

HEMPFIELD

— TOWNSHIP —

BOARD OF SUPERVISORS MONTHLY PUBLIC MEETING

JANUARY 25, 2021 | 7:00 pm

Supervisors Present: Mr. George Reese Mr. John Silvis
 Mr. R. Douglas Weimer Mr. Tom Logan

Staff Present: Mr. Jason Winters Mr. Scott Avolio
 Mr. Dan Schmitt Mrs. Melanie Phillips
 Mr. Patrick Karnash Mr. Anthony Kovacic
 Mr. Douglas Cisco Mrs. Callie Krueger

A. CALL TO ORDER & PLEDGE OF ALLEGIANCE

The regularly scheduled monthly meeting of the Hempfield Township Board of Supervisors, held at the Hempfield Township Municipal Building, was called to order at 7:02 p.m. by Chairman, George Reese.

B. HEARINGS

1. Amending the Hempfield Township Zoning Map

Mr. Scott Avolio – At this time I'd like to just lay out a little bit of the order in which we will do this. There are actually two separate areas in the Township that are proposed to be rezoned tonight. I will ask the Planning Director to describe first that parcel located near the New Stanton Ruffsdale Road in the Hunker area and then if there is anybody wanting or willing to testify in opposition or (...) for that they may. Then I'm going to ask for him to put into the record the former Valley Green property. I know the applicant is present who will be testifying some facts on that. If there is no objection, I'd like to follow that procedure.

Mr. George Reese – Very good.

Mr. Avolio – I'm going to ask you to stand and raise your right hand. Do you swear to tell the truth, the whole truth and nothing but the truth so help you God?

Mr. Patrick Karnash – I do.

Mr. Avolio – Could you please state your position with the Township.

Mr. Karnash – My position is the Director of Planning and Zoning.

Mr. Avolio – And in that position did you have an opportunity to take in applications for change of zoning lets start first with the New Stanton Ruffsdale area?

Mr. Karnash – This zone change is actually instigated by the Township, by myself, as a remediation to the actual zoning map. There was a mistake made on the zoning map.

Mr. Avolio – Can you say what the current zoning is in that area?

Mr. Karnash – It is currently zoned Village Residential.

Mr. Avolio – What is the proposed rezone?

Mr. Karnash – Light Industrial

Mr. Avolio – To your knowledge was that properly posted? Was that notice provided to the paper and was the County of Westmoreland notified?

Mr. Karnash – It was.

Mr. Avolio – Do any of the supervisors have any questions concerning this parcel of property?

Mr. Tom Logan – What's the tax map number on that parcel?

Mr. Karnash – 50-40-00-0-023 as well as 024

Mr. Logan – What's the current use?

Mr. Karnash – Currently it is, it had been purchased by a shipping company and it was actually them that brought it to my attention. There are three parcels there and one of the parcels is Light Industrial like the surrounding areas and the other two are Village Residential which associates more closely with the opposite side of the road so this property in general is Light Industrial in nature.

Mr. Avolio – Any other questions from the supervisors?

Mr. Reese – I don't have anything

Mr. Avolio – Is anyone here to testify in relation to that proposed rezoning on the New Stanton Ruffsdale area road? Appears there are none close the record on that rezoning if there are no further questions. I'd like to ask Mr. Karnash to now tell us about the proposed rezoning from the townships perspective of the property formerly known in the area of Valley Green Golf Club.

Mr. Karnash – We, the Township, were approached by the applicant to change the zoning from the current zoning classification as Agricultural to Suburban Residential and this is the property located along Valley Green Road.

Mr. Avolio – Again was that properly posted with notice of this hearing and to your knowledge was this hearing advertised in the paper as well as made aware to the Westmoreland County Planning Department?

Mr. Karnash – It was.

Mr. Avolio – If there are no questions, Mr. Karnash, I would ask the applicant to come forward and be sworn in. Do you swear to tell the truth, the whole truth, and nothing but the truth so help you God?

Mr. Don Torosky, Jr. – I do.

Mr. Avolio – Would you please state your name and address before beginning your proposal to the Supervisors.

Mr. Torosky – Don Torosky, Jr. 8954 Hill Drive North Huntingdon Pennsylvania. I do have some visual cues here if you would like those. The applicant here is Valley Green Westmoreland LLC, formally the Buyer. We are under agreement. The agreement is dated November 26th of 2019 by and between Valley Green Westmoreland LLC and David and Linda Rusnock. The partnership between Colony Holding and RWS Shuster Custom Homes. The portion that lies within the confines of Hempfield Township is comprised of six (6) parcels. Of those six parcels that we are purchasing it is 144 acres and change. You see that marked there in blue. In addition to those there are a couple parcels of land that the Township has requested to conjoin in this ordinance. There are four additional parcels. The (...) parcel marked in pink, the Rusnock parcel, and two Liprando parcels. Totalling another 7.3 acres. Any questions in regards to that?

Mr. Weimer – Do you own those properties?

Mr. Torosky – Not yet, we are under agreement to own it.

Mr. Weimer – Okay.

Mr. Torosky – There are further questions or comments?

Mr. Avolio – I would just ask that if you have any objections to the applicant number one

Mr. Logan – You're requesting the zone, this piece then from Agriculture to Residential.

Mr. Torosky – That's correct.

Mr. Logan – Have you submitted a plan for a residential development?

Mr. Torosky – We have not yet. That's kind of the cart before the horse item in relation to our agreement it's pertinent that this be rezoned as well.

Mr. Logan – Do we have, do you don't know what the bulk density rates going to be here?

Mr. Torosky – Not yet. What you see on your second page is admittedly at this juncture is a little premature. It is proposed boundary line for phase one and there are other boundary lines associated with phase two and three in pink. Again, those are all proposed. No one has formally reviewed those but that first phase in black is what would first be developed along Valley Green Road. That's just a visual reference again that's not one hundred percent set in stone as you might imagine.

Mr. Weimer – Okay I have a question here. It looks like almost entirely phase one using the current public road but there are a couple of those little spurs there that might be connected to future roads and or developing. Is that right?

Mr. Torosky – Correct so everything you see here north of the waterway is all within Hempfield Township. There is nothing reflected on here of Unity.

Mr. Weimer – No, I know. But you have, you indicated where there are going to be roads. Are those going to be built to Township specs and are you going to be maintaining those little spurs there that are where they are not leading to anything or are they just easements until subdivision?

Mr. Avolio – Supervisor Weimer remember we are here tonight for a rezone so that would be an opportunity in the site plan that planning would review. I think Mr. Torosky (...) all of those specs and those things there will be another opportunity for the public and the supervisors to question those development items. This is just in theory for the zone change.

Mr. Weimer – I understand Mr. Avolio however he did present those things to us.

Mr. Torosky – I did and I wanted to get it in front of you guys, an open book. Those roads will be, they plan to be, constructed and dedicated to Township specs.

Mr. Logan – Which residential zoning classification are we looking for here?

Mr. Karnash – Suburban Residential

Mr. Logan – Suburban Residential

Mr. Karnash – Yes, sir.

Mr. Logan – Which allows what bulk density?

Mr. Karnash – Ten thousand square feet.

Mr. Logan – That's with municipal sewage?

Mr. Karnash – With public improvements yes, sir.

Mr. Logan – Okay.

Mr. Avolio – If there are no other questions for Mr. Torosky, I'm going to ask the crowd to indicate who is here to speak in relation to this rezone, a show of hands. Okay I'm going to work from the farthest right and coming forward. Raise your right hand. Do you swear to tell the truth, the whole truth, and nothing but the truth so help you God?

Mr. Todd Neptune – I do.

Mr. Avolio – Please state your name and address for the record.

Mr. Neptune – Todd Neptune. 249 Albrights Lake Road Greensburg, PA.

Mr. Avolio – You may begin with any questions you have.

Mr. Neptune – I don't have so much questions. I know back in 2014 whenever the Township had their comprehensive rezoning plan, they stated that this was going to be a speak now or forever hold your peace document that we were not going to be doing spot zoning anymore we were not going to be doing zoning to developed to accommodate developments. At that time, I did speak and I did come before council many times and I was also asked and allowed to help with part of the rezone plan. That's when no one came forth in that area to ask to be rezoned. I even asked the question why is the golf course zoned agricultural. But apparently because of the way business is handled that's the way it should be and that's the way the world was written. So all these people enjoyed their tax breaks, enjoyed lower taxes and enjoyed the benefits of agriculture but never did they want to switch then. Not one person came before the board, no one did. Now if you're looking to build houses Cherry Creek Golf course is surrounded by residential and is not spot zoning. There is no residential that borders this, anywhere. It's all bordered by agriculture and I believe there's a pink area there that's development corridor. But that's because in the zoning ordinances it says that that's what it has to be because it's beside a high-density road. That's exactly what it says. I just don't think this should be changed. Sixty thousand square feet is more than enough room to develop homes or thirty thousand I'm sorry it's agriculture ten thousand at that acreage you can get 50 to 60 houses on there. And I beg to differ with this gentleman. I believe that Shuster, these people are very smart people and they're businessmen. Before you ever invest your money, you know how much your return is going to be on your investment and you know how many houses you're going to build. And why are they not saying anything? A year ago, it was thirty houses, it was in the paper that they went actually quoted from you, sir, saying that (...) then nobody had any idea. Then at the Unity meeting after I asked them three simple questions it was a hundred, over one hundred and fifty. So I'm not sure what's going on here but I don't think that we should be changing this area and spot developing like you promised was not going to happen in Hempfield Township anymore. That's all I got to say. Thank you.

Mr. Avolio – Raise your right hand. Do you swear to tell the truth, the whole truth, and nothing but the truth so help you God?

Mr. Dave Harhai – I do.

Mr. Avolio – Please state your name and address.

Mr. Harhai – Dave Harhai 128 Harhai Road Greensburg. With some rising concerns from the downstream residents of the Albrights Lake Road region and even to the Youngwood area. Not to be limited to us, especially the Armbrust area. We are concerned about the runoff that's going to be created from the homes and driveways and added roads. All this is going to affect the downstream residents and farms of that property which flood already which we probably already know. Hempfield Township should have concerns for the bridges that are located in those areas. Another added concern that we have is the traffic that's going to be increased on Albrights Lake Road. As we know that road is very narrow, it's almost impossible now to fit two vehicles. The increase with these homes it's not going to be able to handle it. Those are our two main concerns. Thank you.

Mr. Avolio – Ma'am. Please raise your right hand. Do you swear to tell the truth, the whole truth, and nothing but the truth so help you God?

Mrs. Diane Dietzel – Yes, I do.

Mr. Avolio – And your name and address.

Mrs. Dietzel – My name is Diane Dietzel I represent Shetler farm at 391 Albrights Lake Road and we have a bicentennial farm, it's been in the family since 1788. My biggest concern is the affect that this is going to have on the agricultural land in our area. And how it's going to push a lot of the older farms out of the area if this continues to get developed into Commercial or Residential developments. There are some other properties that we are concerned about that if this goes through for Valley Green then the other potential properties could also follow suit which adjoin our properties. Our biggest concern is the amount of run off that's going to be happening and to the agricultural land that's going to prohibit us from continuing to produce crops for the animals that we raise as well as the amount of traffic from tractors and things on the road and cows being crossed across the road. The amount of traffic that it's going to cause is a serious concern. The increase in traffic already has caused problems for us and moving equipment from and to different pieces of property. Also like the other gentleman said, Valley Green or Albrights Lake Road is a very narrow road and the traffic there is already increased. We are very concerned about how that's going to affect us doing business as a farm and keeping our family farm as a family farm. Thank you.

Mr. Avolio – Do you swear to tell the whole truth and nothing but the truth so help you God?

Mrs. Stacy Neptune – I do.

Mr. Avolio – Please state your name and address.

Mrs. Neptune – Hi my name is Stacy Neptune I live at 249 Albrights Lake Road Greensburg, PA. I have a farm there, me and my husband, that I took over when my dad passed away. In fact, I'm the fourth generation and my nephew who is here will be the fifth generation to take over the farm. This is a country area. I'm totally against even developing Valley Green my concern is attached to Valley Green is the used to be the old Kimmel Farm but Guzzy bought it out. He wanted to develop that and he was denied by Hempfield due to the Albrights Lake Road and Valley Green Road was not made for that type of traffic. They tried to get access onto 819 but he didn't have clearance (...) so it was denied so he couldn't develop it. So my concern is if you turn around and approve him it's not going to be long that Guzzy is going to want to come and to know if his 87 acres that he has and then you're going to have more traffic on the road basically pushing the farmers out and basically like she said I mean I have a farm I have equipment where I have to block the road whenever we take our hay on through because it's not big enough for two cars to pass. So I block the road and in order to cross to get to different fields that we make hay and stuff on. I mean I don't know if you're familiar with Valley Green where it T's into Albrights Lake a lot of concern, I mean I know I come up there all the time and two stop signs on Albrights Lake Road and the people coming down over the hill they don't stop. I don't know how many times I've almost got hit you know because I'm making a left out of there. In fact, my daughter's girlfriend did get hit there she got t-boned. It's a bad intersection. I'm totally against you know, doing this. We have a lot of deer out by us if you start developing, I don't even know where they're going to go. I hope you do not approve you know the rezoning of Valley Green. Thank you.

Mr. Avolio – Anyone else from the audience wishing to speak on this matter? Make yourself known. Who is going to speak? Come on up. Raise your right hand. Do you swear to tell the truth, the whole truth, and nothing but the truth so help you God?

Mrs. Elizabeth Garlitz – Yes.

Mr. Avolio – Please state your name.

Mrs. Garlitz – I'm Elizabeth Garlitz I live on Half Paved Lane and I can see over to the golf course and I was wondering if the homes come in and if it comes up to 150 to 200 homes, I'm sure it's going to be extended even further what will that be doing to the schools? I did try to put in a phone call to Diane Ciabattoni and nobody was home. I tried getting some of the other ones I didn't really want to get into the ones at the high school. Our schools cannot handle that. Have you not seen the high school? The water leakage, they need to have that done. I don't know where they're going to extend out. As for the farms, this was just a thought that came in. The Township started out with farms if you start eliminating the farms how much more are you going to eliminate? And that's going to be on somebody. I'm not sure if anyone made note of the storm that we had that flows down into the golf course where it practically devastated everything down there. What's going to be with that? Will they be in charge in doing a retention pond and stuff like that? How many planned homes are there? We don't know yet, right? Our road on Valley Green is not going to handle all of the traffic so somebody is going to be in charge of that I'm sure. Is that going to raise my taxes? So I'm concerned with the school, the taxes, any kind of a retention pond down there, and with the water flowing on the stream that goes through the properties. I'm pretty sure when they put in Ravenwood there was a spring up there. It's not there anymore what happened to it? That's it so far and I really hope you deny on having that residential homes. Thank you.

Mr. Avolio – Anybody else on this side wishing to testify? Come forward. Raise your right hand. Do you swear to tell the truth, the whole truth, and nothing but the truth so help you God?

Mr. Steve Howard – I do.

Mr. Avolio – Please state your name and your address.

Mr. Howard – My name is Steve Howard I live on 442 Albrights Lake Road. Our property (...) and I am totally against any kind of development there. We have our own little alley and we would like to keep it that way. From what I read in the paper they were, he was talking about what hundred-thousand-dollar homes? Which is basically ghetto homes, what kind of homes you going to build for a hundred thousand dollars? I do not want to have a drug-infested low-income housing development beside me. We live in peace we have no problems. Well, we did have a problem with a guy named Kyle which lived at 446 Albrights Lake Road. He got in trouble and in with drugs he threw my sisters windows, her doors, the kids had to hide in the closet and my brother-in-law shot him twice. It took two cops and two ambulance drivers to subdue him put him in an ambulance. I don't want to go through that kind of aggravation. Even the thought of that with my grandkids. I hope you don't sell us out (...). Thank you.

Mr. Avolio – Anybody else wishing to testify? Any questions from the supervisors for the applicant?

Mr. Logan – This may not be for him, this may be for Patrick. Do we have the, can you tell me what farms are in Ag Security that are around this area? I don't see any that about

Mr. Karnash – Bear with me for just a second, please. We are talking about directly about it?

Mr. Logan – Yeah. I don't think there are any that border it.

Mr. Karnash – I don't believe there is either.

Mrs. Dietzel – Our property touches it the only thing that's dividing it is the road that goes down

Mr. Logan – Okay.

Mr. Karnash – Yes, I don't see anything that directly borders it.

Audience – She just said Shetler's property directly borders it.

Mrs. Dietzel – the only thing that divides the Valley Green

Mr. Avolio – You can't testify that way. The supervisors directed that to Planning. Planning if you could answer that.

Mr. Karnash – To the best of my ability looking through this map that borders it, I do not see anything. Everything is either separated by land or road.

Mr. Logan – Okay.

Mr. Avolio – Are there any questions for the applicant?

Mr. Reese – I don't have anything.

Mr. Avolio – Okay, we can close the hearing.

Mr. Weimer – I have a question about procedure. We talked about two changes tonight. Are they separated out into two separate positions?

Mr. Avolio – They are not on the current Resolution.

Mr. Weimer – They are together?

Mr. Avolio – Yes.

Mr. Weimer – And how many days do we have to render a decision?

Mr. Avolio – You have forty-five days from the day of the meeting to render a decision. It is on the agenda tonight.

Mr. Weimer – Okay.

Mr. Silvis – I got a question for some of the residents. What was Valley Green before it became a golf course?

Audience – Farm

Mrs. Dietzel – It was our farm, it was Shetler Farm.

Audience – It was a dairy farm.

Mr. Silvis – They sold it and put a golf course on it?

Mrs. Dietzel – Yeah.

Mr. Silvis – So before Valley Green it was called something else?

Mrs. Dietzel – It was part of the Shetler Farm

Audience – We own clear up from below Albrights there clear to the top of Skidmore Hill. I have the sheepskin deed for the property and it was three hundred and eight acres and with the family they split it up. We still have, I think, I don't know, fifty or no forty some acres. I just bought some of it back.

Mr. Avolio – John, if you have questions about the rezoning to ask them otherwise, we can close the record. Do we have anything else for the record?

Mr. Reese – Are there any further questions?

Mr. Avolio – It is on the agenda tonight.

Mr. Torosky – I have a rebuttal.

Mr. Avolio – If you have something to offer

Mr. Torosky – Yeah, I do. There are some valid concerns, obviously, in relation to stormwater management and traffic on the road. Obviously, those things come at a later date. Those are a part of the land development plan that you would see at a later date, coming probably, if all goes to plan, you'll see it in June. We can all be back here to talk about this at that time. At that time, our Westmoreland County NPDES process will require us to put stormwater management in. The downstream issues will greatly improve due to the downstream you have to put stormwater detention facilities along those existing waterways. In relation to traffic, your engineers will have comments, I'm sure, at that juncture. But again, that comes at a later date. I understand the concerns and we can rectify all of those. In relation to the rezoning, the first gentleman on Neptune, when the golf course ceased to exist this property has very limited uses in agricultural stance. (...) forced it to close so we have to repurpose this and get it back on the tax roll. It's a limited tax basis, they are correct. In relation to the school concern. As we know, especially now, with Covid concerns and the budget. This greatly helps that as well increasing the value of homes. And to the gentleman's point that was a misquote in the paper. It's not one hundred-thousand-dollar homes. My father was misquoted in Unity Township. There won't be a home under three hundred thousand dollars. At the very least, they'll be three fifty to four hundred. So, in relation to those items if we see fit, I think my rebuttal is closed.

Mr. Avolio – The record is now closed for the rezoning for areas of the Township.

THE HEARING CLOSED AT 7:33 PM.

C. CITIZENS COMMENTS (AS PER RESOLUTION #2012-24)

Mr. Winters read a statement prior to citizens comments regarding the pending MAWC sewage extension project along Baltzer Meyer Pike. Citizens wishing to address this concern were encouraged to contact and meet with MAWC.

Todd Neptune – 249 Albrights Lake Road. Asked about the item on the agenda regarding the rezoning hearing. Mr. Avolio noted that this is the time that the board would be voting on a decision from the hearing tonight.

Stacy Neptune – 249 Albrights Lake Road. Provided a copy of the FEMA flood plan for Valley Green to board members. Mr. Karnash stated that Mr. Torosky included this plan in his package given to the board.

Dave Harhai – 128 Harhai Road. Mr. Harhai asked if the development of roads would become a taxpayer expense. Mr. Avolio noted that this is not a question-and-answer session and procedural questions should not be asked during this time since the board cannot address the items at this time.

Elizabeth Garlitz – 126 Half Paved Lane. Noted that Valley Green was a dairy farm before.

Diane Dietzel – 391 Albrights Lake Road. Asked if the public would have an opportunity to review the environmental impact study that's completed in the event that it does go through.

D. EXECUTIVE SESSIONS

1. **January 20, 2021 – Personnel & Legal**
2. **January 25, 2021 – Personnel & Legal**

E. APPROVAL OF MINUTES

1. **Consideration to Approve the Minutes from the December 21, 2020 Hempfield Township Board of Supervisors Monthly Meeting**
Mr. Weimer made a motion seconded by Mr. Logan to approve the minutes from the December 21, 2020 Hempfield Township Board of Supervisors Monthly Meeting. Vote: 4-0. Motion carried.
2. **Consideration to Approve the Minutes from the January 4, 2021 Hempfield Township Board of Supervisors Reorganization Meeting**
Mr. Weimer made a motion seconded by Mr. Reese to approve the minutes from the January 4, 2021 Hempfield Township Board of Supervisors Reorganization Meeting. Vote: 4-0. Motion carried.

F. STAFF REPORTS – (WRITTEN REPORTS DISTRIBUTED PRIOR TO MEETING)

Mr. Jason Winters – Township Manager – Mentioned the transition to County Hauling and issues that we had in the beginning seem to be clearing up. There is a senior citizen sticker program to exchange Advanced Disposal stickers it ends on Friday.

Mrs. Melanie Phillips – Director of Finance – Detail of current debt situation was given to the board.

Mr. Patrick Karnash – Director of Planning and Zoning – There has not been a specific reason given to the township as of yet for the Guzzy Plan Form B. This plan will be in front of the board next month.

G. TREASURER'S REPORT

Mr. Logan stated that there was nothing additional to add to the report.

H. PAYMENT OF BILLS

Consideration to Approve the following Payment of Bills:

1. **General Fund: \$1,262,493.34**
2. **Light District: \$1,365.30**
3. **Capital: \$667,283.40**
4. **Act 13 Impact Fee: \$70,055.78**

Mr. Weimer made a motion seconded by Mr. Logan to approve the payment of bills as listed. Vote: 4-0. Motion carried.

I. SCHEDULING OF HEARINGS – *NONE*

J. DECISIONS FROM HEARINGS

- 1. Consideration to Approve Ordinance No. 2021-01; Amending the Zoning Map so as to Provide for Zoning Classification Changes: Agricultural (A) to Suburban Residential; and Village Residential (VR) to Light Industrial (LI) for Certain Properties Situate Within the Township of Hempfield**
Mr. Logan made a motion seconded by Mr. Silvis to Table Ordinance No. 2021-01. Vote: 4-0. Motion carried.

K. SUBDIVISION PLANS

- 1. Consideration to Approve Resolution No. 2021-24; Granting Final Approval for the Faltz Family Partnership Subdivision Plan – Plan No. 20200754**

- **Location: 910 Logan Road, New Stanton**
- **Purpose: Side yard addition to adjoining property owner (910 Logan)**
- **Planning Commission Recommendation: 7-0**

Mr. Weimer made a motion seconded by Mr. Logan to approve Resolution No. 2021-24. Vote: 4-0. Motion carried.

- 3. Consideration to Approve Resolution No. 2021-25; Granting Final Approval for the Faltz Plan No. 2 Subdivision – Plan No. 20200755**

- **Location: 536 Middletown Road, New Stanton**
- **Purpose: Subdivide existing dwelling on the north side of SR 3016 from the property on the south side of 3016**
- **Planning Commission Recommendation: 7-0**

Mr. Weimer made a motion seconded by Mr. Logan to approve Resolution No. 2021-25. Vote: 4-0. Motion carried.

- 4. Consideration to Approve Resolution No. 2021-26; Granting Final Approval for the Murray Subdivision – Plan No. 20200767**

- **Location: Georges Station Road and McWilliams Road**
- **Purpose: Side lots, consolidation plan**
- **Planning Commission Recommendation: 7-0**

Mr. Weimer made a motion seconded by Mr. Reese to approve Resolution No. 2021-26. Vote: 4-0. Motion carried.

- 5. Consideration to Approve Resolution No. 2021-27; Granting Final Approval for the Kitchen Subdivision – Plan No. 20200768**

- **Location: Millersdale Road**
- **Purpose: One (1) lot 0.33467 side lot addition**
- **Planning Commission Recommendation: 7-0**

Mr. Weimer made a motion seconded by Mr. Logan to approve Resolution No. 2021-27. Vote: 4-0. Motion carried.

- 6. Consideration to Approve Resolution No. 2021-28; Granting Final Approval for the Draskovich Subdivision – Plan No. 20200769**

- **Location: Corner of Shady Lane & 819 South**
- **Purpose: Create new lot lines between three (3) parcels**
- **Planning Commission Recommendation: 7-0**

Mr. Logan made a motion seconded by Mr. Weimer to approve Resolution No. 2021-28. Vote: 4-0. Motion carried.

7. **Consideration to Approve Resolution No. 2021-29; Granting Final Approval for the Musa Consolidation Plan – Plan No. 20200770**
- **Location:** Westview Avenue across from Mt. Odin Golf Course approx. 1000 feet from Rt. 30 ramp to Greensburg
 - **Purpose:** To consolidate tax parcels 106 and 107 to create one (1) single zoned parcel
 - **Planning Commission Recommendation:** 7-0

Mr. Logan made a motion seconded by Mr. Weimer to approve Resolution No. 2021-29. Vote: 4-0. Motion carried.

8. **Consideration to Approve Resolution No. 2021-30; Granting Final Approval for the Boggs-Snyder Subdivision & Consolidation Plan – Plan No. 20200783**
- **Location:** Property is located approx. 1000 feet from the intersection of Thomas School Road and Stanton Street towards South Greensburg
 - **Purpose:** Relocate water line and attach parcel 'A' to the adjoining lot
 - **Planning Commission Recommendation:** 7-0

Mr. Reese made a motion seconded by Mr. Weimer to approve Resolution No. 2021-30. Vote: 4-0. Motion carried.

L. SITE PLANS

1. **Consideration to Approve Resolution No. 2021-31; Granting an Extension of Time for Somerset Trust Company to Comply with the Final Conditional Approval for Somerset Trust Company Site Plan – Plan No. 20190746 – 90 Day Extension**

Mr. Weimer made a motion seconded by Mr. Logan to approve Resolution No. 2021-31. Vote: 4-0. Motion carried.

M. ITEMS FOR ACTION TO BE TAKEN

1. **Consideration to Approve Resolution No. 2021-32; Authorizing the Execution of the Form B – Non-Building Waiver for the Faltz Family Partnership Plan – Plan No. 20200754**

Mr. Logan made a motion seconded by Mr. Weimer to approve Resolution No. 2021-32. Vote: 4-0. Motion carried.

2. **Consideration to Approve Resolution No. 2021-33; Authorizing the Execution of the Form B – Non-Building Waiver for the Faltz Plan #2 – Plan No. 20200755**

Mr. Logan made a motion seconded by Mr. Weimer to approve Resolution No. 2021-33. Vote: 4-0. Motion carried.

3. **Consideration to Approve Resolution No. 2021-34; Authorizing the Execution of the Form B – Non-Building Waiver for the Seanor Church Lot Plan – Plan No. 20200757**

Mr. Reese made a motion seconded by Mr. Weimer to approve Resolution No. 2021-34. Vote: 4-0. Motion carried.

4. **Consideration to Approve Resolution No. 2021-35; Authorizing the Execution of the Form B – Non-Building Waiver for the Guzzy Plan 1 – Plan No. 20200756**

Mr. Logan made a motion to table Resolution No. 2021-35 seconded by Mr. Reese. Vote: 3-1. Motion carried.

5. **Consideration to Approve Resolution No. 2021-36; Authorizing the Release of Financial Security for the George C and Terry Reese Site Plan – Plan No. 20200162**

Mr. Logan made a motion seconded by Mr. Weimer to approve Resolution No. 2021-36. Vote: 3-0-1 abstain (Reese). Motion carried.

- 6. Consideration to Approve Resolution No. 2021-37; Authorizing the Disposition and Destruction of Specific Records by the Duly Elected Hempfield Township Tax Collector**
Mr. Logan made a motion seconded by Mr. Weimer to approve Resolution No. 2021-37. Vote: 4-0.
Motion carried.
- 7. Consideration to Approve Resolution No. 2021-38; Approving Cowden Associates for 2021 – 2022 Actuarial Services for Hempfield Township Employee Defined Benefit Pension Plan at the Rate of \$8,400.00 and Authorize the Township Manager to Sign all Needed Documents**
Mr. Logan made a motion seconded by Mr. Weimer to approve Resolution No. 2021-38. Vote: 4-0.
Motion carried.
- 8. Consideration to Approve Resolution No. 2021-39; Adopting the Westmoreland County Hazard Mitigation Plan**
Mr. Weimer made a motion seconded by Mr. Logan to approve Resolution No. 2021-39. Vote: 4-0.
Motion carried.
- 9. Consideration to Approve Resolution No. 2021-40; Adopting the Hempfield Fire Department Standard Operating Policies**
Mr. Reese made a motion seconded by Mr. Weimer to approve Resolution No. 2021-40. Vote: 4-0. Motion carried.
- 10. Consideration to Authorize the Township Manager to Advertise the 2021 Hot Mix Paving Program**
Mr. Weimer made a motion seconded by Mr. Reese to authorize the Township Manager to advertise the 2021 Hot Mix Paving Program. Vote: 4-0. Motion carried.
- 11. Consideration to Approve the Purchase of a Sutphen Monarch Heavy-Duty Custom Engine – Tanker (Co-stars’ contract #013-0009) and Authorize the Township Manager to Execute all Needed Documents and Authorize the Director of Finance to Prepare Funding Options**
Mr. Logan made a motion seconded by Mr. Reese to approve the purchase of a Sutphen Monarch Heavy-Duty Custom Engine – Tanker for the purchase price of \$752,777.05 and to order the truck but to delay funding options until the 2022 budget. Vote: 4-0. Motion carried.
- 12. Consideration to Authorize the Purchase of Two (2) 2021 Mack Single Axel Cab & Chassis (\$101,776.22 each) for a Total Cost of \$203,552.44 from Watts Truck Center (Co-stars #025-066) and Authorize the Township Manager to Process and Sign all Needed Documents**
Mr. Logan made a motion seconded by Mr. Weimer to table the purchase of two (2) 2021 Mack Single Axel Cab & Chassis. Vote: 4-0. Motion carried.
- 13. Consideration to Authorize the Purchase of Two (2) Aluminum Dump Bodies/Hydraulics/Plow/Spreader/Computer System/Tarp/Upfit (\$84,792.00 each) for a Total Cost of \$169,584.00 from SSI (Stephenson Equipment) (Co-stars #025-021) and Authorize the Township Manager to Process and Sign all Needed Documents**
Mr. Logan made a motion seconded by Mr. Weimer to table the purchase of two (2) aluminum dump bodies/hydraulics/plow/spreader/computer system/tarp/upfit. Vote: 4-0. Motion carried.
- 14. Consideration to Approve the Following Department of Public Works Class Changes Set Forth by the Collective Bargaining Agreement Effective January 7, 2021 for the Following:**

 - a. Frank Casorio – Crew Leader
 - b. Scott Herrod – Crew Leader
 - c. Jeff McNeill – A Operator
 - d. Charles Orczeck – A Operator
 - e. Roger Altman – A.II 3 Operator

Mr. Logan made a motion seconded by Mr. Weimer to approve the listed Department of Public Works Class Changes Set Forth by the Collective Bargaining Agreement Effective January 7, 2021 stating that the appointments for these class changes are for the current bargaining agreement and may not be pursuant to a new bargaining agreement. Vote: 4-0. Motion carried.

15. Consideration to Authorize the Township Solicitor to Enter into a Stipulated Settlement Agreement on Tax Assessment Appeal for Provision Company LLC – Tax Map #50-21-09-0-001 – Case No. 6898 of 2012

Mr. Weimer made a motion seconded by Mr. Reese to authorize the Township Solicitor to enter into a Stipulated Settlement Agreement on Tax Assessment Appeal for Provision Company LLC – Tax Map #50-21-09-0-001 – Case No. 6898 of 2012. Vote: 4-0. Motion carried.

16. Consideration to Approve the Following Emergency Service Applications as Members of the Hempfield Township Fire Department, to be effective Upon the Township Receiving a Physical Report from the Township Physician Stating that the Individual is Capable of Performing Activities Related to the Appointed Position and Successful Criminal History and Act 153 Clearance Requirements

Name	Position	Department
Steven J. Nelson	Sr. Firefighter	Bovard
Micah J. Ritenour	Sr. Firefighter	High Park
Alexander V. Urbani	Sr. Firefighter	N Hempfield
Marissa O. Weyandt	Jr. Firefighter	Grapeville

Mr. Reese made a motion seconded by Mr. Logan to approve the above listed Emergency Service Applications as members of the Hempfield Township Fire Department to be effective upon the township receiving a physical report from the township physician stating that the individual is capable of performing activities related to the appointed position and a successful Criminal History and Act 153 Clearance. Vote: 4-0. Motion carried.

17. Consideration to Approve the 2021 Fire Police Event Schedule as Listed on Exhibit ‘A’

Mr. Reese made a motion seconded by Mr. Logan to approve the 2021 Fire Police Event Schedule as listed on Exhibit ‘A’. Vote: 4-0. Motion carried.

18. Consideration to Approve to Hire the Hempfield Township Parks & Recreation Winter 2021 Part-Time Seasonal Employees as Listed on Exhibit ‘B’

Mr. Logan made a motion seconded by Mr. Reese to approve to hire the Hempfield Township Parks & Recreation Winter 2021 Part-Time Seasonal Employees as listed on Exhibit ‘B’. Vote: 4-0. Motion carried.

19. Consideration to Approve Change Order #4 to Raffle Construction for the Hempfield Park Upper Field Renovations/Pavilion ‘F’ Construction – Contract 6/2020 – To Extend the Completion Date to May 1, 2021

Mr. Logan made a motion seconded by Mr. Weimer to approve Change Order #4 to Raffle Construction for the Hempfield Park Upper Field Renovations/Pavilion ‘F’ Construction – Contract 6/2020 – to extend the completion date to May 1, 2021. Vote: 4-0. Motion carried.

20. Consideration to Approve Change Order #3 in the Amount of \$(949.76) to Raffle Construction for the Hempfield Park Upper Field Renovations/Pavilion ‘F’ Construction – Contract 6/2020

Mr. Logan made a motion seconded by Mr. Weimer to approve Change Order #3 in the amount of \$(949.76) to Raffle Construction for the Hempfield Park Upper Field Renovations/Pavilion ‘F’ Construction – Contract 6/2020

- 21. Consideration to Approve Pay Estimate #4 in the Amount of \$79,438.21 to Raffle Construction for the Hempfield Park Upper Field Renovations/Pavilion 'F' Construction – Contract 6/2020**
Mr. Logan made a motion seconded by Mr. Weimer to approve Pay Estimate #4 in the amount of \$79,438.21 to Raffle Construction for the Hempfield Park Upper Field Renovations/Pavilion 'F' Construction – Contract 6/2020. Vote: 4-0. Motion carried.
- 22. Consideration to Approve Pay Estimate #5 in the Amount of \$66,488.22 to Raffle Construction for the Hempfield Park Upper Field Renovations/Pavilion 'F' – Contract 6/2020**
Mr. Weimer made a motion seconded by Mr. Reese to approve Pay Estimate #5 in the amount of \$66,488.22 to Raffle Construction for the Hempfield Park Upper Field Renovations/Pavilion 'F' – Contract 6/2020. Vote: 4-0. Motion carried.
- 23. Consideration to Approve Change Order #2 to Westmoreland Electric for the Hempfield Park Sports Lighting Installation – Contract 5/2020 – To Extend the Completion Date to May 1, 2021**
Mr. Logan made a motion seconded by Mr. Weimer to approve Change Order #2 to Westmoreland Electric for the Hempfield Park Sports Lighting Installation – Contract 5/2020 – to extend the completion date to May 1, 2020. Vote: 4-0. Motion carried.
- 24. Consideration to Approve Pay Estimate #3 in the Amount of \$1,531.87 to Westmoreland Electric for the Hempfield Park Sports Lighting Installation – Contract 5/2020**
Mr. Weimer made a motion seconded by Mr. Reese to approve Pay Estimate #3 in the amount of \$1,531.87 to Westmoreland Electric for the Hempfield Park Sports Lighting Installation – Contract 5/2020. Vote: 4-0. Motion carried.
- 25. Consideration to Approve Pay Estimate #1 in the Amount of \$25,000.00 to W. Construction for the Hempfield Township Municipal Building Fire Sprinkler System**
Mr. Logan made a motion seconded by Mr. Reese to approve Pay Estimate #1 in the amount of \$25,000.00 to W. Construction for the Hempfield Township Municipal Building Fire Sprinkler System. Vote: 4-0. Motion carried.

N. OLD BUSINESS

- 1. Consideration to Authorize the Township Fire Chief and Township Manager to Send a Letter Removing Jeannette EMS as a Primary Response Provider in Hempfield Township**
Mr. Weimer made a motion seconded by Mr. Reese to authorize the Township Fire Chief and Township Manager to send a letter removing Jeannette EMS as a Primary Response Provider in Hempfield Township. Vote: 4-0. Motion carried.

O. NEW BUSINESS – NONE

P. PROCLAMATION

- 1. State Representative Mike Reese**
- 2. Mr. George Reese, Fire Chief**

Q. SUPERVISORS COMMENTS

- Mr. Logan** – Thanked Melanie for providing the detail of the current debt situation and looks forward to the next work session to meet to create a strategic plan for the Township on multiple levels.
- Mr. Silvis** – Mentioned the casino having a four-million-dollar revenue and an article in the newspaper that talked about the casino.
- Mr. Weimer** – Asked residents to be cautious on the roads because of winter weather. He thanked the Public Works Department for being out and clearing roads and keeping us safe.

R. ADJOURNMENT

The regularly scheduled monthly meeting of the Hempfield Township Board of Supervisors was adjourned at 8:05 pm by Chairman, Mr. George Reese.

CHAIRMAN

SECRETARY