



TOWN OF MCCANDLESS
MEETING OF TOWN COUNCIL
AGENDA
November 24, 2025

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

2. Pledge of Allegiance led by Town Councilmembers

3. Announcements

- a) At the previous Town Council meeting on November 10, Town Council entered into an Executive Session regarding a legal and personnel matter. That meeting concluded at 9:50 p.m.
- b) Winterfest will take place on December 6 from 3:00-7:00 pm here at Town Hall, please join us for an evening of fun!
- c) Town Hall will be closed on Thursday, November 27 and Friday, November 28 for Thanksgiving. The Town would like to wish you all a safe and happy holiday weekend.

4. Public Hearing regarding the proposed 2026 Budget

5. Public Comment on Agenda Items Only

6. Approval of Minutes:

- a) Meeting of Town Council Minutes, November 10th, 2025

7. Administration and Finance Reports:

- a) Finance Report for the Month of October 2025
 - i) Financial Summary and Check Listing
 - ii) Review and Motion to [approve/deny] Check Listing No. 10 dated October 1, 2025 to October 31, 2025 totaling \$1,900,628.55 as submitted to each member of Council and posted the bulletin board and Town website.
- b) Communications Report for the Month of November 2025
- c) Junior Councilmember's Report for the Month of November 2025
- 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

8. Planning and Zoning Reports

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

9. Recreation Reports

- a) Parks and Recreation Director's Report for the Month of November 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

10. Town Manager's Report

- a) Engineer Report

11. Town Attorney's Report

12. Old Business

No old business

13. New Business

- a) Action concerning Blazier Drive Plan No. 5, Amendment No. 7 Block/Lot 945-B-43
 - i) Motion to [approve/reject] the Blazier Dr. Subdivision No. 5 Amendment 7 Mortgage Subdivision application submitted by Sperdute Surveying, as reviewed by the Town Engineer in their letter dated October 8, 2025 and recommended for approval by the Planning Commission.
- b) Action concerning Krebs Lot Line Revision
 - i) Motion to [approve/reject] application for Lot Line Revision - Krebs Lot Line Revision - Block/Lot 1209-P-087 per the Town Engineer's review letter dated October 27, 2025.
- c) Action concerning Resolution 2025-18
 - i) Motion to [approve/reject] tentatively identified Resolution No. 2025-18 setting dates of various meetings of the Town Council and other Town agencies for the year 2026.
- d) Action concerning Resolution 2025-19
 - i) Motion to [approve/reject] tentatively identified Resolution 2025-19 a Resolution of the Town Council of the Town of McCandless, Allegheny County, Pennsylvania, to adopt initiatives to be recognized as a bird town through the Bird Town PA Program.

e) Action concerning LSA Resolutions

- i) Motion to [approve/reject] Resolution No. 2025-20 Series regarding an application to the Commonwealth Financing Authority for a Local Share Account Grant in the amount of \$179,457.52 to be used for the Town of McCandless LaRoche East Dam Improvements.
- ii) Motion to [approve/reject] Resolution No. 2025-21 Series regarding an application to the Commonwealth Financing Authority for a Local Share Account Grant in the amount of \$1,000,000.00 to be used for the Town of McCandless Park Lighting and Security Upgrades.
- iii) Motion to [approve/reject] Resolution No. 2025-22 Series regarding an application to the Commonwealth Financing Authority for a Local Share Account Grant in the amount \$261,984.10 to be used for the Town of McCandless Public Works Leaf Collection Machine.
- iv) Motion to [approve/reject] Resolution No. 2025-23 Series regarding an application to the Commonwealth Financing Authority for a Local Share Account Grant in the amount of \$210,915.90 to be used for the Town of McCandless Police Vehicle Covered Parking Structure.
- v) Motion to [approve/reject] Resolution No. 2025-24 Series regarding an application to the Commonwealth Financing Authority for a Local Share Account Grant in the amount \$694,822.05 to be used for the Town of McCandless Public Works Dry Storage Garage.

f) Action concerning CDBG Resolution

- i) Motion to [approve/reject] tentatively identified 2025-25 to formally request CDBG funds from Allegheny County Economic Development in the amount of \$95,370.00.

g) Action concerning the award of Bid No. 2025-EL01 Generator Project

- i) Motion to award the Base Bid for the 2025-EL01 Generator Project to Westmoreland Electric Services, LLC in the amount of \$178,000.00.

h) Action concerning the resignation of Matt Hartman from the EAC

14. Public Non-Agenda Comments

15. Executive Session

- a) Legal matter

16. Adjournment

Respectfully submitted,

John F. Schwend

Town Manager

/dmr

Town of McCandless All Funds
Check Listing with Accounting Distribution 10/01/2025-10/31/2025

PAGES	FUND NO	FUND DESCRIPTION				Check Amount
10	01	GENERAL FUND CHECKING ACCOUNT (FUND 01)				\$ 1,510,038.03
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)				\$ 389,655.06
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)				\$ 935.46
Total Checks						\$ 1,900,628.55

Town of McCandless General Fund (Fund 01)
Check Listing with Accounting Distribution 10/01/2025-10/31/2025

Check No	Date	Vendor - Description	Invoice Description	Account Description	Distribution Amount	Check Amount
EFT	10/01/2025	PENN POWER	SCHOOL ZONE	Electricity	86.13	86.13
EFT	10/01/2025	PENN POWER	TRAFFIC SIGNAL	Traffic Signal Electricity	87.18	87.18
8446	10/02/2025	ABC FIRE EXTINGUISHER CO.	FIRST AID FILL-UP - POLICE	Miscellaneous Supplies	172.75	656.07
			FIRST AID FILL-UP - DPW	Miscellaneous Services	483.32	
8447	10/02/2025	AMAZON CAPITAL SERVICES	SAFETY EQUIPMENT - DPW	General Office Supplies	14.88	642.34
			OFFICE SUPPLIES - POLICE	VFC Banquet	36.96	
			OFFICE SUPPLIES - ZONING	Office Supplies	347.61	
			SAFETY EQUIPMENT - DPW	Other Operating Supplies	31.98	
			SUPPLIES; POP-UP CANOPY, ICE CREAM MKR	Public Safety Equipment	88.29	
			OFFICE SUPPLIES - ADMIN		17.89	
			OFFICE SUPPLIES - FIRE		104.73	
			OFFICE SUPPLIES - DPW			
8448	10/02/2025	AMERICAN ROCK SALT COMPANY LLC	ROCK SALT	Rock Salt	44,572.43	44,572.43
8449	10/02/2025	BLACKOUT TINTING	FORD EXPLORER - UPFIT PKG	Vehicles	4,187.00	4,187.00
8450	10/02/2025	BON TOOL COMPANY	SAFETY EQUIP/TOOLS	Public Safety Equipment	128.65	722.10
			TOOLS	Tools	593.45	
8451	10/02/2025	CASH	PETTY CASH REIMBURSEMENT - DPW (HAY, COMMUNITY DAYS)	General Operating Supplies	100.00	100.00
8452	10/02/2025	COMCAST	WIFI - VESTAL PARK	Internet	219.46	446.12
			INTERNET	Other Operating Supplies	226.66	
8453	10/02/2025	DOCUMENT SOLUTIONS, INC.	HP/T2530PS	Office Equipment Leasing	1,583.00	1,583.00
8454	10/02/2025	EUROOPTIC	PO#655 / RIFLESCOPE W MOUNT #2626333	Ammunition & Firearm Peripherals	4949.97	4,969.97
				Public Safety Equipment	20.00	
8455	10/02/2025	FENCE BY MAINTENANCE SERVICE, INC.	VINCENTIAN FIELD - 5' FENCE	Repairs	7,934.00	7,934.00
			PLAYGROUND PROTECTION FENCE - 12' FENCE			
8456	10/02/2025	GLASSMERE FUEL SERVICE	LEADED AND UNLEADED	Unleaded Fuel	5630.44	8,861.78
				Diesel Fuel	3231.34	
8457	10/02/2025	GRAINGER	TRASH BAGS	Sanitation Supplies	62.82	62.82
8458	10/02/2025	HIGHMARK INC.	MEDICAL REIMBURSEMENTS	Police Officer Health Insurance	380.16	380.16
8459	10/02/2025	HILL INTERNATIONAL TRUCKS NA LLC	TRUCK REPAIR - #3101	Vehicle Parts	1561.01	7,268.56
			VEHICLE MAINTENANCE - #3101	Vehicle Repairs	5707.55	
			TRUCK PARTS			
8460	10/02/2025	HOME DEPOT CREDIT SERVICES	SUPPLIES	General Maintenance	31.77	142.11
				Detention Facility Maintenance	16.50	
				Repairs	93.84	
8461	10/02/2025	JACKS AUTO PARTS	AUTO PARTS	Sanitation Supplies	96.10	166.24
			PARTS	Vehicle Parts	62.58	
				Machinery Parts	7.56	
8462	10/02/2025	KIMBALL MIDWEST	PARTS	Vehicle Parts	634.00	634.00
8463	10/02/2025	LAUREL GARDENS TIRE SERVICE, INC.	TIRES - #6132-1 AA	Tires	419.80	1,175.60
			TIRES - #3307		755.80	
8464	10/02/2025	OPTIMUS RISK SERVICES	LOSS CONSULTING SERVICES (OCT)	Consulting Services	795.00	795.00
8465	10/02/2025	PABCO	QUOTE: B01644 / PO#648	Leaf Composting	3,233.78	3,233.78
8466	10/02/2025	PITT SPECIALTY SUPPLY, INC.	OFFICE SUPPLIES - DPW	Sanitation Supplies	192.99	192.99
8467	10/02/2025	POSTMASTER, PITTSBURGH	POSTAGE FOR LEAF PICKUP REMINDER POSTCARD	Postage	2,551.67	2,551.67
8468	10/02/2025	REXEL USA, INC DBA THE HITE COMPANY	PARTS	General Maintenance	3,543.69	3,543.69
8469	10/02/2025	ROMANEK, DIANE M	COMMUNITY DAYS - DECORATIONS	General Maintenance Supplies	56.98	56.98
8470	10/02/2025	SHANAHAN, STEPHEN	URR / AMAZON	Uniform Clothing	44.90	44.90
8471	10/02/2025	SHERRY L. WURZEL	PROFESSIONAL SERVICES	ZHB Court Reporter	300.00	576.00
				ZHB Legal Services	276.00	
8472	10/02/2025	SHULTS FORD INC.	MAINTENANCE - CAR 10	Vehicle Repairs	542.09	542.09
8473	10/02/2025	SKANDER TIRE SERVICE INC.	FLAT REPAIR	Machinery Repairs	514.00	514.00
8474	10/02/2025	STEPHENSON EQUIPMENT INC.	PARTS - PO#644	Vehicle Maintenance Parts	7,055.29	7,055.29
8475	10/02/2025	SUNBELT RENTALS	PO# "COMMUNITY DAYS" - LED LIGHT TOWERS	General Operating Supplies	501.60	501.60
			PO# "COMMUNITY DAYS" - GENERATOR			

Town of McCandless General Fund (Fund 01)
Check Listing with Accounting Distribution 10/01/2025-10/31/2025

Check No	Date	Vendor - Description	Invoice Description	Account Description	Distribution Amount	Check Amount
8476	10/02/2025	T-MOBILE	MONTHLY WIRELESS	Internet	688.20	709.54
				Monthly Telephone	21.34	
8477	10/02/2025	THE WILSON GROUP	SHREDDING	Document Destruction	160.00	160.00
8478	10/02/2025	THE WILSON GROUP	STAPLE CARTRIDGE	Office Supplies	73.50	73.50
8479	10/02/2025	THIRD GENERATION	MONTHLY TELEPHONE CHARGES - OCT'25	Monthly Telephone	1186.43	1,233.18
					46.75	
8480	10/02/2025	TOTAL TANK WORKS, LLC.	FUEL SYSTEM REPAIRS	Fuel System Registration Fees	439.50	439.50
8481	10/02/2025	TRANSUNION RISK AND ALTERNATIVE	PERSON SEARCH	Subscriptions	75.00	75.00
8482	10/02/2025	UNIFIRST CORPORATION	UNIFORM CLEANING /MATS	Building Cleaning Services	51.80	406.50
			UNIFORMS / MATS	Uniform Cleaning Service	354.70	
8483	10/02/2025	UNITED AUTO SUPPLY	SHOP SUPPLY	Other Operating Supplies	98.58	98.58
			SUPPLIES			
8484	10/02/2025	VERIZON	INTERNET	Internet	222.26	222.26
8485	10/02/2025	VERIZON CONNECT FLEET USA, LLC	VEHICLE TRACKING - SEPT'25	Communications Equipment	223.30	223.30
8486	10/02/2025	WEST PENN LACO	PARTS	Vehicle Parts	114.66	114.66
8487	10/02/2025	WEST VIEW WATER AUTHORITY	558.0 HYDRANTS	Public Hydrant Services	14,937.66	14,937.66
8488	10/02/2025	WILLIAMS WESCO INC	REFILLS	Vehicle Parts	58.90	58.90
8489	10/02/2025	ZEP SALES & SERVICE	CHERRY BOMB WIPES	Sanitation Supplies	144.95	144.95
8490	10/02/2025	ORMAN, MATTHEW D	BPT REFUND - #3991	BPT Refunds	45.57	45.57
EFT	10/02/2025	PENN POWER	TRAFFIC SIGNAL	Traffic Signal Electricity	94.36	94.36
EFT	10/03/2025	PENN POWER	HERITAGE CTR	Electricity	266.56	266.56
EFT	10/03/2025	PENN POWER	TRAFFIC SIGNAL	Traffic Signal Electricity	108.34	108.34
EFT	10/03/2025	PENN POWER	TRAFFIC SIGNAL	Traffic Signal Electricity	84.97	84.97
EFT	10/03/2025	ADP, INC	SOFTWARE MAINTENANCE	Software Maintenance	562.09	562.09
EFT	10/03/2025	PENN POWER	TRAFFIC SIGNAL	Traffic Signal Electricity	85.69	85.69
EFT	10/06/2025	DELTA DENTAL OF PA.	DELTA - SEPT'25	Employee Dental Contributions	2,512.50	2,512.50
EFT	10/06/2025	DELTA DENTAL OF PA.	DENTAL - SEPT'25	Employee Dental Contributions	581.14	581.14
8491	10/07/2025	STATE WORKERS' INSURANCE FUND	RENEWAL - MCCANDLESS FIRE DEPT 25-26	VFC Workers Compensation	42,676.00	42,676.00
EFT	10/07/2025	PENN POWER	TRAFFIC SIGNAL	Traffic Signal Electricity	93.97	93.97
EFT	10/07/2025	FIRST NATIONAL BANK	2025 SEPTEMBER PURCHASING CARD EXPENSES	Seminars & Training	770.61	16,434.85
				Local Meetings	730.07	
				General Office Supplies	1699.00	
				Unleaded Fuel	183.49	
				K-9 Unit Supplies	45.00	
				Miscellaneous Supplies	-68.09	
				VFC Banquet	2610.00	
				Membership Dues	140.00	
				Uniform Clothing	169.70	
				Other Operating Supplies	471.24	
				Sign Making Equipment	80.00	
				Notary & Title Transfer Fees	100.00	
				Software Maintenance	312.00	
				Other Operating Supplies	21.20	
				Food & Beverages	36.04	
				Promotional Supplies	1222.00	
				Equipment Rental	2199.00	
					65.50	
					806.69	
					131.68	
					4709.72	
8492	10/09/2025	AMAZON CAPITAL SERVICES	EXTERNAL STORAGE 2TB SSD - CERRILLOS	General Office Supplies	119.58	845.00
			OFFICE SUPPLIES - DPW	Sanitation Supplies	27.78	
			OFFICE SUPPLIES - FIRE	Uniform Clothing	139.99	
			OFFICE SUPPLIES - BUILDING	Miscellaneous Supplies	119.99	
			OFFICE SUPPLIES - POLICE	Vehicles	24.99	
			OFFICE SUPPLIES - TOWN	Other Operating Supplies	27.61	
					375.08	
					9.98	
8493	10/09/2025	ASCAP	LICENSE FEE	License Fees	453.25	453.25

Town of McCandless General Fund (Fund 01)
Check Listing with Accounting Distribution 10/01/2025 - 10/31/2025

Check No	Date	Vendor - Description	Invoice Description	Account Description	Distribution Amount	Check Amount
8494	10/09/2025	BABST, CALLAND, CLEMENTS AND ZOMNIR, P.C.	RETAINER 250 RIDGEVIEW ENFORCEMENT 282 COURTNEY PROPERTY MAINTENANCE TOWN ATTORNEY PERSONNEL BOARD 100% Town	Town Attorney	2442.00 1169.50 1174.00 2070.68 136.00	6,992.18
8495	10/09/2025	BIG DADDY WILDLIFE REMOVAL	DEER REMOVAL (20) Deer (1) Limed Deer (2) Animals	Animal Removal	1,335.00	1,335.00
8496	10/09/2025	BLACKOUT TINTING	POLICE - VEHICLE CONVERSION PIU	Vehicle Conversions	12,477.00	12,477.00
8497	10/09/2025	CRITCHLOW ENTERPRISES INC.	PARTS	Machinery Parts	261.70	261.70
8498	10/09/2025	DE LAGE LANDEN FINANCIAL SERVICES, INC	PRINTER LEASES - BUILDING, POLICE & DPW	Office Equipment Leasing	693.77 231.26 231.26	1,156.29
8499	10/09/2025	DUQUESNE	GREYBROOKE - 9/2025	Traffic Signal Electricity	38.47	38.47
8500	10/09/2025	FALCON ER URGENT CARE	PRE-EMPLOYMENT SCREEN - NORKUS	Pre-Employment Physicals	160.00	160.00
8501	10/09/2025	GATEWAY ENGINEERS INC.	HARNETT POOL AND PATIO STORMWATER FULL SITE DUE DILLIGENCE VESTAL PARK PINE CREEK STREAM RESTORATION PHASE 1 VALVOLINE CONSTRUCTION THE RIDGE CONSTRUCTION INSPECTION TIMBER TRAIL STORM SEWER REPAIR BOEHLER PLAN CONSTRUCTION GENERAL ENGINEERING SERVICES TOM - 2025 MS4 PROGRAM RACHEL CARSON ECOVILLAGE - CONSTRUCTION HERITAGE & CULTERUAL CTR PARKING LOT LIGHTING DESIGN BLAZIER DR SUBDEIVISION PLAN #5 - AMENDMENT #5 - LOT 5 AND 6. VAN DRIVE PROPERTY SURVEY BLAZIER DR SUBDIVISION PLAN #5 - REV TO LOT 8 AND PARCEL A. BLAZIER DR SUBDIVISION PLAN #5 - AMENDMENT #6 - LOT 7 KREBS LOT LINE REVISION SPC TRANSPORTATION ALTERNATIVES SET-ASIDE PROG - W INGOMAR CONNECTOR SIDEWALK \$3,494.50 Escrow (27.3%) \$9,307.50 Town (72.7%)	The Ridge - Marwah The Boehler Plan McCandless Square Phase III Valvoline Rachel Carson Eco-Village Harnett 10023 Grubbs Rd Stormwater Review Krebs Lot Line Revision Engineering	505.25 209.75 1130.00 176.00 640.50 214.00 619.00 4401.50 113.25 4792.75	12,802.00
8502	10/09/2025	GRAINGER	PARTS	Other Operating Supplies	121.23	121.23
8503	10/09/2025	HIGHMARK INC.	MEDICAL REIMBURSEMENT	Police Officer Health Insurance	81.17	81.17
8504	10/09/2025	JACKS AUTO PARTS	PARTS	Vehicle Parts	21.66	21.66
8505	10/09/2025	NORTHWAY SHOES LLC	UNIFORM CLOTHING	Uniform Clothing	534.94	534.94
8506	10/09/2025	PA TURNPIKE TOLL BY PLATE	MG2318M Toll by plate	Miscellaneous Supplies	13.76	13.76
8507	10/09/2025	PERFECTION SERVICES, INC.	IT SERVICES - MICROPHONES	Contracted IT Services	399.98	399.98
8508	10/09/2025	POINT SPRING & DRIVESHAFT CO	PARTS (#3106)	Vehicle Repairs	1,211.44	1,211.44
8509	10/09/2025	REXEL USA, INC DBA THE HITE COMPANY	PARTS - LYTEPOLES	General Maintenance	3,476.60	3,476.60
8510	10/09/2025	STRASSBURGER MCKENNA	LEGAL FEES	ZHB Legal Services	1,942.00	1,942.00
8511	10/09/2025	ULINE	SUPPLIES	Other Operating Supplies	568.27	568.27
8512	10/09/2025	UNIFIRST CORPORATION	UNIFORMS / MATS	Building Cleaning Services Uniform Cleaning Service	25.90 177.35	203.25
8513	10/09/2025	UNITED AUTO SUPPLY	PARTS	Other Operating Supplies	143.74	143.74

Town of McCandless General Fund (Fund 01)
Check Listing with Accounting Distribution 10/01/2025-10/31/2025

Check No	Date	Vendor - Description	Invoice Description	Account Description	Distribution Amount	Check Amount
ACH	10/10/2025	ICMA - 457	RETIREMENT CONTRIBUTIONS	IRC 457 Contributions Withheld - Non Uniform IRC 457 Town Match - Non Uniform IRC 457 Contributions Withheld - Uniform	1927.40 750.97 6344.30	9,022.67
ACH	10/10/2025	ICMA - 457	RETIREMENT CONTRIBUTIONS	IRC 457 Contributions Withheld - Non Uniform IRC 457 Contributions Withheld - Uniform	939.42 600.00	1,539.42
ACH	10/10/2025	US BANK	RETIREMENT CONTRIBUTIONS	Police Pension Withheld	5,696.57	5,696.57
ACH	10/10/2025	ICMA - IRA	RETIREMENT CONTRIBUTIONS	Roth IRA Contributions Withheld	1617.34 562.69	2,180.03
ACH	10/10/2025	ICMA - 401	RETIREMENT CONTRIBUTIONS	Non-Uniformed Pension Withheld Non-Uniformed Pension Town Match	6248.41 6248.41	12,496.82
ACH	10/10/2025	ADP, INC	TAX WITHHOLDING	Regular Wages	276.92	276.92
ACH	10/10/2025	ADP, INC	TAX WITHHOLDING	Regular Wages	79,004.76	79,004.76
ACH	10/10/2025	ADP, INC	WAGES	Regular Wages	170,385.05	170,385.05
EFT	10/10/2025	ADP, INC	WAGES	Regular Wages	139.42	139.42
EFT	10/14/2025	PENN POWER	TRAFFIC SIGNAL	Traffic Signal Electricity	55.30	55.30
8514	10/16/2025	AMAZON CAPITAL SERVICES	PARTS GARDEN STAKES BANQUET - PRIZES SANITATION SUPPLIES BANQUET SUPPLIES - DRONE OFFICE SUPPLIES PARTS - F150 SAFETY EQUIPMENT PARKING LOTS - TIMERS, VESTAL & DEVLIN PARTS - F150	General Office Supplies Sanitation Supplies VFC Banquet Office Supplies Public Safety Equipment Vehicle Parts Roads and Parking Lots	46.97 90.00 697.91 113.18 9.89 66.20 527.74 558.00	2,109.89
8515	10/16/2025	AT&T MOBILITY	PHONE BILL	TELEPHONE CHARGES Monthly Telephone Charges Internet Fees Other Operating Supplies	173.96 97.10 672.59 685.46 34.60 48.55 48.55 43.49 140.59	1,944.89
8516	10/16/2025	C & W AUTOMOTIVE & MACHINE SHOP	SHOP SUPPLIES	Vehicle Repairs	32.24	32.24
8517	10/16/2025	CIVIC PLUS	ANNUAL SOFTWARE LICENSE - RECREATION MGMT ANNUAL RENEWAL - SSL MGMT / MUNICIPAL WEBSITES 10/25 - 10/26.	Software Website & E-Newsletter	5250.00 6965.60	12,215.60
8518	10/16/2025	COUSINS, ROB	RADIO PROGRAMMING SOFTWARE - REIMBURSEMENT	Communications Equipment	147.20	147.20
8519	10/16/2025	CRITCHLOW ENTERPRISES INC.	PARTS	Vehicle Parts	101.46	101.46
8520	10/16/2025	DUQUESNE LIGHT COMPANY	SCHOOL ZONES/TRAFFIC LIGHTS	Electricity Traffic Signal Electricity	55.96 1385.37	1,441.33
8521	10/16/2025	EVEY, JASON	CONFERENCE 9/29-10/2/25 + MEALS REIMBURSEMENT	Seminars & Training	548.78	548.78
8522	10/16/2025	HIGHMARK INC.	MEDICAL REIMBURSEMENT	Police Officer Health Insurance	7.34	7.34
8523	10/16/2025	HUB INTERNATIONAL	BOND-JUDY WAGNER 9/30/25-9/30/26 - RENEWAL	RET Collector Bond	16,145.00	16,145.00

Town of McCandless General Fund (Fund 01)
Check Listing with Accounting Distribution 10/01/2025-10/31/2025

Check No	Date	Vendor - Description	Invoice Description	Account Description	Distribution Amount	Check Amount
8524	10/16/2025	LOWE'S	POLICE - PARTS DPW BUILDING 2025 COMMUNITY DAYS LANDSCAPING SIGN TRUCK SIGN SHOP 2025 COMMUNITY DAYS CONSTRUCTION SUPPLIES TOOLS BUILDING 2025 COMMUNITY DAYS - FLOWERS/PUMPKINS PARKS PARTS DEVLIN PARK PARTS TOOLS - MISC PAVING	General Maintenance Tools Other Operating Supplies Vehicle Parts Street Repairs Landscaping Maintenance Supplies Repairs General Operating Supplies	120.69 106.00 31.27 157.54 247.20 142.00 151.31 109.15 231.44 537.27	1,833.87
8525	10/16/2025	MCCANDLESS POLICE OFFICERS ASSOCIATION	MPOA DUES	Union Dues - Police	1,400.00	1,400.00
8526	10/16/2025	MOLNAR PRINTING, LLC	LEAF PICKUP POSTCARDS	Electronic Recycling Postcard	1,964.00	1,964.00
8527	10/16/2025	O'REILLY AUTO PARTS	PARTS	Vehicle Parts	60.36	60.36
8528	10/16/2025	PA ONE CALL SYSTEM INC	MONTHLY FEE	PA One Call Fees	129.56	129.56
8529	10/16/2025	PENN POWER GROUP	PARTS	Vehicle Parts	319.90	319.90
8530	10/16/2025	PEOPLES GAS	DPW TOWN HALL HERITAGE CENTER	Natural Gas	176.14 22.05	198.19
8531	10/16/2025	PROFESSIONAL GOVERNMENTAL UNDERWRITERS, LLC	PUBLIC OFFICIALS COVERAGE 10/25-10/26 (01.409.351.101) POLICE COVERAGE 10/25-10/26 (01.409.351.101)	Prepaid Liability Insurance Premiums Property & Liability Insurance	69429.75 12122.00 11021.25	92,573.00
8532	10/16/2025	QUADIENT, INC.	POSTAGE MACHINE LEASE - NOV	Office Equipment Leasing	326.10	326.10
8533	10/16/2025	RYAN'S AUTO GLASS	#2102 BACK WINDOW	Vehicle Repairs	450.00	450.00
8534	10/16/2025	STRATUS BUILDING SOLUTIONS	CLEANING SERVICES	Building Cleaning Services	4569.24 400.00	4,969.24
8535	10/16/2025	TEAMSTERS LOCAL 636	DPW DUES	Union Dues - Public Works	2,002.00	2,002.00
8536	10/16/2025	THE WILSON GROUP	PRINTERS - BUILDING, POLICE, & DPW	Office Equipment Leasing	444.99 148.33 148.33	741.65
8537	10/16/2025	UNIFIRST CORPORATION	UNIFORMS / MATS	Building Cleaning Services Uniform Cleaning Service	25.90 177.35	203.25
8538	10/16/2025	UNITED AUTO SUPPLY	PARTS #2103 PARTS	Vehicle Parts	372.06	372.06
8539	10/16/2025	VETTORI'S	PARTS	Machinery Parts	349.72	349.72
8540	10/16/2025	VFIS	PROPERTY & LIABILITY INS - ..10/25-10/26	Prepaid Liability Insurance Premiums Property & Liability Insurance	51129.76 17043.24	68,173.00
8541	10/16/2025	WAPMM	HOLIDAY LUNCHEON 12-18-25	Local Meetings	120.00	120.00
8542	10/16/2025	WEST VIEW WATER AUTHORITY	PINE CREEK RD WALL PARK - 8741 SLOOP RD HERITAGE CTR DPW TOWN HALL	Water - Town Hall/DPW	255.91 12.69 75.28	343.88
8543	10/16/2025	WILLIAMS WESCO INC	MOTOR FUEL REFILLS	Vehicle Parts	36.90	36.90
8544	10/16/2025	ALLSHOUSE, KYLE	CONFERENCE REIMBURSEMENT (9/29-10/2/25)	Seminars & Training	219.94	219.94
8545	10/16/2025	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES - POLICE BANQUET - PROJECTOR	General Office Supplies VFC Banquet	148.04 127.46	275.50

Town of McCandless General Fund (Fund 01)
Check Listing with Accounting Distribution 10/01/2025-10/31/2025

Check No	Date	Vendor - Description	Invoice Description	Account Description	Distribution Amount	Check Amount
8546	10/16/2025	MRM WORKERS' COMP FUND	WORKERS COMP PREMIUM	Town Manager/Asst Mgr Workers Comp	19.74	36,905.74
				Administrative Staff Workers Comp	39.48	
				Department Head FICA	19.74	
				Administrative Staff Workers Comp	39.48	
				Administrative Staff Workers Comp -	29.28	
				RET	19.74	
				Administrative Staff Workers Comp -	763.66	
				Citizen Info	22968.74	
				Police Officer Workers Comp	19.92	
				Volunteer EMT Workers Comp	223.16	
				Department Head Workers Comp	59.58	
				Crossing Guard Workers Comp	19.92	
				Supervisor Workers Comp	19.74	
				Laborer Workers Comp	1161.50	
					19.92	
					19.74	
					59.76	
					9830.72	
					1552.18	
					19.74	
8547	10/16/2025	WEST VIEW WATER AUTHORITY	DPW	Water - Town Hall/DPW	311.03	311.03
EFT	10/16/2025	PENN POWER	TRAFFIC SIGNAL	Traffic Signal Electricity	40.85	40.85
EFT	10/16/2025	PENN POWER	VESTAL	Electricity	32.35	32.35
EFT	10/17/2025	PENN POWER	WALL PARK	Electricity	77.47	77.47
EFT	10/17/2025	EMPLOYMENT PARTNERS BENEFITS FUND	HEALTHCARE COVERAGE FOR 11/2025 (BILLED 9/2025)	Healthcare Public Works	38,214.33	38,214.33
EFT	10/17/2025	ADP, INC	SOFTWARE MAINTENANCE	Software Maintenance	632.10	632.10
EFT	10/20/2025	PENN POWER	TRAFFIC SIGNAL	Traffic Signal Electricity	62.20	62.20
EFT	10/20/2025	PENN POWER	DEVLIN PARK	Electricity	433.59	433.59
EFT	10/20/2025	PENN POWER	TRAFFIC SIGNAL	Traffic Signal Electricity	136.28	136.28
EFT	10/20/2025	PENN POWER	TRAFFIC SIGNAL	Traffic Signal Electricity	35.02	35.02
EFT	10/20/2025	PENN POWER	TRAFFIC SIGNAL	Traffic Signal Electricity	69.82	69.82
EFT	10/20/2025	PENN POWER	SCHOOL ZONE	Electricity	32.69	32.69
EFT	10/20/2025	PENN POWER	DPW	Electricity	1,199.48	1,199.48
EFT	10/20/2025	PENN POWER	DEVLIN PARK	Electricity	106.79	106.79
EFT	10/20/2025	PENN POWER	SCHOOL ZONE	Electricity	32.69	32.69
EFT	10/20/2025	PENN POWER	SCHOOL ZONE	Electricity	32.85	32.85
EFT	10/20/2025	PENN POWER	TRAFFIC SIGNAL	Traffic Signal Electricity	58.21	58.21
EFT	10/20/2025	PENN POWER	SCHOOL ZONE	Electricity	32.85	32.85
EFT	10/20/2025	PENN POWER	TRAFFIC SIGNAL	Traffic Signal Electricity	75.38	75.38
EFT	10/20/2025	PENN POWER	SCHOOL ZONE	Electricity	32.69	32.69
EFT	10/20/2025	PENN POWER	TRAFFIC SIGNAL	Traffic Signal Electricity	78.49	78.49
EFT	10/20/2025	PENN POWER	TRAFFIC SIGNAL	Traffic Signal Electricity	71.39	71.39

Town of McCandless General Fund (Fund 01)
Check Listing with Accounting Distribution 10/01/2025-10/31/2025

Check No	Date	Vendor - Description	Invoice Description	Account Description	Distribution Amount	Check Amount
ACH	10/21/2025	MUNICIPAL BENEFITS SERVICES	STAFF HEALTH INSURANCE	Town Manager/Asst Mgr Health Insurance Insurance Administrative Staff Health Insurance Administrative Staff Dental Insurance Town Manager/Asst Mgr Vision Insurance Insurance Administrative Staff Health Insurance Administrative Staff Health Insurance - RET Administrative Staff Vision Insurance - RET Administrative Staff Health Insurance - Citizen Info Department Head Health Insurance Police Officer Health Insurance Department Head Vision Insurance Administrative Staff Vision Insurance Police Officer Vision Insurance Supervisor Health Insurance Department Head Dental Insurance Supervisor Dental Insurance	2538.61 4453.74 25.55 12.73 890.76 6.41 2327.06 12.73 2672.22 12.73 2538.61 4409.20 54435.39 12.73 25.55 267.51 2672.22 12.73 2627.74 19.23 2449.53 890.76 12.73 6.41 846.22 2449.53 4453.72 6.41 12.73	91,120.72
8548	10/22/2025	ADP, INC	UNEMPLOYMENT	Unemployment Comp Management Fees	87.98	87.98
8549	10/22/2025	ALLIED COMMUNICATIONS OF PA	GPS AIRTIME SEPT'25	Software Maintenance	425.65	425.65
8550	10/22/2025	AMAZON CAPITAL SERVICES	PRIZES - BANQUET OFFICE SUPPLIES - TOWN OFFICE SUPPLIES - DPW PRIZES - BANQUET WINTER FEST SUPPLIES	General Office Supplies Office Equipment VFC Banquet Other Operating Supplies Promotional Supplies	34.72 13.99 185.99 127.40 58.05	420.15
8551	10/22/2025	AQUA FILTER FRESH INC.	BOTTLED WATER - DPW BOTTLED WATER - POLICE	Other Operating Supplies Miscellaneous Supplies Miscellaneous Services	49.80 50.05 49.80	149.65
8552	10/22/2025	RETIRED POLICE OFFICER	MEDICAL INSURANCE REIMBURSEMENT - DEC25	Police Officer Health Insurance	869.68	869.68
8553	10/22/2025	BEST FEEDS NORTH PARK	MULCH	General Maintenance	86.00	86.00
8554	10/22/2025	CERRILLOS, RICHARD	URR - TAC SLING BAG	Uniform Clothing	29.67	29.67
8555	10/22/2025	CITY LIGHTING PRODUCTS COMPANY	LED LAMP - ROADS AND PARKING LOTS	Roads and Parking Lots	358.96	358.96
8556	10/22/2025	RETIRED POLICE OFFICER	MEDICAL INSURANCE REIMBURSEMENT - NOV25	Police Officer Health Insurance	689.42	689.42
8557	10/22/2025	DRAGUN'S LANDSCAPE SUPPLY INC.	MUSEUM PARKING LOT LIGHTS	Roads and Parking Lots	205.00	205.00
8558	10/22/2025	HILL INTERNATIONAL TRUCKS NA LLC	PARTS	Vehicle Parts	100.34	100.34
8559	10/22/2025	RETIRED POLICE OFFICER	MEDICAL INSURANCE REIMBURSEMENT - NOV25	Police Officer Health Insurance	1,537.42	1,537.42
8560	10/22/2025	RETIRED POLICE OFFICER	MEDICAL INSURANCE REIMBURSEMENT - NOV25	Police Officer Health Insurance	873.29	873.29
8561	10/22/2025	LIBERTY TIRE SERVICES LLC	TIRE RECYCLING	Tire Recycling	700.79	700.79
8562	10/22/2025	RETIRED POLICE OFFICER	MEDICAL INSURANCE REIMBURSEMENT - NOV25	Police Officer Health Insurance	750.52	750.52
8563	10/22/2025	MUCKA, JOHN	HCC WREATH & HOLIDAY LIGHTS	General Operating Supplies	95.12	95.12
8564	10/22/2025	NORTH EASTERN UNIFORMS	STEINER - JACKET R.STACK - JACKET	Uniform Clothing	337.75	337.75
8565	10/22/2025	NORTHLAND PUBLIC LIBRARY	QUARTERLY INSTALLMENT - 4TH QTR 11-1-25	Northland Public Library	173,038.75	173,038.75
8566	10/22/2025	PENN POWER GROUP	ALLISON EXTENDED WARRANTY COVERAGE / UNIT #6512104277 ALLISON EXTENDED WARRANTY COVERAGE / UNIT #6512104276 ALLISON EXTENDED WARRANTY COVERAGE / UNIT #6312237448	Vehicle Parts	1,568.00	1,568.00

Town of McCandless General Fund (Fund 01)
Check Listing with Accounting Distribution 10/01/2025-10/31/2025

Check No	Date	Vendor - Description	Invoice Description	Account Description	Distribution Amount	Check Amount
8567	10/22/2025	PERFECTION SERVICES, INC.	IT SERVICES - NOV	Software	1320.00	8,990.00
				Contracted IT Services	7670.00	
8568	10/22/2025	PITTSBURGH TIRE SERVICE	TIRES / BIG DUMP TRUCKS	Tires	1,628.90	1,628.90
			TIRES / #3114			
8569	10/22/2025	PITTSBURGH ZOO & AQUARIUM	RESERVATION #28543413 / TOWN OF	Entertainment	200.00	200.00
			MCCANDLESS WINTERFEST			
8570	10/22/2025	POSTMASTER, PITTSBURGH	POSTAGE - 2025 FALL TOWN CRIER	Postage	3,690.55	3,690.55
8571	10/22/2025	PYROTECNICO	FIREWORKS - WINTERFEST // PRE-SHOW	General Operating Supplies	4,017.50	4,017.50
			ADVANCE DUE 11/1/25			
8572	10/22/2025	QUILL CORPORATION	PAPER	Paper Products	54.99	54.99
8573	10/22/2025	SHERWIN WILLIAMS	PAINT - POLICE LOBBY	General Maintenance	71.58	71.58
8574	10/22/2025	SHULTS FORD LINCOLN	#2102 / WIPERS	Vehicle Parts	187.50	223.03
			MG2319M PARTS/LABOR	Vehicle Repairs	35.53	
8575	10/22/2025	RETIRED POLICE OFFICER	MEDICAL INSURANCE REIMBURSEMENT - NOV25..	Police Officer Health Insurance	56.78	56.78
8576	10/22/2025	SUMMIT PSYCHOLOGICAL SERVICES	C.DOBRAWSKY - ACT 120 EVAL.	Pre-Employment Physicals	250.00	250.00
8577	10/22/2025	SUMMIT PSYCHOLOGICAL SERVICES	A.EDWARDS - ACT 120 EVAL.	Pre-Employment Physicals	250.00	250.00
8578	10/22/2025	TALENT NETWORK, INC.	FF APPREC BANQUET - ENTERTAINMENT	VFC Banquet	1,800.00	1,800.00
8579	10/22/2025	TRAVELERS CL REMITTANCE CENTER	INSURANCE - JOHN SCHWEND POL #0108165047 S	Property & Liability Insurance	6172.00	18,396.00
			TOM 2442N3202 (Cyber)	Cyber Liability Insurance	12224.00	
8580	10/22/2025	VERIZON	EQUIPMENT RENTAL - OCT25	Monthly Telephone Charges	17.62	17.62
8581	10/22/2025	VERIZON WIRELESS	MONTHLY INTERNET - OCT25	Monthly Telephone Charges	188.99	188.99
EFT	10/24/2025	ICMA - 401	RETIREMENT CONTRIBUTIONS	Non-Uniformed Pension Withheld	6485.11	12,970.22
				Non-Uniformed Pension Town Match	6485.11	
EFT	10/24/2025	ADP, INC	WAGES	Regular Wages	173,657.63	173,657.63
EFT	10/24/2025	ADP, INC	TAX WITHHOLDING	Regular Wages	81,385.30	81,385.30
EFT	10/24/2025	ADP, INC	TAX WITHHOLDING	Regular Wages	276.92	276.92
EFT	10/24/2025	ADP, INC	SOFTWARE MAINTENANCE	Software Maintenance	339.00	339.00
EFT	10/24/2025	ICMA - IRA	RETIREMENT CONTRIBUTIONS	Roth IRA Contributions Withheld	1709.33	2,272.02
					562.69	
EFT	10/24/2025	US BANK	RETIREMENT CONTRIBUTIONS	Police Pension Withheld	5,696.57	5,696.57
EFT	10/24/2025	ICMA - 457	RETIREMENT CONTRIBUTIONS	IRC 457 Contributions Withheld - Non	1833.29	8,992.17
				Uniform	750.97	
				IRC 457 Town Match - Non Uniform	6407.91	
				IRC 457 Contributions Withheld -		
				Uniform		
EFT	10/24/2025	ICMA - 457	RETIREMENT CONTRIBUTIONS	IRC 457 Contributions Withheld - Non	337.14	837.14
				Uniform	500.00	
				IRC 457 Contributions Withheld -		
				Uniform		
EFT	10/27/2025	NEOPOST USA, INC.	POSTAGE METER FUNDS REPLENISHMENT	Postage Meter Balance	1,000.00	1,000.00
EFT	10/27/2025	PENN POWER	TRAFFIC SIGNAL	Traffic Signal Electricity	66.54	66.54
EFT	10/27/2025	PENN POWER	TOWN HALL	Electricity	2,411.80	2,411.80
EFT	10/27/2025	PENN POWER	TRAFFIC SIGNAL	Traffic Signal Electricity	37.20	37.20
EFT	10/27/2025	PENN POWER	MEMORIAL DR. MONUMENT	Electricity	38.07	38.07
EFT	10/27/2025	PENN POWER	SCHOOL ZONE	Electricity	84.05	84.05
EFT	10/27/2025	PENN POWER	TRAFFIC SIGNAL	Traffic Signal Electricity	82.48	82.48
EFT	10/27/2025	PENN POWER	SCHOOL ZONE	Electricity	32.85	32.85
8582	10/30/2025	4IMPRINT, INC.	LANYARDS FOR FIRE PREVENTION	Public Education Supplies	513.45	513.45
8583	10/30/2025	ACRISURE MID-ATLANTIC PARTNERS INSURANCE SVCS, LLC	OPEB PLAN - EFFECT 1/2/25 - 12/31/2026	OPEB Valuation	4,800.00	4,800.00
8584	10/30/2025	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES - DPW	Office Supplies	191.25	1,097.85
			OFFICE SUPPLIES - POLICE	Sanitation Supplies	71.00	
			WINTERFEST '25 - SUPPLIES	General Maintenance	16.34	
			SHINING STAR GALA (SUPPLIES/DECOR)	General Office Supplies	263.99	
			OFFICE SUPPLIES - ADMIN	Miscellaneous Supplies	78.99	
			SUPPLIES - FIRE	VFC Banquet	91.25	
				General Operating Supplies	67.17	
				Food & Beverages	35.97	
					281.89	

Town of McCandless General Fund (Fund 01)
Check Listing with Accounting Distribution 10/01/2025-10/31/2025

Check No	Date	Vendor - Description	Invoice Description	Account Description	Distribution Amount	Check Amount
8585	10/30/2025	AQUA FILTER FRESH INC.	BOTTLED WATER - POLICE	Miscellaneous Supplies	61.05	61.05
8586	10/30/2025	BEST FEEDS NORTH PARK	PERENNIALS	Other Operating Supplies	217.32	217.32
8587	10/30/2025	BON TOOL COMPANY	SUPPLIES	Asphalt Supplies	318.60	318.60
8588	10/30/2025	C & W AUTOMOTIVE & MACHINE SHOP	EMISSIONS / MG4554N #2104	Vehicle Repairs	32.24	32.24
8589	10/30/2025	CASH	PETTY CASH - POLICE	Miscellaneous Supplies	109.86	228.86
				Parking Expense	119.00	
8590	10/30/2025	COMCAST	BUSINESS VOICE	Internet	219.46	446.39
			BUSINESS INTERNET	Other Operating Supplies	226.93	
8591	10/30/2025	ELTECH SECURITY SYSTEMS	THIRD QTR ALARM MONITORING SVCS (JULY-SEPT'25)	Building Security Services	175.50	175.50
			THIRD QTR ALARM MONITORING SVCS (JULY-SEPT'25)			
8592	10/30/2025	GLASSMERE FUEL SERVICE	UNLEADED & DIESEL FUEL	Unleaded Fuel	5728.94	8,629.40
				Diesel Fuel	2900.46	
8593	10/30/2025	HIGHMARK INC.	MEDICAL REIMBURSEMENT	Police Officer Health Insurance	205.77	205.77
8594	10/30/2025	HOME DEPOT CREDIT SERVICES	LANDSCAPING SUPPLIES	Landscaping Maintenance Supplies	49.94	49.94
8595	10/30/2025	Innes, Matthew	REIMBURSEMENT / OFFICE DEPOT - LOCAL MTG	Furniture	641.99	732.99
				Local Meetings	91.00	
8596	10/30/2025	INNOVATIVE PUBLIC SAFETY	TECH DEPLOYMENT & INSTALL	Public Safety Equipment	8,025.00	8,025.00
8597	10/30/2025	iWorQ Systems, Inc.	SETUP COST - SOFTWARE MGMT & SUPPORT / JAN 2026-DEC2026	Software Maintenance	13,400.00	13,400.00
8598	10/30/2025	JACKS AUTO PARTS	PARTS	Vehicle Parts	133.02	133.02
8599	10/30/2025	KANTZ, DANA	PICKLEBALL SEPT 2, 9, 16, 23 & 30 2025	Recreational Supplies	387.00	387.00
8600	10/30/2025	KONICA MINOLTA	BIZHUB C550i & BIZHUB C300i LEASES	Office Equipment Leasing	584.05	804.40
					220.35	
8601	10/30/2025	MARKL SUPPLY COMPANY	CUFFS/CUFF POUCH - OFFICER T. RAY	Uniform Clothing	72.00	72.00
8602	10/30/2025	MCCANDLESS POLICE OFFICERS ASSOCIATION	MPOA DUES - OCT'25	Union Dues - Police	1,400.00	1,400.00
8603	10/30/2025	MOTOROLA SOLUTIONS, INC.	AUDIO ACCESSORY - REMOTE SPEAKER	Communications Equipment	244.06	244.06
8604	10/30/2025	O'REILLY AUTO PARTS	PARTS	Vehicle Parts	22.42	66.38
			SHOP SUPPLIES	Other Operating Supplies	21.98	
					21.98	
8605	10/30/2025	OIL SERVICE, INC.	OIL CHANGE	Lubricants	1,553.34	1,553.34
8606	10/30/2025	PA TURNPIKE TOLL BY PLATE	PA-MG5841R K-9 / TOLL BY PLATE FEE	Miscellaneous Supplies	11.16	11.16
8607	10/30/2025	PEOPLES GAS	231 MONCLAIR AVE - DAMAGES (8/15/25)	Miscellaneous Services	552.37	552.37
8608	10/30/2025	POINT SPRING & DRIVESHAFT CO	PARTS	Vehicle Parts	49.76	49.76
8609	10/30/2025	S & D CALIBRATION SERVICES INC	ACCUTRAK & ENRAD CERTIFICATION	Calibration Services	128.00	128.00
8610	10/30/2025	SABRE EQUIPMENT, INC.	READING SHELVES	Vehicle Parts	235.00	235.00
8611	10/30/2025	SEALMASTER	ASPHALT SUPPLIES	Asphalt Supplies	120.00	120.00
8612	10/30/2025	SPECTRUM MEDICAL SERVICES, INC	MOBILE RANDOM DRUG & ALCOHOL TEST	Drug & Alcohol Testing	525.00	525.00
8613	10/30/2025	STANDARD INSURANCE COMPANY	STD, LTD, LIFE & AD&D - SEPT 2025	STD Gross-Up Premium Paid	6327.43	17,539.55
				LTD Gross-Up Premium Paid	4390.67	
				Town Manager/Asst Mgr Life Insurance	76.11	
				Administrative Staff Life Insurance - RET	273.48	
				Administrative Staff Life Insurance -	122.55	
				Citizen Info	38.42	
				Department Head Life Insurance	30.96	
				Administrative Staff Life Insurance	81.72	
				Police Officer Life Insurance	79.98	
				Police Officer LTD Insurance	1599.60	
				Supervisor Life Insurance	3658.74	
				Laborer Life Insurance	39.99	
					33.54	
					183.18	
					72.24	
					49.02	
					25.80	
					365.82	
					18.06	
					72.24	

Town of McCandless General Fund (Fund 01)
Check Listing with Accounting Distribution 10/01/2025-10/31/2025

Check No	Date	Vendor - Description	Invoice Description	Account Description	Distribution Amount	Check Amount
8614	10/30/2025	STRATUS BUILDING SOLUTIONS	ROUTINE JANITORIAL	Building Cleaning Services	2355.00	2,555.00
8615	10/30/2025	SUNBELT RENTALS	HYDROSEEDER	Equipment Rental	200.00	
8616	10/30/2025	Syn-tech Systems, Inc.	FMLive PREMIUM SERVICE RENEWAL (8/1/25-7/31/26)	Computer Server	1,255.75	1,255.75
8617	10/30/2025	TEAMSTERS LOCAL 636	DPW DUES	Union Dues - Public Works	4,648.00	4,648.00
8618	10/30/2025	TOTAL TANK WORKS, LLC.	REPAIR - UNLEADED PUMP	Fuel System Registration Fees	1,925.00	1,925.00
8619	10/30/2025	TREE PITTSBURGH	D.E.P. FACILITY OPERATIONS INSPECTION	Software Maintenance	570.00	882.70
8620	10/30/2025	UNIFIRST CORPORATION	TREE ADOPTION / FINAL PMT	Recreational Supplies	312.70	
8621	10/30/2025	UNITED AUTO SUPPLY	UNIFORMS AND MATS	Building Cleaning Services	2,050.00	2,050.00
8622	10/30/2025	VERIZON	PARTS - #3301	Uniform Cleaning Service	25.90	203.25
8623	10/30/2025	WEST VIEW WATER AUTHORITY	INTERNET	Vehicle Parts	177.35	
EFT	10/30/2025	PENN POWER	TRAFFIC SIGNAL	Traffic Signal Electricity	224.37	224.37
EFT	10/30/2025	PENN POWER	TRAFFIC SIGNAL	Traffic Signal Electricity	14,937.66	14,937.66
EFT	10/30/2025	DELTA DENTAL OF PA.	DENTAL PREMIUM	Employee Dental Contributions	78.66	78.66
EFT	10/30/2025	DELTA DENTAL OF PA.	DENTAL PREMIUM	Employee Dental Contributions	85.44	85.44
8624	10/31/2025	CAMELOT BANQUET CENTER	2025 GALA - HALL RENTAL	Advertising	684.57	684.57
8625	10/31/2025	ELEGANCE IN AWARDS	2025 GALA / AWARDS	Advertising	406.39	406.39
8626	10/31/2025	GABLE, KIM	2025 GALA / MC	Advertising	7,571.92	7,571.92
8627	10/31/2025	KEYSTONE ENTERTAINMENT	2025 GALA - DJ	Advertising	911.40	911.40
0008628[VOID]	10/31/2025	LOVERTI, JOHN	2025 GALA / JAZZ	Advertising	450.00	450.00
8629	10/31/2025	LOVERTI, JOHN	2025 / Gala / Jazz Duo	Advertising	700.00	700.00
EFT	10/31/2025	ADP, INC	SOFTWARE MAINTENANCE	Software Maintenance	549.94	549.94
TOTAL						\$1,510,038.03

Town of McCandless Fire Apparatus Account (Fund 01)
Check Listing with Accounting Distribution 10/01/2025-10/31/2025

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

Town of McCandless Payroll Checking Account
Check Listing with Accounting Distribution 10/01/2025-10/31/2025

Check No	Date	Vendor - Description	Account Description	Account Description	Distribution Amount	Check Amount
	4/29/2025	FNB PAYROLL ACCOUNT CLOSED				
Total Checks						\$0.00

Town of McCandless Transportation District Fund (Fund 15)
Check Listing with Accounting Distribution 10/01/2025-10/31/2025

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 10/01/2025-10/31/2025

Check No	Date	Vendor - Description	Invoice Description	Account Description	Distribution	Amount	Check Amount
483	10/02/2025	BEST FEEDS NORTH PARK	2025 PAVING PROGRAM - LANDSCAPING SUPPLIES LANDSCAPING SUPPLIES - DPW	Landscaping Supplies		264.00	264.00
484	10/02/2025	FERGUSON WATERWORKS #920	2025 PAVING PROJECT / LANDSCAPING	Landscaping Supplies		2,904.70	2,904.70
485	10/02/2025	FIRST CITY COMPANY INC	LEGAL REVIEW - MCINTYRE SQUARE SHOPPING CTR	Engineering		1,000.00	1,000.00
486	10/02/2025	KILBUCK BUILDERS SUPPLY	TOPSOIL	Landscaping Supplies		4,520.00	4,520.00
487	10/02/2025	LINDY PAVING INC.	MONCLAIRE PATCHING	Other Construction Supplies		1,038.29	1,038.29
488	10/02/2025	RINKER MATERIALS	PIPE	Pipe		13,574.72	13,574.72
489	10/02/2025	WINE CONCRETE PRODUCTS, INC.	CONCRETE / FUEL	Concrete		4,885.30	4,885.30
490	10/02/2025	YOUNGBLOOD PAVING INC.	2025 PAVEMENT MAINTENANCE PROGRAM - PMT APPLICATION 2 AND FINAL..C-35496- 2025	Road Construction		162,424.45	162,424.45
491	10/09/2025	FAMOUS SUPPLY	PIPING - DRAINAGE WORK (TOWN)	Pipe		1,005.48	1,005.48

Town of McCandless Assessment Fund (Fund 19)
Check Listing with Accounting Distribution 10/01/2025-10/31/2025

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

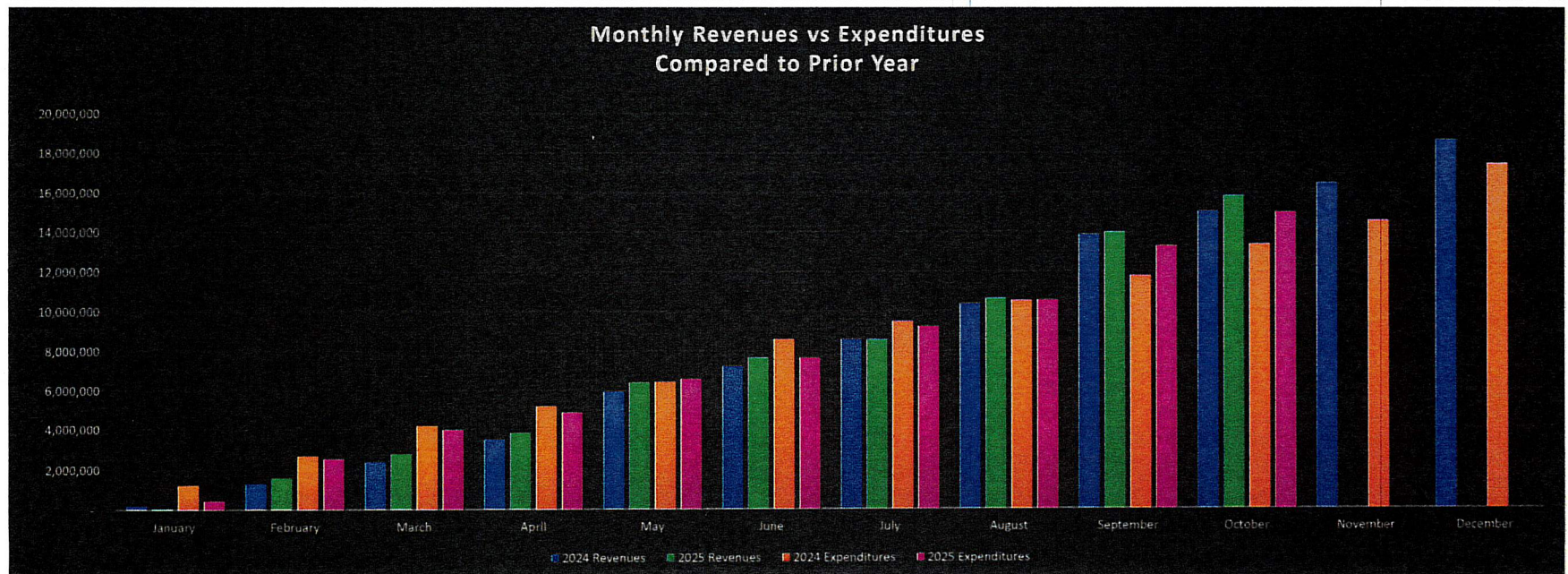
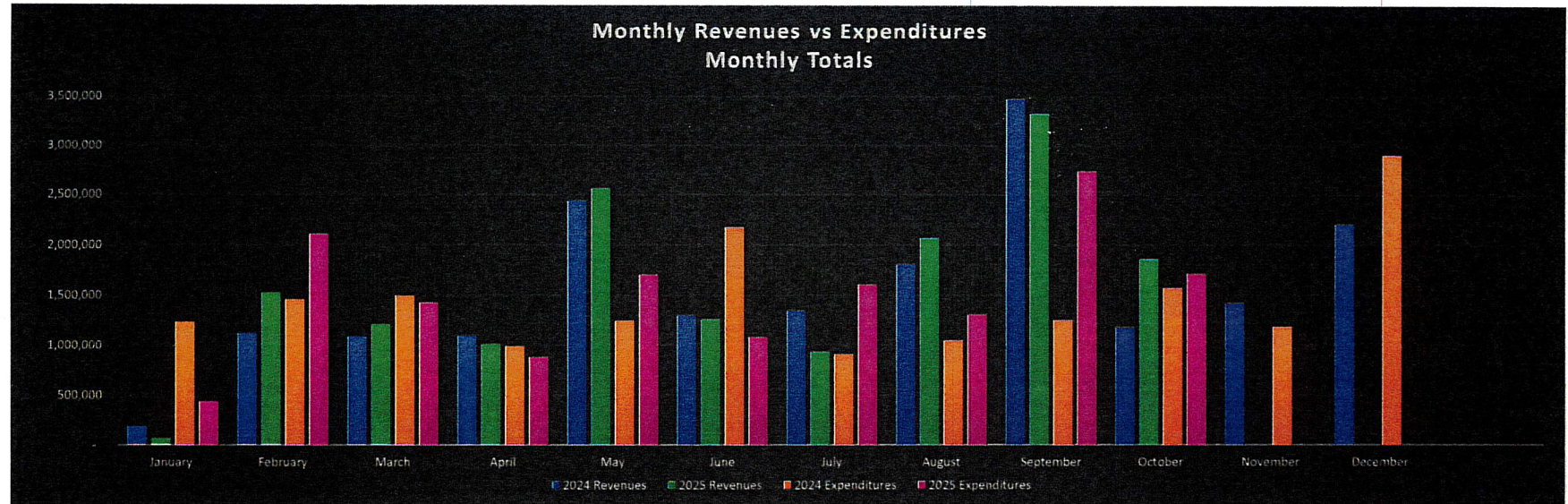
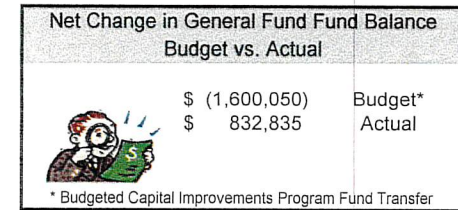
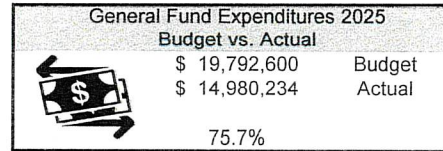
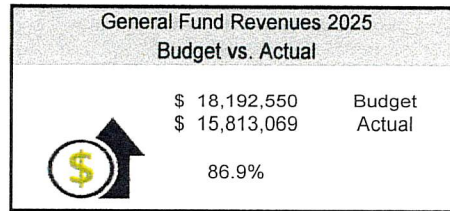
Town of McCandless State Highway Aid Fund (Fund 35)
Check Listing with Accounting Distribution 10/01/2025-10/31/2025

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 10/01/2025-10/31/2025

Check No	Date	Vendor - Description	Account No	Account Description	Distribution Amount	Check Amount
1465	10/08/2025	BARANOWSKI CONSTRUCTION CO LLC	SEPTEMBER 2025 RE TAX REFUND #742801	Prior Real Estate Tax Due To Town	7.97	7.97
1466	10/08/2025	BELSTERLING, STEPHEN & CARLY FLYN	SEPTEMBER 2025 RE TAX REFUND #743311	Prior Real Estate Tax Due To Town	24.11	24.11
1467	10/08/2025	BULLOCK, QUINTIN B	SEPTEMBER 2025 RE TAX REFUND #746415	Prior Real Estate Tax Due To Town	244.22	244.22
1468	10/08/2025	CHARLES J SUPER IRREVOCABLE FAMILY TRUST	SEPTEMBER 2025 RE TAX REFUND #744635	Prior Real Estate Tax Due To Town	62.01	62.01
1469	10/08/2025	COMMERCIAL ACQUISITIONS LLC	SEPTEMBER 2025 RE TAX REFUND #744401	Prior Real Estate Tax Due To Town	47.96	47.96
1470	10/08/2025	DELAHANTY, LYNN	SEPTEMBER 2025 RE TAX REFUND #744974	Prior Real Estate Tax Due To Town	40.00	40.00
1471	10/08/2025	GRAHAM, FLORINE A	SEPTEMBER 2025 RE TAX REFUND #744509	Prior Real Estate Tax Due To Town	55.64	55.64
1472	10/08/2025	HERITAGE SECURITY & SERVICE CO	SEPTEMBER 2025 RE TAX REFUND #745495	Prior Real Estate Tax Due To Town	52.49	52.49
1473	10/08/2025	LIMA NELSON OMAR DA SILVA	SEPTEMBER 2025 RE TAX REFUND #743852	Prior Real Estate Tax Due To Town	86.13	86.13
1474	10/08/2025	MUNDACKAL, VAVACHAN & LALY	SEPTEMBER 2025 RE TAX REFUND #744033	Prior Real Estate Tax Due To Town	76.03	76.03
1475	10/08/2025	NEEL, MARK E JR & CASEY P	SEPTEMBER 2025 RE TAX REFUND #743887	Prior Real Estate Tax Due To Town	72.13	72.13

Town of McCandless Financial Dashboard October 2025



General Fund Revenues
October 31, 2025

Account Totals Summary	Amended Budget 2024	Actual Year to Date 2024	Actual As % Of Budget 2024	Adopted Budget 2025	Actual Year to Date 2025	Actual As % Of Budget 2025
301 - 310 Taxes	\$ 13,903,890.00	\$ 12,466,275.00	89.66%	\$ 15,307,700.00	\$ 13,005,221.00	84.96%
319 Penalties and Interest on Delinquent Taxes	\$ 8,000.00	\$ 22,075.00	275.94%	\$ 10,700.00	\$ 26,632.00	248.90%
321-322 Licenses and Permits	\$ 385,575.00	\$ 200,383.00	51.97%	\$ 355,950.00	\$ 184,786.00	51.91%
331 Fines	\$ 33,000.00	\$ 21,218.00	64.30%	\$ 29,600.00	\$ 26,336.00	88.97%
341 - 342 Interest and Rents	\$ 134,500.00	\$ 311,378.00	231.51%	\$ 208,900.00	\$ 371,907.00	178.03%
354 - 356 State Funding	\$ 905,350.00	\$ 900,071.00	99.42%	\$ 905,150.00	\$ 908,110.00	100.33%
357 - 359 Local Funding	\$ 955,100.00	\$ 632,600.00	66.23%	\$ 701,850.00	\$ 589,837.00	84.04%
361 - 367 Charges and Fees	\$ 507,500.00	\$ 401,515.00	79.12%	\$ 429,300.00	\$ 391,734.00	91.25%
383 Assessments	\$ 400.00	\$ 376.00	94.00%	\$ 400.00	\$ 355.00	88.75%
387 Contributions and Donations	\$ 72,300.00	\$ 19,643.00	27.17%	\$ 67,500.00	\$ 58,673.00	86.92%
391 Sale of Assets	\$ 15,000.00	\$ 26,401.00	176.01%	\$ 27,500.00	\$ 53,039.00	192.87%
392 Fund Transfers	\$ 869,824.00	\$ -	0.00%	\$ -	\$ -	0.00%
395 Refunds of Prior Year Expenditures	\$ 120,000.00	\$ 103,460.00	86.22%	\$ 148,000.00	\$ 196,439.00	132.73%
TOTAL Revenues	\$ 17,910,439.00	\$ 15,105,395.00	84.34%	\$ 18,192,550.00	\$ 15,813,069.00	86.92%

General Fund Expenditures
October 31, 2025

Account Totals Summary	Amended Budget 2024	Actual Year to Date 2024	Actual As % Of Budget 2024	Adopted Budget 2025	Actual Year to Date 2025	Actual As % Of Budget 2025
General Government (400-409)	\$ 2,395,650.00	\$ 1,572,004.00	65.62%	\$ 2,588,580.00	\$ 1,838,987.00	71.04%
Public Safety (410-419)	\$ 8,870,340.00	\$ 6,688,113.00	75.40%	\$ 9,124,365.00	\$ 7,770,017.00	85.16%
Public Works (426-446)	\$ 4,447,980.00	\$ 3,090,542.00	69.48%	\$ 4,379,965.00	\$ 3,259,370.00	74.42%
Culture and Recreation (451-457)	\$ 988,480.00	\$ 639,357.00	64.68%	\$ 1,043,190.00	\$ 909,200.00	87.16%
Refunds (491)	\$ 158,800.00	\$ 106,359.00	66.98%	\$ 156,500.00	\$ 152,660.00	97.55%
Interfund Operating Transfers (492)	\$ 2,500,000.00	\$ 1,250,000.00	50.00%	\$ 2,500,000.00	\$ 1,050,000.00	42.00%
TOTAL Expenditures	\$ 19,361,250.00	\$ 13,346,375.00	68.93%	\$ 19,792,600.00	\$ 14,980,234.00	75.69%



Town of McCandless

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

Date: November 19, 2025
To: Town Council
From: John Bojarski, Public Information Officer
RE: Communications report

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

Town Facebook page: Currently sitting at 6,300 follows. Over the last month, posts on the page reached 57,682 people with 201,909 total views, 1,457 content interactions (i.e., likes, shares and comments) and we received 147 new page follows.

Police Facebook page: Currently sitting at 6,884 follows. Over the last month, posts on the page reached 35,189 people with 75,557 total views, 655 content interactions and we received 50 new followers.

Heritage and Cultural Center Facebook page: Currently sitting at 1,986 follows. Over the last month, posts on the page reached 22,703 people with 89,554 total views, 1,156 content interactions and we received 50 new followers.

McMail: We sit at 4,148 subscribers. The November edition had a 61.93 percent "open" rate by subscribers and 3.64 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 190 subscribers and 47,933 total views. Over the last month, we received 264 views (36.4 total hours viewed).

Instagram: The Town has 1,446 followers (an increase of 21 since the previous report).

LinkedIn: The Town has 483 followers (an increase of 10 since the previous report).

Town Calendar: The 2026 calendar was sent to the printer on November 18 (hopefully hitting mailboxes in middle-to-late December). Because of the 175th anniversary, the theme of the pages is "then and now," contrasting older photos with newer photos.

For some more info on recent happenings, see the following pages.

Popularity Power: Facebook

Exploring our most popular postings of the past month

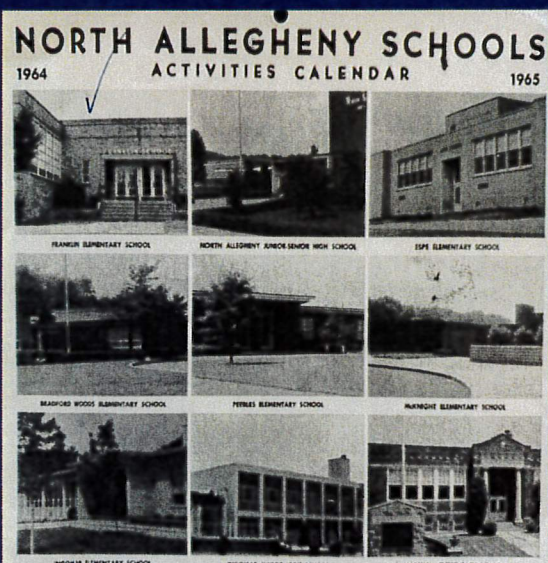
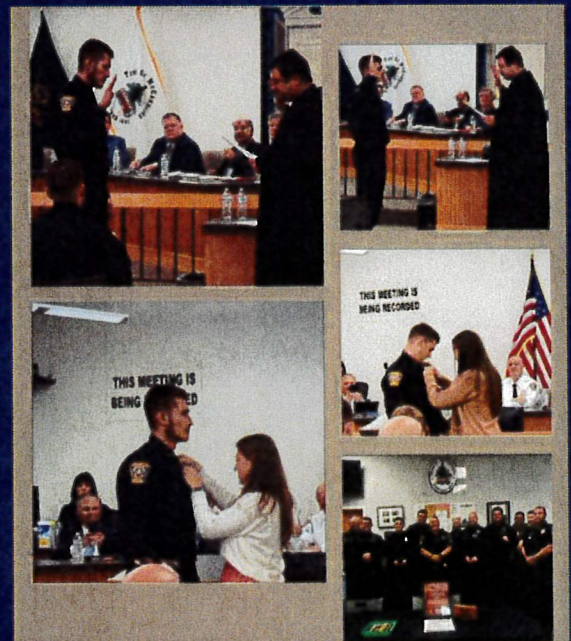


Town of McCandless Facebook page

This November 3 post advertising Winterfest reached 37,910 people (with 55,498 total views) and had 181 interactions. Big events are big drivers of views. Advertising for this event will continue and ramp up until it takes place on December 6.

Police Department Facebook page

This October 27 post featuring photos from the swearing-in for two new police officers reached 29,896 people (with 50,777 total views) and had 424 interactions. These types of public recognitions are popular across all of our platforms and bring lots of well-wishers in the comment sections.

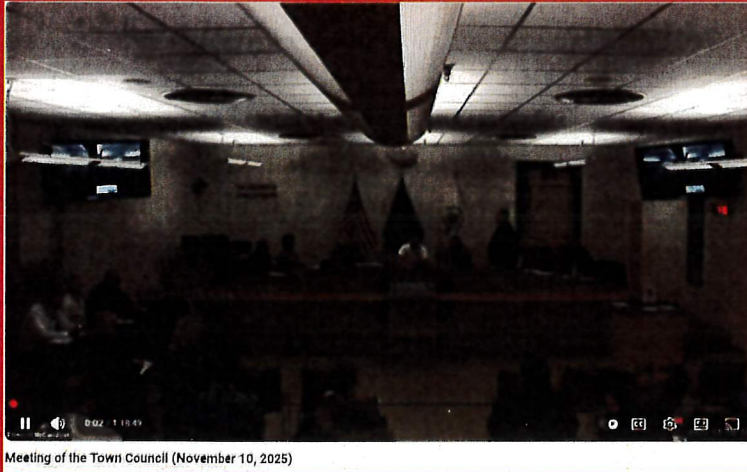


Heritage and Cultural Center Facebook page

This November 3 post showing a page from the 1964–1965 North Allegheny calendar reached 14,073 people (22,702 total views) and had 65 interactions. Nostalgia hits big on this page (and NA is a massive shared background experience for a lot of people in the area).

Popularity Power: Other Socials

Because we ultimately cannot live on Facebook alone

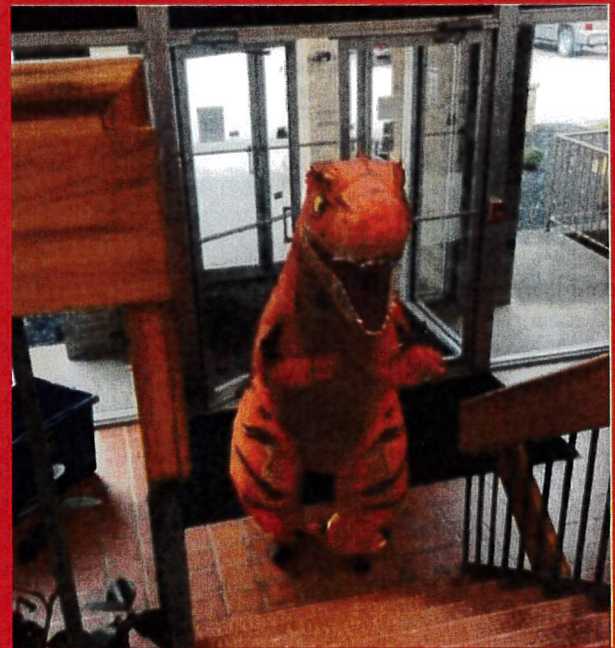


YouTube channel

The most popular video of the month was the November 10 Town Council meeting. The average view duration for viewers was nearly 12 minutes (meaning the average viewer stuck around for about 15 percent of the meeting).

Instagram

Our October 31 reel showing a visit to Town Hall by a dinosaur got 1,149 views. Sometimes things just work out. In this case, a member of the EAC was in costume and decided to stop in for fun. In addition to being a funny visual, the post also served as a last-minute reminder that it was a tax deadline day (“Even dinosaurs have to pay their taxes”).

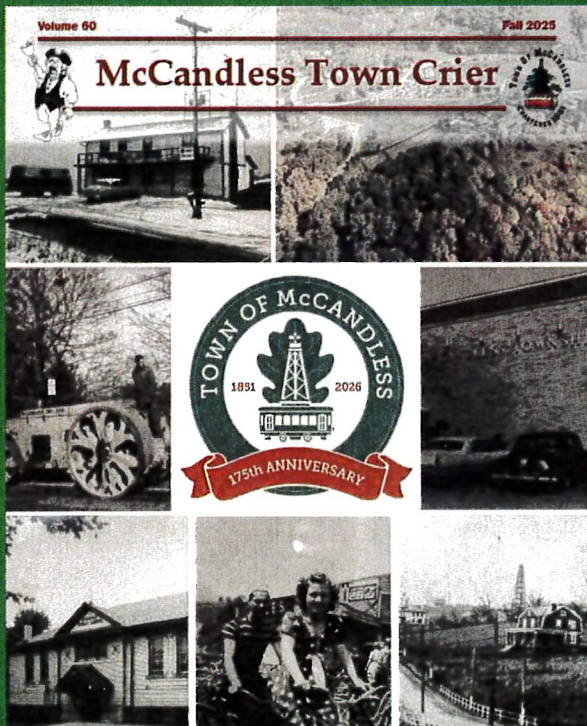


LinkedIn

The October 28 post acknowledging National First Responders Day was the most popular post over the past month, very much in line with the type of content that goes over well on that platform.

A Few Other Notes

Since there's more to life than social media



Town Crier

The Town Crier has been published since 1980, and is mailed to all residential and commercial addresses in the Town. We published three editions this year for the first time. By being such a direct line to so many people in the Town, it is a great way to reach many demographics here and help out other publications (if you have been noticing the number of McMail subscribers going up, it almost entirely is due to have a sign-up QR code in our Town Criers this year).

Town Calendar

The calendar is the largest publication of the year. Like the Crier, it goes to all addresses in the Town (more than 13,000). It also takes the most work and collaboration, making sure all of the dates, meetings and events are as accurate as possible at the time of publication. The calendar generates phone calls and foot traffic to Town Hall (people really do seem to look forward to getting it each year and want to make sure they don't miss it).



November 2025 Junior Councilman Report

Junior Councilman Puri and Junior Councilman Sperandeo

Introduction

The two Junior Councilmen, Christian Sperandeo and Arjun Puri, present their report for November to the McCandless Town Council.

North Allegheny Report

The NA Fall Musical, *The Addams Family*, had shows November 5, 6, 8, & 9, and they were highly successful. The lead role, *Gomez Addams*, was played by Junior Councilman Puri, and he reports a wonderful show, as well as a great amount of ticket sales for the NA Musical organization. The NA Musical community looks forward to its next show in the Spring, *Frozen*.

North Allegheny Senior High's Student Council held its Canned Food Drive for the local community, ending 11/24. It held donations online (monetary donations), as well as physical donations given in school. This event collected a significant amount of money (\$400 as of 11/20) for the partner organization, and a surplus of cans. NASH Student Council is grateful for the community participation in this wonderful event.

Members of the National Honor Society have logged over 4000 service hours in the community thus far, and both Junior Councilmen maintain contacts within the organization to gather volunteers for Town events when needed.

Perspective on Town Issues from Junior Councilman Sperandeo

Junior Councilman Sperandeo welcomes the newly elected Town Council members. Thus far in the year, the Junior Councilmen are continuing initiatives to involve students in the happenings of local government and the community. They look forward to continuing to work towards this goal with both new and returning Council members.

From the October Public Works report, it is clear that the Town is hard at work to keep the community in its best condition possible. Junior Councilman would like to inquire as to what steps the Town is taking to prepare for winter weather conditions, as the National Weather Service predicts colder than usual temperatures for the Ohio Valley.

The October Northland Library Executive Report indicated that the organization is struggling to find applicants for vacant positions. If the Library is willing to hire high schoolers, Junior Councilman Sperandeo recommends advertising both school year and summer positions to North Allegheny Students.

After the October Junior Councilman report, several Council members indicated interest in North Allegheny's spring career fair, particularly for promoting careers in local emergency services. Junior Councilman Sperandeo would like to invite the town to contact Mrs. Bielawski (RBielawski@northallegheny.org) for information regarding this event.

Perspective on Town Issues from Junior Councilman Puri

First, Councilman Puri would like to take a moment to welcome our new Council members, and take a moment to congratulate them. Councilman Sperandeo and Councilman Puri are excited to work with you all over the course of the coming months.

Councilman Puri would like to express his gratitude to the First Responders for serving our community every day.

Additionally, Councilman Puri noted the Future Park Master Plan, and wants to hear more about the timeline through January, when the plan is set to begin adoption and implementation. The plan is extremely beneficial to the community and serves as a great addition for the youth as a space, as well as a location for recreation and wellness.

Finally, Councilman Puri would like to note that he got in touch with the National Honors Society, and is happy to report that they have agreed to present volunteer opportunities for hours for the upcoming Winterfest event. He would like to extend a big thank you to Abby Lucostic for organizing this wonderful event, and notes that the student body is excited for the volunteer & attending opportunity.

Report on Initiatives by Junior Councilman Puri

Due to the holiday season rush, as well as a busy November, Councilman Sperandeo and Councilman Puri have decided to push the proposed Junior Town Hall to after the holiday season. Both of them are still excited to provide this opportunity for the youth of McCandless to have their voices heard in a more accessible and well advertised area.

After completing a voter registration drive in late October (prior to the registration deadline), Councilman Puri was excited to hear that many of these new voters went to vote for the first time & contributed to their community's election.

Report on Initiatives by Junior Councilman Sperandeo

As stated by Junior Councilman Puri, due to a busy November, the Junior Councilmen have decided to push their Youth Town Hall to the new year. Sperandeo apologizes for the delay, but is confident that the extra time will allow them to properly plan the event. The Junior Councilmen thank the Town for its patience, and look forward to the execution of this meeting.

Junior Councilman Sperandeo developed a website and gathered subscriptions for his newsletter, NextGen McCandless. However, due to branding concerns, this newsletter will actually be launched through the Town's official website, similar to McMail. Sperandeo is working with the Public Information Officer, John Bojarski, to expedite this process.



Director's Report

To: Town Council Members

From: Matt Innes, Planning Director

Date: November 19, 2025

Re: Monthly Director's Report – November 2025

I. PLANNING COMMISSION AGENDA ITEMS

1. Application for Mortgage Subdivision – Blazier Drive Subdivision Plan No. 5, Amendment No. 7 – Block/Lot 945-B-43

The Planning Commission reviewed an application for a mortgage subdivision of the Blazier Drive Subdivision Plan No. 5, Amendment No. 7 – Block/Lot 945-B-43, submitted by Sperdute Land Surveying.

A motion was made by Mr. Clarke to recommend Town Council approve the application for Mortgage Subdivision – Blazier Drive Subdivision Plan No. 5, Amendment No. 7 – Block/Lot 945-B-43. Mr. DeVito seconded the Motion. Motion passed unanimously (6-0).

2. Application for Lot Line Revision – Krebs Lot Line Revision – Block/Lot 1209-P-087

The Planning Commission reviewed an application for a Lot Line Revision, submitted by Sperdute Land Surveying.

A motion was made by Ms. Sponholz to recommend Town Council approve the application for application for Lot Line Revision – Krebs Lot Line Revision – Block/Lot 1209-P-087 Mr. Kline seconded the Motion. Motion passed unanimously (6-0).

II. ZONING HEARING BOARD ITEMS

1. APPEAL 2049 – 10401 PERRY HIGHWAY, WEXFORD, PA 15090

- a. Applicant is requesting renewal of an unlisted temporary use to allow for temporary vehicle storage during the Pine Creek flooding season.

2. APPEAL 2050 - 10521 COUNTRY LANE, WEXFORD, PA 15090

- a. Applicant is requesting relief to front and side yard setbacks to allow for construction of a single-family home.

3. APPEAL 2051 – 745 WEST INGOMAR ROAD, PITTSBURGH, PA 15237

- a. Applicant is requesting an appeal of the Zoning Officer's decision in order to allow for construction of an on-premises digital pylon sign.

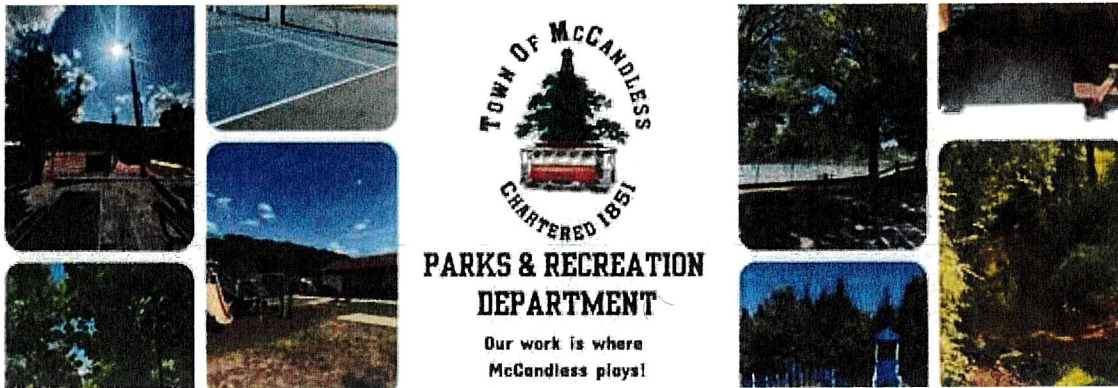
Town of McCandless
PLANNING COMMISSION

No applications were received for the December 2, 2025
Planning Commission. No meeting will be held.

The next Planning Commission meeting will be
held January 6, 2026 at 7:00 PM.

TOWN OF McCANDLESS
ZONING HEARING BOARD AGENDA
Wednesday, December 17, 2025
7:30 PM at McCandless Town Hall

- I.** Call to Order
- II.** Approval of the October 22, 2025, meeting minutes
- III.** APPEAL: **2049**
APPLICANT: Richard Bazy of Shults Ford Inc.
LOCATION: 10401 Perry Hwy, Wexford, PA 15090
PARCEL ID: 1205-H-44, 1205-H-48, 1205-H-76, & 1205-H-98
ZONING DISTRICT: M-U
REQUEST: Applicant is requesting renewal of an unlisted temporary use to allow for temporary vehicle storage during the Pine Creek flooding season.
- IV.** APPEAL: **2050**
APPLICANT: Salem Development, LLC
LOCATION: 10521 Country Lane, Wexford, PA 15090
PARCEL ID: 1206-C-392, 1349-R-324, & 1349-R-325
ZONING DISTRICT: R-VL
REQUEST: Applicant is requesting relief to front and side yard setbacks to allow for construction of a single-family home.
- V.** APPEAL: **2051**
APPLICANT: Eric Friedl
LOCATION: 745 W Ingomar Rd, Pittsburgh, PA 15237
PARCEL ID: 943-R-214
ZONING DISTRICT: M-N
REQUEST: Applicant is requesting an appeal of the Zoning Officer's decision in order to allow for construction of an on-premises digital pylon sign.
- VI.** Adjournment



TO: Town Council

FROM: Abby Lucostic, Director of Parks and Recreation

DATE: November 24, 2025

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

- **On going projects:**
 - I schedule posts on Town's social media to drive attendance, engagement and promote events.
 - Brick fundraiser available online on our website for purchase using a credit card and in person with a paper form at Town Hall or at the HCC. Bricks are \$100 and will benefit the McCandless 175 programs in 2026. They will be installed on the walkway up to the HCC.
- **Community Events:**
 - **Veteran's Day Coffee and Donuts**
 - Hosted a donuts and coffee open house on Tuesday, November 11 in observance of Veteran's Day. Veterans and members of the public were invited to the HCC from 10am-noon to look at the military displays and enjoy breakfast. A dozen Veterans attended and enjoyed their time.
 - **Winterfest**
 - Planning underway, event is Saturday, December 6th from 3-7pm.
 - Bonfire, smores, food trucks, music, Elsa and Anna, igloo photo booth, Santa arriving on a fire truck and more!
 - This year, we are having a Gingerbread House Decorating Contest. Participants can register their house online and will drop them off the week leading up to the event. At Winterfest, participants will vote for their favorite house and the winning entry will get free passes to Fun Fore All in Cranberry.
 - **Leaf and Snow Angel Program**
 - Working with John Bojarski on creating this program which will match residents with physical disabilities and senior citizens with a volunteer to help clear their leaves and snow this fall and winter.
 - More information and sign ups available online.
- **Rec Programs:**
 - Working on program planning for early 2026:
 - Pet First Aid, Jan. 15

- 90s Board Game Night, Jan. 22
 - Learn to Knit with Dana Getz of Knit Hope, Feb. 18 & 25
- **Parks Study:**
 - Heather Cuyler from Pashek +MTR will present the final plan at the December 15 Town Council meeting.
 - Council will vote to approve the plan in January 2026.
- **Parks:**
 - Heaters were installed in the restrooms at Devlin so facilities could be kept open during the winter
 - Courts at Devlin (basketball, pickleball and tennis) will be open through the winter
 - Van Drive property sale finalized, no trespassing signs posted. Property will be unavailable for public access through the winter.
- **McCandless 175**
 - I worked with John Borjaski to add many McCandless175 events and programs to the Town Calendar mailed to each resident including Salute to Service on May 29, McCandless' Birthday Party on March 22, Bday 5K on July 4.
 - Next meeting is November 25.
- **HCC:**
 - Shining Star Gala was held at the Camelot Events Center on November 1 to great success.
 - November lecture by Steel City Improv will be the last of 2025. Lecture series will resume in March 2026.
 - HCC will be closed for reorganization in January and February.
 - FDPC meeting was Wednesday, November 15 and focused on programming and outreach efforts planned for 2026.
- **Grants:**
 - Went on a parks site visit with Adriene Smochek, our DCNR representative to go over the pending comp plan and possible projects to apply for in 2026.



Memorandum

Memo To: McCandless Town Council
From: John F. Schwend, Town Manager
Date: November 21, 2025
Re: November 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

- Received over 90 applicants for Assistant Town Manager, First round interviews complete, second round interviews scheduled
- Oral interviews for Sgt. Promotional process complete, eligible list by Dec. 8th
- Continue review of employee handbook
- Annual performance reviews underway
- Mission Square retirement consultations offered for employees
- Interviewed 25 residents for positions on boards and committees

Finance

- Reviewing Investment Policy Statement for pension investment strategy - ongoing
- Proposed budget available for public view and adoption scheduled for December 8th
- Evaluating fund accounting structure - ongoing
- Evaluating new accounting software system, waiting for pricing from two finalists, Govsense and Springbrook
- Municipal Audit Complete

Grants

- Completing applications for five LSA grants
- Completing CDBG application for ADA improvements in Town Hall
- Green Light Go Cycle 8 – contract awarded, easement complete
- Applied for DCED grant for sidewalk connection between Grubbs Road and Kummer Road – in progress.
- Continuing closeout documents for HVAC renovations grant
- Closeout documents prepared for North Meadows sidewalk grant

- Two staff completed the 2025 Community Conservation Partnership Program Statewide Annual Grant Workshop
- ARLE 2022 grant work underway, will be completed by the end of the year

Buildings and Grounds

- Finalizing keyless entry system, security camera upgrades for Town Hall
- Preparing RFQ for flooring replacement in Town Hall - ongoing
- Generator and Electrical upgrades bid opening on November 12th
- HCC lighting project completed
- Design of remodel of entrance to administration office – ongoing
- Heaters installed in Devlin bathrooms to stay open for winter

Public Works / Infrastructure

- Stop bar and yellow line painting on various town roads continued
- Adjusted timing of traffic signal at North Meadows Drive
- Stop sign evaluation at certain intersections - ongoing
- Pond retrofit work continuing
- Fourth leaf truck in service – leaf collection proceeding smoothly

Parks and Rec

- Park's Master Plan ongoing, final presentation on December 15th
- PW decorating for Winterfest
- McCandless 175 committee meetings continue
- Evaluating Town signage including Welcome signs
- Parks closed for winter with the exception of Devlin
- Evaluating repairs to Devlin field
- Winterfest planning sessions continue

Miscellaneous

- Closed on the Van Drive property
- Social media and communications strategies meeting
- Launching a Leaf Angel and Snow Angel program
- 2026 calendar completed with a new fresh look
- Junior Council working on youth newsletter with Diane
- Zoning clean up amendment underway
- Drafting street opening ordinance – ongoing
- Drafting noise and contractor work hours ordinance – ongoing
- E-bike ordinance to be advertised for December
- Additional advertising for hunters on Town property
- Completed application for enhanced deer management through the PA Game Commission
- Reviewing fire department standard operating guidelines and future of fire service delivery - ongoing

TO: Members of the Town Council

FROM: Matt Innes, Director of Planning

SUBJECT: Application for Mortgage Subdivision - Blazier Drive Subdivision Plan No. 5,
Amendment No. 7 - Block/Lot 945-B-43

GENERAL INFORMATION

Applicant: Sperdute Land Surveying

Landowner: DR Horton Inc.

Action Requested: Mortgage Subdivision

Purpose: To subdivide the townhome on parcel 945-B-43 into six individual parcels.

Zoning: M-U, Urban District

Location: Blazier Drive

Lot/Block No.: 945-B-43

Size: 0.26 acres

Existing Land Use: Townhomes

Surrounding Land Use & Zoning: North: M-U, Urban District
West: TC, Town Center
East: M-U, Urban District
South: M-U, Urban District

Procedural History: 10/01/25: Application filed
11/11/25: Planning Commission Review
11/24/25: Town Council Review

Procedure Town of McCandless Code 1103.190 and 1103.210

1. Planning Commission review within 45 days of filing; by November 15, 2025;
2. Public hearing by the Town Council;
3. Action by Town Council within 90 days of filing; December 30, 2025

History

The property is located on Blazier drive, within the McCandless Square Master Plan, approved September 23, 2019. There have been a number of amendments to the Blazier Drive subdivision plan over the past year, subdividing the constructed townhomes into individual parcels. Construction is currently on-going.

Application for Mortgage Subdivision - Blazier Drive Subdivision Plan No. 5, Amendment No. 7 - Block/Lot 945-B-43

2

Comments

The applicant has submitted a minor plan application, mortgage subdivision of the Blazier Drive Subdivision Plan No. 5, subdividing parcel 945-B-43 located along Cooper Street. The applicant has submitted a completed application, which has been reviewed by Town Staff and the Town Engineer. The application has also been submitted and reviewed by Allegheny County Economic Development Department. The application subdivides the townhome located on Lot 9 of the Blazier Drive Subdivision Plan No. 5 into six individual parcels. Staff has no additional comments.

Recommendation

Planning Commission recommends that Town Council to grant approval of the Application for Mortgage Subdivision - Blazier Drive Subdivision Plan No. 5, Amendment No. 7 - Block/Lot 945-B-43 as submitted by Sperdute Land Surveying.

Attachments

1. County review memo dated October 23, 2025
2. Township Engineer's review memo dated October 8, 2025



GATEWAY ENGINEERS

A FULL-SERVICE CIVIL ENGINEERING COMPANY



100 McMorris Road
Pittsburgh, PA 15205



412-921-4030



GatewayEngineers.com

October 8, 2025
C-35608-0021

Town of McCandless
9955 Grubbs Road
Wexford, PA 15090

Attn: Matt Innes, Planning Director / Zoning Officer, Town of McCandless

Re: Blazier Drive Subdivision Plan No. 5
Amendment No. 7 for Lot 9

Dear Matt,

We have reviewed the above referenced subdivision plan of Lot 9 along Cooper Street in the M-U Urban Zoning District. The plan proposes to mortgage subdivide, per Ordinance Section 1103.210.B.3, Lot 9 (0.262 acres) into six units along the as-built party walls of the townhouse. The units are Unit 49 (0.058 acres), Unit 50 (0.034 acres), Unit 51 (0.034 acres), Unit 52 (0.034 acres), Unit 53 (0.034 acres), and Unit 54 (0.068 acres) for the townhome units. The plan dated October 1, 2025, prepared by Spurdute 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.

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, P.E.
Project Manager

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

G:\Projects\35000 McCandless\35608 McCandless Square\0021 SD Plan 5 Amend 7 Lot 9\review 1.docx

FULL-SERVICE CIVIL ENGINEERING

ASSET MANAGEMENT • ENVIRONMENTAL • GEOTECHNICAL

LAND DEVELOPMENT • MUNICIPAL • STRUCTURAL • SURVEYING • TRANSPORTATION

COUNTY OF



ALLEGHENY

SARA INNAMORATO
COUNTY EXECUTIVE

October 23, 2025

Lucas Holden
Planning and Development Assistant
Town of McCandless
9955 Grubbs Road
Wexford, PA 15090

Project: **Blazier Drive Subdivision Plan No. 5 Amendment No. 7**
Location: Hopkins Street
Description: Subdivision (M-U)
Area: .262 acres
ACED File#: 25-284 SU

Dear Mr. Holden,

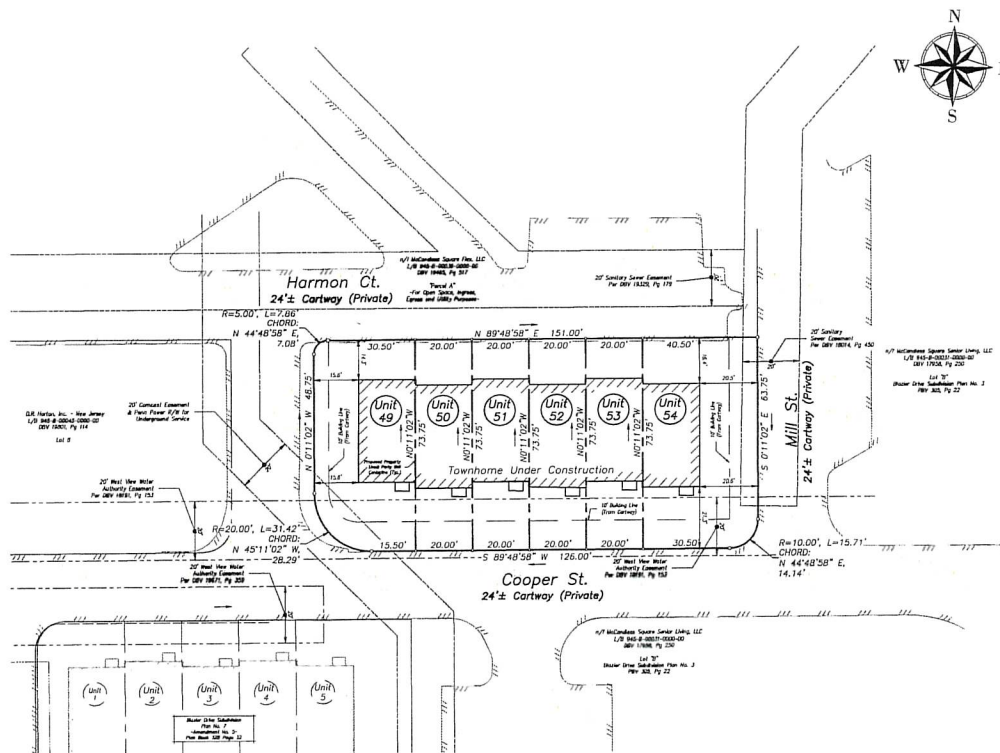
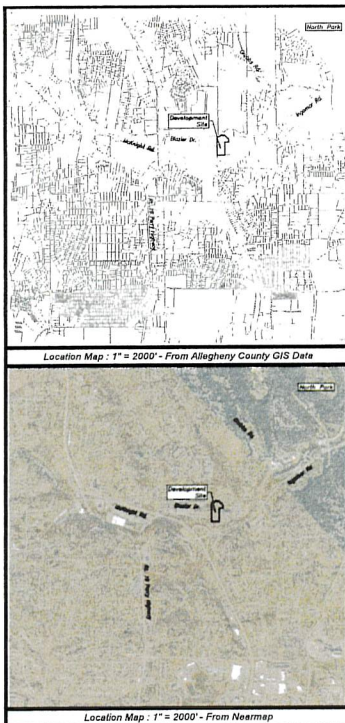
We received the above-referenced application on October 9, 2025, for a subdivision of parcel ID #945-B-43 into six (6) lots on Hopkins Street in the Town of McCandless. We reviewed the application, and we do not have any comments at this time.

Should you have any questions, please contact Zoe Papernick at (412) 350-1361 or at zoe.papernick@alleghenycounty.us.

Sincerely,

Matthew T. Trepal, AICP
Manager, Planning Division

MTT:zmp



Plan Notes

Project Details

D.R. Horton, Inc. - New Jersey
1603 Cornsley Court, Suite 300
Scranton, PA 15143
412-336-7635

Project References

Blazier Drive Subdivision Plan No. 5
Recorded in Plan Book 322, Page 2

Lot 9
Luttrell, V45-D-00643-0064-00
Dord Book 20179, Pg 290

General Notes

The purpose of this plan is to further subdivide Lot 9 of the above referenced plan into individual units along the air-belt 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 further land 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 MU (Urban District)

Front Built-To Area (Principal Building)	5.8 Min / 15 ft Max
Secondary Street Built-To Area	5.8 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 35 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.



0 20 40 Feet

Date	Revision Description	By	Drawing Scale	1"=20'
			Date Issued:	October 1, 2025
			Prepared By:	JSS
			Reviewed By:	JAS
			Client #:	83000
			Drawing #:	0125-20250337



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. 7, adopted this plan as its plan of lots and acreage to be subdivided 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

Date:

Printed Name & Title of Authorized Officer

Before me, the undersigned notary public in and for the Commonwealth of Pennsylvania and County of _____, personally appeared _____, the _____ 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 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. 7, is in the name of D.R. Horton, Inc. - New Jersey, and is recorded as Third Book Volume 20179, Page 598. I further certify that there is no mortgage, lien or encumbrance against the subject property.

Witness

Witness

SURVEYOR'S 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.

Date:

James A. Spurgeon, Registration No. BS + 244578

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 departures have been indicated by the appropriate officials in the municipality.

Date:

Name: Registration Number

TOWN OF MCCANDLESS

The Town Council, of the Town of McCandless, do hereby certify that, upon approval of this plan for recording, the Town of McCandless has agreed 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 of Meeting

Head of Governing Body

The Town Council, of the Town of McCandless, do hereby certify that, upon approval of this plan for recording, the Town of McCandless has agreed to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

Date:

Authorized Municipal Official

Reviewed by the Town of McCandless Planning Commission on this _____ day of _____, 20____.

Secretary

Chairman

Approved by the Town of McCandless Council by resolution on this _____ day of _____, 20____.

Secretary

President

ALLEGHENY COUNTY

Reviewed by the Allegheny County Department of Economic Development on this _____ day of _____, 20____.

Manager, Planning Division

Recorded in the office of the Department of Real Estate of the County of Allegheny, Commonwealth of Pennsylvania, as Plan Book Volume _____, Page (s) _____.

Given under my hand and seal this _____ day of _____, 20____.

Manager, Department of Real Estate

Parcel Table - Original Property			
Lot/Block	Lot Area (Sq.Ft.)	Lot Area (Acres)	Lot/Block ID
Lot 9	11,392.334	0.262	945-B-43

Parcel Table - Revised Lots			
Unit Number	Lot Area (Sq.Ft.)	Lot Area (Acres)	Street Address
49	2,527.121	0.058	530 Cooper St
50	1,474.978	0.034	532 Cooper St
51	1,474.978	0.034	534 Cooper St
52	1,474.978	0.034	536 Cooper St
53	1,474.978	0.034	538 Cooper St
54	2,965.301	0.068	540 Cooper St

Blazier Drive Subdivision Plan No. 5 Amendment No. 7

Being an amendment to Lot 9 of the
Blazier Drive Subdivision No. 5
as recorded in Plan Book 322, Page 2
Town of McCandless, Allegheny County,
Pennsylvania



D.R. Horton, Inc. - New Jersey
1603 Cornsley Court, Suite 300
Scranton, PA 15143

Prepared By

Sperdute Land Surveying

A Division of Shaffer & Company
441 Main - Westmoreland Ave. - Suite 3C
Harrisburg, PA 17103
717-653-4362
info@SperduteLandSurveying.com

TO: Members of the Town Council

FROM: Matt Innes, Planning Director

SUBJECT: Application for Lot Line Revision – Krebs Lot Line Revision – Block/Lot 1209-P-087

GENERAL INFORMATION

Applicant: Steven Krebs

Landowner: Steven Krebs

Action Requested: Lot Line Revision

Purpose: To revise parcel 1209-P-87 and parcel 1209-P-112, converting .401 acres from parcel 1209-P-112 to 1209-P-87.

Zoning: R-VL, Very Low Density Neighborhood

Location: Wildwood Circle

Lot/Block No.: 1209-P-87 and 1209-P-112

Size: .817 / .651 acres

Existing Land Use: Single Family Residence

Surrounding Land

Use & Zoning:	North:	R-VL,	Very Low Density Neighborhood
	East:	R-VL,	Very Low Density Neighborhood
	West:	R-VL,	Very Low Density Neighborhood
	South:	R-VL,	Very Low Density Neighborhood

Procedural History: 09/05/25: Application filed
10/07/25: Application tabled
11/11/25: Planning Commission Recommendation
11/24/25: Town Council Review

Procedure Town of McCandless Code 1103.190 and 1103.210

1. Planning Commission review within 45 days of filing; by November 21, 2025;
2. Public hearing by the Town Council;
3. Action by Town Council within 90 days of filing; January 5, 2026

Application for Lot Line Revision – Krebs Lot Line Revision – Block/Lot 1209-P-087**2****Comments**

The applicant has applied for a lot line revision to revise parcel 1209-P-87 and parcel 1209-P-112, converting .401 acres from parcel 1209-P-112 to 1209-P-87. Steven Krebs, the property owner located at 109 Wildwood Circle, has submitted the application. Paul and Lisa Failla, located at 2028 Lake Marshall Drive, have agreed to this revision.

The application was tabled for the September meeting. The application has been reviewed by the Town engineer and Allegheny County Economic Development Department. The comments have been addressed in the most recently submitted plan dated October 22, 2025, prepared by Robert E. Jackson P.E.

Recommendation

Planning Commission recommends approval of the application for Lot Line Revision – Krebs Lot Line Revision – Block/Lot 1209-P-87.

Attachments

1. County review memo dated August 15, 2025
2. Township Engineer's review memo dated October 27, 2025

COUNTY OF



ALLEGHENY

SARA INNAMORATO
COUNTY EXECUTIVE

October 8, 2025

Project: **Krebs Failla Lot Line Adjustment**
Location: 109 Wildwood Circle Gibsonsia, PA 15044
Description: Plat Adjustment
Area: 1.733 acres
ACED File#: 25-259 SU

Dear Mr. Krebs,

We received the above-referenced application on October 8th, 2025, for a lot line revision of parcels ID #1209-P-87 and 1209-P-112 on Wildwood Circle in the Town of McCandless. We reviewed the application, and we offer the following comments:

The section below references the Allegheny County Subdivision and Land Development Ordinance:

- Appendix 1.9 Total plan area and areas for all lots must be provided. As submitted, no total area is shown on the plan or in the area table.
 - It is recommended that the surveyor add the word "Proposed" to second area table.
- Appendix 2.7. The name of the landowners must be cited exactly how they appear on the deed. As submitted, the owners of 1209-P-112 are both missing their middle initials.
- Appendix 3. The owners of 1209-P-112 need to have their mortgagee sign the plan if applicable. If there is not a mortgage on the property, then the Certification of Title and No Mortgage clause should be used instead (Appendix 3.A.).
 - It is recommended that the mortgagee's information be filled in prior to signing, if applicable.
 - Please see attached handout for more information.

Should you have any questions, please contact Nicolas Binfield at (412) 350-3719 or at nicolas.binfield@alleghenycounty.us.

Sincerely,

Nicolas Binfield
Planner 1, Planning Division



GATEWAY ENGINEERS

A FULL-SERVICE CIVIL ENGINEERING COMPANY



100 McMorris Road
Pittsburgh, PA 15205



412-921-4030



GatewayEngineers.com

October 27, 2025
C-35710

Town of McCandless
9955 Grubbs Road
Wexford, PA 15090

Attn: Mathew Innes, Planning Administrator, Town of McCandless

Re: 109 Wildwood Circle
Krebs Lot Line Adjustment

Dear Matt,

We have reviewed the above referenced lot line revision plan along Wildwood Circle in the R-VL Very Low Density Neighborhood Zoning District. The plan proposes to subdivide Parcel K (0.416 acres) from Tax Parcel 1209-P-112 (1.067 acres) and then consolidate it with Tax Parcel 1209-P-087 (0.401 acres). The lots after the lot line revision and consolidation will be revised Tax Parcel 1209-P-087 (0.817 acres) and revised Tax Parcel 1209-P-112 (0.651 acres).

The plan revision dated October 22, 2025, as prepared by Robert E. Jackson, addressed the technical requirements of our September 25, 2025 letter and is order for Planning Commission consideration for approval.

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, P.E.
Project Manager

cc: John Schwend, Town Manager
Lucas Holden, Land Use Administrative Assistant
Stephen Korbel, Town Solicitor
Steven Krebs, 109 Wildwood Circle, Gibsonia, PA 15044
Paul and Lisa Failla, 2028 Lake Marshall Drive, Gibsonia, PA 15044
Rob Jackson, 984 Cherry Lane Road, Apollo PA 15613

G:\Projects\35000 McCandless\35710 Krebs LLR R-VL\Doc\review 2.docx

FULL-SERVICE CIVIL ENGINEERING

ASSET MANAGEMENT • ENVIRONMENTAL • GEOTECHNICAL
LAND DEVELOPMENT • MUNICIPAL • STRUCTURAL • SURVEYING • TRANSPORTATION

COUNTY OF



ALLEGHENY

SARA INNAMORATO
COUNTY EXECUTIVE

September 17, 2025

Lucas Holden
Planning and Development Assistant
Town of McCandless
9955 Grubbs Road
Wexford, PA 15090

Project: **Krebs Lot Line Adjustment**
Location: 109 Wildwood Circle Gibsonia, PA 15044
Description: Plat Adjustment
Area: 1.733 acres
ACED File#: 25-259 SU

Dear Mr. Holden,

We received the above-referenced application on September 11th, 2025, for a lot line revision of parcels ID #1209-P-87 and 1209-P-112 on Wildwood Circle in the Town of McCandless. We reviewed the application, and we offer the following comments:

- The plan submitted is not full sized and does not conform to Allegheny County Department of Real Estate (ACDRE) drafting standards for plans for recording. The surveyor should be advised to review appendices 1-4 of the Allegheny County Subdivision and Land Development Ordinance regarding the rules and regulations affecting the preparation of subdivision record plans as well as ACDRE drafting standards.
 - It is recommended that the surveyor have a title page with the clauses and a second page for the drawing to prevent crowding on the plan.
- The plan lacks a title in the title block. As submitted, it appears that the plan name is "Lot Line Adjustment".
- To ensure that both owners are aware that the recording of this plat does not change the ownership of the property and that they will need to record a deed, a "Deed Required Notification Clause" should be added to the plans, and both owners must sign it. Please see the attached handout which explains this in greater detail and has the proposed language for the clause.

LAUREN CONNELLY, DIRECTOR
ALLEGHENY COUNTY ECONOMIC DEVELOPMENT
KOPPERS BUILDING • 436 SEVENTH AVE, SUITE 500 • PITTSBURGH, PA 15219
PHONE (412) 350-1000 • WWW.ALLEGHENYCOUNTY.US/ECONDEV

The section below references the Allegheny County Subdivision and Land Development Ordinance:

- Appendix 1.4 There is not a space reserved for the following seals on the plan:
 - Town of McCandless Planning Commission, if applicable.
 - Town of McCandless Town Council
 - Allegheny County Department of Real Estate
- Appendix 1.8 All boundary lines must be completely described. As submitted, the following are missing from the plan:
 - Lot lines to be extinguished are missing.
 - Curve data is missing from 1209-P-87.
 - Boundary lines are missing for 1209-P-112.
- Appendix 1.9 Total plan area and areas for all lots must be provided. As submitted 1209-P-112 lacks area information and no total area is shown on the plan.
 - It is recommended that the surveyor add an area table.
- Appendix 1.10 Colored location maps may not be used. The location map lacks a scale and north arrow.
- Appendix 2.2 The drawing must show the entirety of the parcels. As submitted, 1209-P-112 does not have the entire parcel drawn on the plan. 1209-P-112 is drawn as though it is not a part of the plat adjustment.
- Appendix 3.1.A. It is recommended that the owners' information be filled in prior to signing.
- Appendix 3.1.A. The Owners Adoption and Dedication clause for 1209-P-112 needs two signature lines.
- Appendix 3.2.A It is recommend that a second Acknowledgement of Notary Public clause be added to the plan, one for each parcel. It is also recommended that the owners' information be filled in prior to signing.
- Appendix 3.3. It is recommended that the owner's information be filled in prior to signing.
- Appendix 3.6. The required municipal declarations are missing from the plan.
- Appendix 3.8.A. The municipal review clause is missing from the plan.
- Appendix 3.9 The Proof of Recording clause is missing from the plan.

The section below references the Town of McCandless Subdivision and Land Development Ordinance:

- §1103.140.(B).8. The names and addresses of both owners are not shown on the plan.
- §1103.140.(B).9. Zoning information was not shown on the plan.
- §1103.140.(C). Please review the drafting standards.
- §1103.140.(D).3. The address and phone number of the applicant is not shown on the plan.
- §1103.140.(D).9. A zoning district requirement list was not shown on the plan.
- §1103.140.(D).10. Zoning classifications of all lands abutting the proposal were not shown on the plan.
- §1103.140.(D).11. Deed and Book numbers for the adjacent lands are not shown on the plan.

- §1103.180.(D).i. Building setback lines are not shown on the plan.
- §1103.180.(E).3. Please review the certification standards.

Should you have any questions, please contact Nicolas Binfield at (412) 350-3719 or at nicolas.binfield@alleghenycounty.us.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matthew T. Trepal". The signature is stylized with a large initial "M" and a long horizontal stroke.

Matthew T. Trepal, AICP
Manager, Planning Division

MTT:ngb

I, owner or beneficial owner of the land shown on the Krebs Failla Lot Line Adjustment, hereby adopt this plan as my plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to the Town of McCandless. This adoption and dedication shall be binding upon my heirs, executors, and assigns.

IN WITNESS OF WHICH, to this I set My hand and seal this _____ day of _____, 20 ____.

ATTEST: STEVEN KREBS

Notary Public Signature of owner

We, owners or beneficial owners of the land shown on the Krebs Failla Lot Line Adjustment, hereby adopt this plan as our plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to the Town of McCandless. This adoption and dedication shall be binding upon our heirs, executors, and assigns.

IN WITNESS OF WHICH, to this We set Our hand and seal this _____ day of _____, 20 ____.

ATTEST: PAUL FAILLA LISA FAILLA

Notary Public Signature of owner Signature of owner

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above-named STEVEN KREBS, and acknowledged the foregoing adoption and dedication to be his act.

Witness my hand and notarial seal this _____ day of _____, 20 ____.

My commission expires the _____ day of _____, 20 ____.

(Seal) Notary Public

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above-named PAUL and LISA FAILLA, and acknowledged the foregoing adoption and dedication to be their act.

Witness my hand and notarial seal this _____ day of _____, 20 ____.

My commission expires the _____ day of _____, 20 ____.

(Seal) Notary Public

Reviewed by the Allegheny County Department of Economic Development on this _____ day of _____, 20 ____.

(Seal) Manager, Planning Division

I certify that, to the best of my information, knowledge and belief the survey and plan shown here on are correct and accurate to the standards required.

10/7/2025
Date Robert E. Jackson
REG NO. SU19773

Land Surveyor



Town of McCandless
Engineer



Town of
McCandless



Allegheny County Department
of Economic Development



Allegheny County Department
of Real Estate



Reviewed by the Town of McCandless Planning Commission this _____ day of _____, 20 ____.

Secretary Chairman

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 ____.

(Seal) Manager, Department of Real Estate

I hereby certify that the title to the property contained in the Krebs Failla Lot Line Adjustment is in the name of STEVEN KREBS and is recorded in deed book volume 17460, page 114.

Witness Owner

ROUNDPOINT MORTGAGE, mortgagee of the property contained in the Krebs Failla Lot Line Adjustment consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness Name, title, and mortgagee

We hereby certify that the title to the property contained in the Krebs Failla Lot Line Adjustment is in the name of PAUL and LISA FAILLA and is recorded in deed book volume 17318, page 64.

Witness Owner Owner

_____, mortgagee of the property contained in the Krebs Failla Lot Line Adjustment consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness Name, title, and mortgagee

We, the undersigned, hereby certify that we understand the following:

1. That recording a plan does not transfer title of property between landowners.
2. That a deed must be recorded in order to transfer the title of property from one landowner to another landowner.
3. That the plan and deed must be recorded in the same year in order for the revaluation of the property to be completed and tax bills to be adjusted accordingly by the following year.

Witness STEVEN KREBS

Witness PAUL FAILLA LISA FAILLA

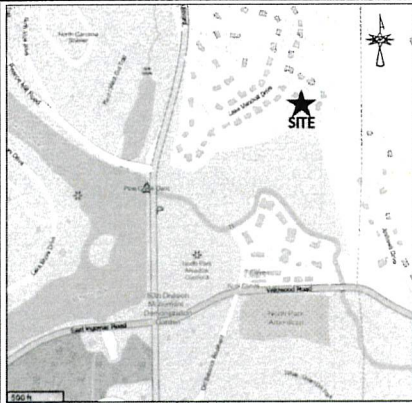
The Town Council, of the Town of McCandless, gives notice that, in approving this Plan for Recording, the Town of McCandless assumes no obligation to accept the dedication of any streets, land, or public facilities and has no obligation to improve or maintain such streets, land, or facilities.

Secretary or Manager Head of Governing Body

Approved by the Town of McCandless Council this _____ day of _____, 20 ____.

Secretary President

Robert E. Jackson P.E., P.L.S. 984 Cherry Lane Road, Apollo, PA 15613 (724) 478-1250		KREBS FAILLA LOT LINE ADJUSTMENT	
Prepared For: Steven Krebs Date: October 6, 2025 Job: 25-40	SUB Sheet 1 of 2	Parcel(s): 1209-P-087 and 1209-P-132 Situated: Town of McCandless Allegheny County	Address: 109 WILLOWOOD CIR GIBSONIA, PA 15044



Vicinity Map
1" = 500'

Original Area Tabulation		
	Acres	Sq Ft
1209-P-087	0.401	17,485
1209-P-112	1.067	46,476

Area Tabulation		
	Acres	Sq Ft
1209-P-087	0.817	35,598
1209-P-112	0.651	28,363

- SURVEYOR NOTES:**
- The purpose of this plan is to revise the lot line of Parcel 1209-P-087 by conveying 0.416 acres from adjacent Parcel 1209-P-112, thereby enlarging Parcel 1209-P-087. No new lots are being created.
 - As per 1104.130.D.1 in the McCandless, PA Site Planning and Design Standards, the Adjusted Lot Line is at a right angle to the existing Property Line (and has been agreed upon by both Seller and Buyer).
 - Refer to Villa of North Park Plan of Lots, PBV 105, PGS 69-77 for the original Recorded Plan.
 - * The total area calculation for the two parcels, 1209-P-087 and 1209-P-112, differs from what is shown on the Allegheny County Real Estate Portal

ZONING INFORMATION - TOWN OF MCCANDLESS - ZONED R-VL (VERY LOW-DENSITY NEIGHBORHOOD)		
Requirement	R-VL Standard	
Minimum Lot Area	20,000 sq ft	
Minimum Lot Width	100 ft	
Max Impervious Coverage	30%	
Principal Bldg Height (max)	45 ft	
Accessory Bldg Height (max)	15 ft (when within principal-building setbacks); otherwise, 24 ft	
Front Setback (principal)	35 ft min	
Secondary Street Setback (principal)	35 ft min	
Side Setback (principal)	15 ft min	
Rear Setback (principal)	40 ft min	
Front Setback (accessory)	50 ft min	
Secondary Street Setback (accessory)	35 ft min	
Side Setback (accessory)	15 ft min	
Rear Setback (accessory)	10 ft min	

NO MODIFICATIONS PROPOSED OR REQUESTED

Owner Contact Information:

Parcel 1209-P-087:

STEVEN KREBS
109 WILDWOOD CIR
GIBSONIA, PA 15044
412-860-7177

Parcel 1209-P-112:

PAUL and LISA FAILLA
2028 LAKE MARSHALL DR
GIBSONIA, PA 15044
724-759-9338



Scale: 1" = 20'

Robert E Jackson P.E., P.L.S.		KREBS FAILLA LOT LINE ADJUSTMENT	
984 Cherry Lane Road, Apollo, PA 15613 (724) 478-1250		Parcels: 1209-P-087 and 1209-P-112 Situate: Town of McCandless Allegheny County	
Prepared For: Steven Krebs Date: October 6, 2025 Job: 25-40	SUB	Address: 109 WILDWOOD CIR GIBSONIA, PA 15044	
Sheet 2 of 2			

OFFICIAL
TOWN OF McCANDLESS
RESOLUTION No. 2025-18

A RESOLUTION SETTING DATES OF VARIOUS MEETINGS OF THE TOWN COUNCIL AND OTHER TOWN AGENCIES FOR THE YEAR 2026.

IT IS HEREBY RESOLVED by the Town Council of the Town of McCandless as follows:

Section 1. For the year 2026, the following schedule of meetings is hereby established:

- a) Meetings of the Town Council – 2nd and 4th Monday of each month at 7:00 p.m., with the following exception(s):
May – 2nd Monday Only – 7:00 p.m.
December – 2nd Monday Only – 7:00 p.m.
- b) Planning Commission – 1st Tuesday of each month at 7:00 p.m., with the following exception(s):
August - 1st Wednesday – 7:00 p.m.
November – 1st Wednesday – 7:00 p.m.
- c) Zoning Hearing Board – 4th Wednesday of each month at 7:00 p.m., with the following exception(s):
November – 3rd Wednesday – 7:00 p.m.
December – 3rd Wednesday – 7:00 p.m.
- d) Environmental Advisory Committee – 2nd Wednesday of each month at 7:30 p.m.
- e) Financial Development and Promotional Committee (Heritage Center) –
3rd Wednesday each month at 4:30 p.m. at the Heritage Center
- f) Personnel Board – 4th Tuesday of each month at 5:00 p.m.

Section 2. Any revision to the above schedule to accommodate holidays or other events which may be unforeseen at this time shall be by subsequent action by Council. Special meetings or emergency meetings may be held in accordance with the provisions of Section 401 (c) and (d) of the Town Charter.

Section 3. All meetings shall be held in the Town Hall, 9955 Grubbs Road unless otherwise noted. All meetings are open to the public.

Motion made by Council member _____, seconded by Council member _____, and this resolution is adopted this 24th day of November, 2025, to become effective immediately.

ATTEST:

TOWN COUNCIL
TOWN OF McCANDLESS

Secretary

President

**OFFICIAL
TOWN OF McCANDLESS
RESOLUTION 2025-19**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MCCANDLESS,
ALLEGHENY COUNTY, PENNSYLVANIA, TO ADOPT INITIATIVES TO BE
RECOGNIZED AS A BIRD TOWN THROUGH THE BIRD TOWN PA PROGRAM**

WHEREAS, The Town Council of the Town of McCandless recognizes that birds are indicators of environmental health and pledges to provide resources for them.

WHEREAS, Audubon Society of Western PA is the program facilitator for Bird Town PA in Western Pennsylvania will work with municipalities to engage and educate their residents, schools and businesses about conservation actions they can take to create a healthier, more sustainable environment for birds, wildlife and people.

WHEREAS, the Town Council of the Town of McCandless recognizes that these programs and services could be a powerful tool to increase “green living, promote a culture of conservation in our community and provide positive social, economic and ecological outcomes.

WHEREAS, Town Council of the Town of McCandless recognizes that using native plants, reducing storm water runoff and energy use can help restore natural systems and ecological integrity.

WHEREAS, elected representatives of Town Council of the Town of McCandless we have a significant responsibility to provide leadership which will seek community-based sustainable solutions to strengthen our community, increase property values, and

THEREFORE, BE IT RESOLVED, that to engage in new efforts to live lighter on the land and provide a healthier environment for the people and birds of our Town, the Town of McCandless wishes to commit to ecological initiatives and by doing so, we will be recognized as a Bird Town Pennsylvania community

BE IT FURTHER RESOLVED by the Town of McCandless that the Applicant does hereby authorize John F. Schwend, Town Manager and President Jason Singer as the officials to execute all documents and agreements between the Town of McCandless to serve as the agent for the Bird Town Pennsylvania processes.

IN WITNESS THEREOF, I affix my hand and attach the seal of the Town of McCandless, this 24th day of November, 2025.

MOTION MADE by Councilmember _____ seconded by Councilmember _____, and this resolution is adopted this 24th day of November 2025.

ATTEST:

TOWN COUNCIL

TOWN OF McCANDLESS

Town Manager

Council President

Bird Town Pennsylvania works in partnership with local municipalities and like-minded organizations to promote community-based conservation actions to create a healthier, more sustainable environment for birds, wildlife, and people.

Bird Town Pennsylvania works with various partners, including the Pennsylvania Audubon Council, Audubon Chapters and WeConservePA.

Conservation Partners - Bird Town Pennsylvania

With municipal leaders, we engage and work together to:

- **Restore habitat**
- Renovate parks and public spaces
- **Remove invasive plants**
- **Remediate to reduce bird strikes**
- Manage storm water
- **Reduce of pesticide usage**
- Address climate change issues
- Reduce municipal mowing to support habitat and wildlife
- Develop together long-standing documents: PROs

In the community, we actively develop, offer, engage and educate about:

- **Native pop-up gardens**
- Community Science Programs
- **Removal of invasive plants**
- **Alternatives to pesticide use**
- **Community bird walks**
- **Schools**
- Partners
- Climate Change
- Storm Water Management

With residents, we educate, engage, empower and provide:

- **Native plant information**
- **Invasive plant identification and removal information**
- **Bird friendly habitat resources**
- Storm water management plans
- **Landscaping tips**
- Feral and outdoor cat impact information
- **Bird population decline information**
- **Bird window strikes actions**
- **Backyard habitat recognition programs**
- **Bird feeding tips**
- Climate change information
- **Pesticide alternatives**

Application Requirements

- Set up a meeting to go over the process and the Bird Town Municipal Application Toolkit
- Form at least a 3 member Bird Town Committee for long-term sustainability
- Pass a Municipal Resolution to demonstrate support for the Bird Town program by the overall municipal leaders
- Pay a one-time \$100 application fee
- Complete and send an online draft of the application, sharing accomplishments and future goals before final submission
- Submit online Final Application for review to the Bird Town Outreach Committee by the last day of the month

[Bird Towns - Bird Town Pennsylvania](#)

There are 5 strategy areas where Bird Town leaders are encouraged to focus their effort and attention:

- Municipal Actions
- School District and Youth-related Actions
- Community and Individual Engagement
- Organizations, Collaborations and Partnerships
- Advocacy and Promoting Awareness

The certification designations are determined by the number of points accomplished for each level under the 5 different strategies.

- **Green:** All new Bird Towns start here and entry level only.
- **Bronze:** Completed goals in 3 of the 5 strategies and achieved 6-15 points.
- **Silver:** Completed goals in 4 of the 5 strategies and achieved 16-24 points.
- **Gold:** Completed goals in all 5 strategies and achieved 25 or more points.

We have completed goals in all 5 strategies and have accumulated 96 points

OFFICIAL
Town of McCandless
Resolution 2025-20

Local Share Account | Statewide Guidelines
07/08/2025

Appendix I – Authorized Official Resolution

Be it RESOLVED, that the Town of McCandless (Name of Applicant) of Allegheny (Name of County) hereby request a Statewide Local Share Assessment grant of \$ 179,457.52 from the Commonwealth Financing Authority to be used for Town of McCandless LaRoche East Dam Improvements.

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

I, John F. Schwend, duly qualified Secretary of the Town of McCandless (Name of Applicant), Allegheny County (Name of County) Wexford, PA, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the McCandless Town Council (Governing Body) at a regular meeting held November 24, 2025 (Date) and said Resolution has been recorded in the Minutes of the Town of McCandless (Applicant) and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of the Town of McCandless (Applicant), this 24 day of November, 2025.

Town of McCandless

Name of Applicant

Allegheny County

County

Secretary

OFFICIAL
Town of McCandless
Resolution 2025-21

Local Share Account | Statewide Guidelines
07/08/2025

Appendix I – Authorized Official Resolution

Be it RESOLVED, that the Town of McCandless (Name of Applicant) of
Allegheny (Name of County) hereby request a Statewide Local Share Assessment grant of
\$ 1,000,000.00 from the Commonwealth Financing Authority to be used for Town of McCandless Park
Lighting and Security Upgrades.

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

I, John F. Schwend, duly qualified Secretary of the Town of McCandless (Name of Applicant), Allegheny County
(Name of County) Wexford, PA, hereby certify that the forgoing is a true and correct copy of a
Resolution duly adopted by a majority vote of the McCandless Town Council (Governing Body) at a
regular meeting held November 24, 2025 (Date) and said Resolution has been recorded in the Minutes of the
Town of McCandless (Applicant) and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of the Town of McCandless (Applicant),
this 24 day of November, 2025.

Town of McCandless

Name of Applicant

Allegheny County

County

Secretary

OFFICIAL
Town of McCandless
Resolution 2025-22

Local Share Account | Statewide Guidelines
07/08/2025

Appendix I – Authorized Official Resolution

Be it RESOLVED, that the Town of McCandless (Name of Applicant) of
Allegheny (Name of County) hereby request a Statewide Local Share Assessment grant of
\$ 261,984.10 from the Commonwealth Financing Authority to be used for Town of McCandless Public Works Leaf Collection Machine.

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

I, John F. Schwend, duly qualified Secretary of the Town of McCandless (Name of Applicant), Allegheny County (Name of County) Wexford, PA, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the McCandless Town Council (Governing Body) at a regular meeting held November 24, 2025 (Date) and said Resolution has been recorded in the Minutes of the Town of McCandless (Applicant) and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of the Town of McCandless (Applicant),
this 24 day of November, 2025.

Town of McCandless
Name of Applicant

Allegheny County
County

Secretary

OFFICIAL
Town of McCandless
Resolution 2025-23

Local Share Account | Statewide Guidelines
07/08/2025

Appendix I – Authorized Official Resolution

Be it RESOLVED, that the Town of McCandless (Name of Applicant) of
Allegheny (Name of County) hereby request a Statewide Local Share Assessment grant of
\$ 210,915.90 from the Commonwealth Financing Authority to be used for Town of McCandless Police
Vehicle Covered Parking Structure

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

I, John F. Schwend, duly qualified Secretary of the Town of McCandless (Name of Applicant), Allegheny County (Name of County) Wexford, PA, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the McCandless Town Council (Governing Body) at a regular meeting held November 24, 2025 (Date) and said Resolution has been recorded in the Minutes of the Town of McCandless (Applicant) and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of the Town of McCandless (Applicant), this 24 day of November, 2025.

Town of McCandless
Name of Applicant

Allegheny County
County

Secretary

OFFICIAL
Town of McCandless
Resolution 2025-24

Local Share Account | Statewide Guidelines
07/08/2025

Appendix I – Authorized Official Resolution

Be it RESOLVED, that the Town of McCandless (Name of Applicant) of Allegheny (Name of County) hereby request a Statewide Local Share Assessment grant of \$ \$694,822.05 from the Commonwealth Financing Authority to be used for Town of McCandless Public Works Dry Storage Garage.

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

I, John F. Schwend, duly qualified Secretary of the Town of McCandless (Name of Applicant), Allegheny County (Name of County) Wexford, PA, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the McCandless Town Council (Governing Body) at a regular meeting held November 24, 2025 (Date) and said Resolution has been recorded in the Minutes of the Town of McCandless (Applicant) and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of the Town of McCandless (Applicant), this 24 day of November, 2025.

Town of McCandless

Name of Applicant

Allegheny County

County

Secretary

OFFICIAL
Town of McCandless
Resolution 2025-25
CONCURRING RESOLUTION

ID #6303

The purpose of the Resolution form is to have on record a statement confirming that the applicant has formally requested CDBG funds, has designated an official to perform the required duties between the applicant and Allegheny County Economic Development and has assured, where applicable, the provision of local matching funds. In addition, the applicant will comply with all other provisions of the CDBG application.

Resolution of the Town of McCandless authorizing
Name of Operating Agency/Municipality

the filing of an application for CDBG funds with Allegheny County Economic Development.

WHEREAS, the Town of McCandless is
desirous of obtaining funds from Allegheny County Economic Development in the amount of \$95,370.00
under the Federal Housing and Community Development Act of 1970, as amended. *(CDBG Funds)*

NOW, THEREFORE, BE IT RESOLVED, that the Town of McCandless
does hereby formally request CDBG funds from Allegheny County Economic Development.

BE IT FURTHER RESOLVED, that the Town of McCandless does hereby
designate Lynne Eklund/ North Hills COG as the official to file all applications, documents, and forms between
(Authorized Official)
the Town of McCandless and Allegheny County Economic Development.

BE IT FURTHER RESOLVED, that the Town of McCandless
will assure, where applicable, the provision of the full local share of the project costs.

BE IT FURTHER RESOLVED, that the Town of McCandless
will assure, that the project will be awarded or under construction within 180 days after contractual execution.

Adopted this 24 day of November, 20 25, by the Town of McCandless Council
Operating Agency/Municipality

Signature (Must *not* be same as Authorized Official)

Title

Printed Name

[illegible]



Westmoreland Electric Services, LLC

ELECTRICAL CONTRACTING
COMMERCIAL INDUSTRIAL
TELECOMMUNICATIONS



Confidential Quotation

November 12, 2025

TO: Town of McCandless

SUBJECT: Town of McCandless Generator replacement

The following includes our quotation for the electrical construction work for the above-mentioned projects, documents dated 10.27.25.

Base Bid: \$178,000.00 (One hundred seventy-eight thousand dollars)

Approximate schedule will be substantial completion 17 weeks after the panel and generator are released.

Our Base Bid Proposal amount does not include the following as described:

1. Excavation and site restoration.

Alternate Bid E-1: NO BID

Thank you for this opportunity to provide a quotation for this project. We look forward to working with McCandless township on this project.

If you have any questions regarding our proposal, or if I may be of additional service, please do not hesitate to call me.

Sincerely

Westmoreland Electric Services, LLC

Andy Hauger

Andy Hauger
Service Manager

7-610-7563