allowed by the Ordinance, we

recommend that the Applicant shall complete a 1:1 replacement for the trees proposed to be removed that exceed the Ordinance allowable, 25 trees in total. The proposed trees must meet the Landscape Planting Guide for the Town of McCandless and have at least a 2-inch minimum caliper.

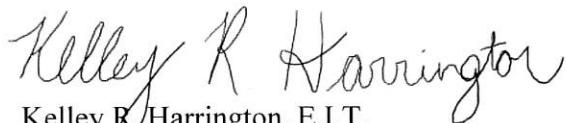
2. We recommend that if Town Council should approve this application, the following conditions should be added to the permit:
  - a. The Applicant is responsible for obtaining written approval for any access to adjoining properties that may be required to timber and the subject property be restored.
  - b. The Applicant is responsible for surveying and staking out the property prior to the start of work and ensure harvesting only occurs within the bounds of their property.
3. Based off the stormwater requirements in §913.06(b)(1), this project does not require stormwater management as there is no increase in impervious area and less than 10,890 SF of earth disturbance is proposed. Per discussion with the Allegheny County Conservation District, only the log landing area (75 ft x 75 ft) is included in the limit of disturbance. The application indicates that no haul road is required; therefore, no haul road is included in the limit of disturbance.
4. The Town may have additional comments.

An electronic copy of revised plans should be submitted to the Town. 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: Lucas Holden, Land Use Administrative Assistant, Town of McCandless  
Brad Iannuzzi, Public Works Superintendent, Town of McCandless  
Steve Korbel, Solicitor, Town of McCandless  
Ascension Lutheran Church of North Hills, 8225 Peebles Road, Pittsburgh PA 15237  
Robert D. Laverick, West Penn Forestry LLC, rdl@westpennforestry.com  
Chris Kurtz, R&K Logging & Lumber, rklogging0@gmail.com



 100 McMorris Road  
Pittsburgh, PA 15205  
 412-921-4030  
 GatewayEngineers.com

May 22, 2025  
C-35608-0017

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. 4 for Lot 4

Dear John,

I have reviewed the above referenced subdivision plan of Lot 4 along Hopkins Street in the M-U Urban Zoning District. The plan proposes to mortgage subdivide, per Ordinance Section 1103.210.B.3, Lot 4 (0.1676 acres) into 4 units along the as-built party walls of the townhouse. The units are Unit 13 (0.0423 acres), Unit 14 (0.0357 acres), Unit 15 (0.0357 acres), and Unit 16 (0.0538 acres) for the townhome units. The plan dated April 30, 2025, prepared by Sperdute Land Surveying meets the technical requirements of the Town of McCandless Subdivision and Land Development Ordinance and Zoning Ordinance and is in 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. 3 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



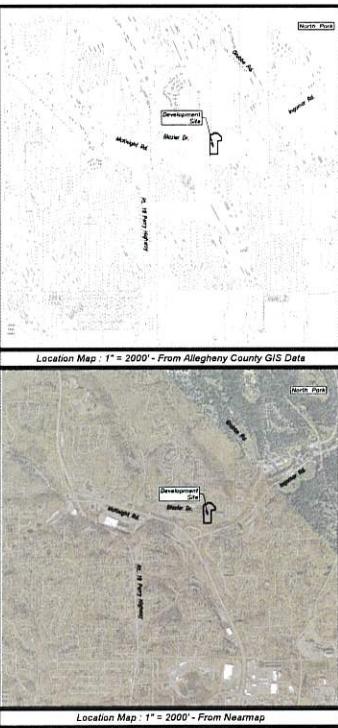
Kelley R. Harrington, E.I.T.  
Project Manager

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

G:\Projects\35000 McCandless\35608 McCandless Square\0017 SD Plan 5 Amend 4 Lot 4\review 1.docx

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LAND DEVELOPMENT • MUNICIPAL • STRUCTURAL • SURVEYING • TRANSPORTATION



#### Plan Notes:

**Property Owner:**  
D.R. Horton, Inc., New Jersey  
1601 Commons Court, Suite 300  
Newark, NJ 07104  
(423)364-3435

**Property Reference:**  
Lot Block 945-11-00094-0000-00  
Deed Book 19801, Pg 114

Being Lot 4 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 4 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.

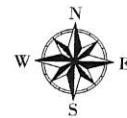
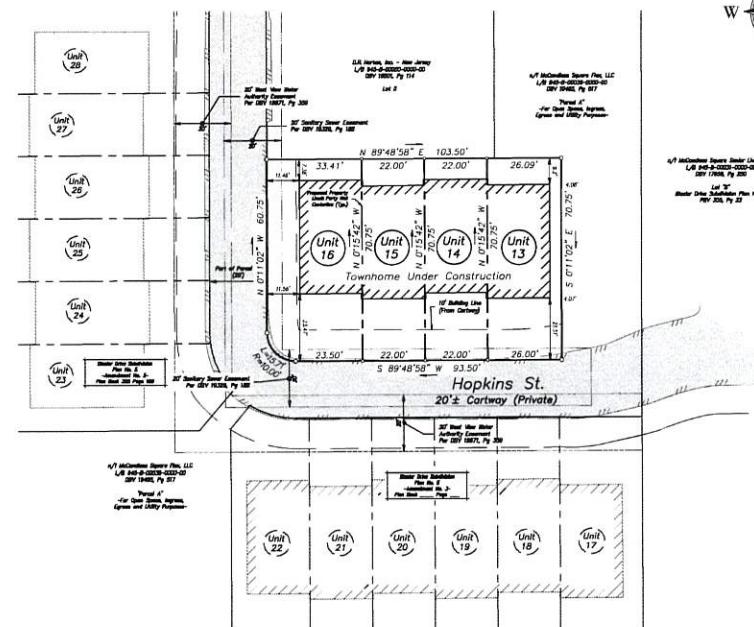
This plan is subject to all conditions of the previously approved plans, including waivers, modifications and buffer yard requirements.

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 for normally disclosed through an abstract of title.

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

Front Build To Area (Principal Building)	8' Min / 15' Max
Second Story Building	8' Min / 15' Max
Minimum Side Setback (Principal Building)	0' Min
Minimum Rear Setback (Principal Building)	20' Min
Principal Building Height	2 Stories Min / 4 Stories or 55' H Max
Accessory Building Height	2 Stories or 24' H Max
Maximum Impervious Coverage	80%
Minimum Lot Width	30' H
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 for maintaining 15' of separation between residential buildings.



Parcel Table - Original Lots		
Lot Number	Lot Area (Sq.Ft.)	Lot Area (Acres)
Lot 4	7,301,158	0.1676

Parcel Table - Proposed Lots/Units		
Unit Number	Lot Area (Sq.Ft.)	Lot Area (Acres)
Unit 13	1,842,809	0.0423
Unit 14	1,556,501	0.0357
Unit 15	1,556,501	0.0357
Unit 16	2,345,345	0.0538



Date	Revision Description	By	Drawing Scale	1"=20'	Prepared For
			Date Issued	April 30, 2023	
			Prepared By	JSS	
			Revised By	JAS	
			Client #	83600	
			Drawing #	0125-2527781	

#### 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. 4**, adopted this plan in the form of lots and streets, and 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, a Notary Public in and for the Commonwealth of Pennsylvania and County of \_\_\_\_\_, personally appeared \_\_\_\_\_, 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 in the Town of McCandless.

Witness my hand and official 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. 4** is in the name of D.R. Horton, Inc. 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 herein are correct and accurate to the standards required.

(SEAL) Date James A. Sperduti, Registration No. RS-24457-E

#### ENGINEER'S CERTIFICATE:

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

(SEAL) Date Name Registration Number

#### 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, local or public facilities and has no obligation to improve or maintain such streets, local or facilities.

Secretary or Manager Head of Government 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\_\_\_\_

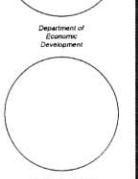
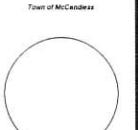
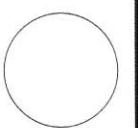
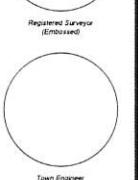
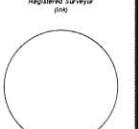
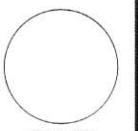
Secretary

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 (x)

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Manager, Department of Real Estate



#### Blazier Drive Subdivision Plan No. 5 Amendment No. 4

**D.R. HORTON**  
America's Builder

Being an amendment to Lot 4 of the  
Blazier Drive Subdivision Plan No. 5  
as recorded in Plan Book 322, Page 2

Town of McCandless, Allegheny County,  
Pennsylvania

Prepared By  
Sperduti Land Surveying

A Division of Shaffer & Company  
441 Main Avenue Rd. • Suite 30  
Valencia, PA 16159  
10th Floor, 1000 Penn Avenue  
Pittsburgh, PA 15222  
724-452-4362  
info@SperdutiSurveying.com

OFFICIAL  
TOWN OF McCANDLESS  
RESOLUTION No. 2025-09

A RESOLUTION AMENDING RESOLUTION No. 7 OF THE 2022 SERIES, BY NAMING CURRENT SIGNATORIES AUTHORIZED TO SIGN DOCUMENTS RELATIVE TO THE TOWN OF McCANDLESS DEFINED BENEFIT PENSION PLANS.

BE IT RESOLVED that the Town Council of the Town of McCandless utilizes Manning & Napier Advisors, Inc. to serve as Investment Manager of the Town of McCandless Police and Non-uniformed Defined Benefit Pension Plans and U.S. Bank, N.A. to provide custodian/directed trustee services or their affiliates, and

That any two (2) of the four (4) individuals listed and hereinafter referred to as "Authorized Person" are hereby authorized to give instruction or approval on behalf of Town Council for transactions in securities of other assets, and specifically: (i) to give written instructions or approval, by mail, facsimile, or otherwise, to Manning & Napier Advisors, Inc. to buy or sell stocks, bonds, options and/or other securities whether immediate or future delivery; (ii) direct the transfer of funds to or from accounts established under this resolution; (iii) authorize the payment of funds to one or more persons or entities in amounts and at such times as deemed appropriate; and

That any two (2) or the four (4) Authorized persons are authorized to take any and all steps, to do any and all things, and execute and deliver any and all documents, including the contract with Manning & Napier Advisors, Inc. in the name and on behalf of the Town Council of the Town of McCandless as may be necessary or appropriate to carry out the purposes of this Resolution; and

That all action heretofore taken with respect to matters authorized in these resolutions be, and they hereby are ratified, confirmed and approved; and

That this resolution shall be and remain in full force and effect until written notice of the revocation hereof shall be delivered to and receipt acknowledge by Manning & Napier.

---

Jason Singer

Council President

Signature

---

---

Robert J. Casey

Council Vice President

Signature

---

---

Trish Cloonan

Alternate Council Member

Signature

---

---

John F. Schwend

Town Manager

Signature

Motion made by Council made by Council member \_\_\_\_\_, seconded by  
Council member \_\_\_\_\_, and this resolution is adopted this *23<sup>rd</sup>* day of *June, 2025*.

ATTEST:

TOWN COUNCIL  
TOWN OF McCANDLESS

---

Secretary

President



A FULL-SERVICE CIVIL ENGINEERING COMPANY



100 McMorris Road  
Pittsburgh, PA 15205



412-921-4030



GatewayEngineers.com

June 19, 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  
Bond Release 4

Dear John,

I am in receipt of a request for release of funds dated June 3, 2025, from Stefani Danes at Rachel Carson EcoVillage for the above referenced project in the amount of \$13,679.30. This includes partial payment for work completed from May 15, 2025 to June 2, 2025 for sandbag diversion and sanitary laterals. Our office conducted an inspection on June 10, 2025 to verify this request. Based on our inspection the sandbag diversions were installed but none of the requested sanitary laterals were constructed.

Based on the above, I recommend that the financial security currently in place be reduced from \$1,322,384.66 to \$1,318,881.56 for a total reduction of \$3,503.10.

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: Diane M. Romanek, Executive Assistant  
Brad Iannuzzi, Public Works Superintendent  
Matt Innes, Planning Administrator  
Lucas Holden, Planning Assistant  
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 4.docx

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