

HEMPFIELD

— TOWNSHIP —

BOARD OF SUPERVISORS MONTHLY PUBLIC MEETING

FEBRUARY 22, 2021 | 7:00 pm

Supervisors Present: Mr. George Reese
Mr. R. Douglas Weimer
Mr. Rob Ritson (via phone)

Mr. John Silvis
Mr. Tom Logan (via phone)

Staff Present: Mr. Jason Winters
Mr. Dan Schmitt
Mr. Anthony Kovacic

Mr. Scott Avolio
Mr. Patrick Karnash
Mrs. Callie Krueger

A. CALL TO ORDER & PLEDGE OF ALLEGIANCE

B. HEARINGS – *NONE*

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

1. Stanley Zyvith – Mr. Zyvith commended Deputy Chief Storey on creating the training document and thanked Chief Kovacic for the SOPs. He also asked about a death benefit for volunteers.
2. Eric Bell – 132 Half Paved Lane. Mr. Bell spoke about the proposed zone change for Valley Green and asked for clarification about the effect on abutting properties.
3. Duane Myers – 2148 Valley Green Road. Mr. Myers opposes the zone change for Valley Green. He discussed how the road is not set up for the traffic.
4. Jack Moyer – 1410 Brinkerton Road. – Mr. Moyer discussed the stormwater runoff and the stream that turns to a raging river during storms. He also stated that Valley Green is not wide enough for two cars.
5. Staci Neptune – 249 Albrights Lake Road. – Mrs. Neptune is opposed to the zone change for Valley Green. She feels that 128 houses on the Hempfield side is ridiculous and the roads can't handle it. She stated that snow removal was horrible this year and doesn't know why the township would add more roads that can't be maintained.
6. Todd Neptune – 249 Albrights Lake Road. – Mr. Neptune said that in 2014 that the area would be agriculture and no one voiced anything. He said he has to abide by the rules set forth by the Township and would like them to be for everyone. Mr. Neptune stated that the township will be paying for the infrastructure and the tax base won't cover it.
7. Christine Wentzel – 456 Albrights Lake Road. – Ms. Wentzel asked the supervisors to vote no on the zone change for Valley Green. She is concerned about the increase population, traffic, safety issues, noise, and light pollution.
8. Beth Garlitz – 126 Half Paved Lane. – Mrs. Garlitz asked if anyone had contacted the school district to question the population of the schools. She requested a buffer along her property and would like the least amount of homes and to keep the property agricultural.
9. Alfred Crimboli – 121 Possum Hollow Road – Mr. Crimboli requested a tractor sign on Rt. 136 and Possum Hollow Road for the intersection.
10. Gary Steib – 27 Saddlebrook Drive. – Mr. Steib would like to have the township correct the misleading article regarding the \$800,000 revenue.

11. Autumn Vinopal – 458 Lexington Drive. – Mrs. Vinopal reported that the Grandview Estates Phase II development is disruptive seven days a week and is a cause of anxiety. She would like to know if this development will be duplexes or low-income rentals. She also stated that all of the trees were cut down and that her son can no longer safely play in their backyard.
12. Lou Smail – 1069 Spruce Street. – Mr. Smail reported that the roads during snow removal this year were really bad and he called two supervisors about it. He said this is the worst they've ever been but noted that the drivers are doing their job so he blames the people in charge. He would like the supervisors to replace the retired workers.
13. Brian Miller – 456 Lexington Drive. – Mr. Miller expressed his concern over lack of communication between the developer of Grandview Estates and the other property owners. He would like to know the plans for what is being developed. He also was concerned about the large pile of dirt and runoff issues.
14. Joy Trainer – 443 Albrights Lake Road. – Ms. Trainer asked the people in the area of Valley Green who are Agricultural to stay Agricultural. She stated that the roads aren't good and is concerned about the increased traffic. She questioned the pesticides on the golf course and asked if they'd be removed or if they would be found in the homes being built there.
15. Don Tarosky, Jr. – Part of the ownership/applicant for the zone change for Valley Green. He would like to discuss all of the concerns from residents when the application for the subdivision comes in. He does believe that the residents have valid concerns.
16. Greg Saunders – 318 Price Street. – Members of his fire company and some others requested that he speak at the meeting regarding the new SOPs. Their fear is that they will become a paid fire company. Mr. Saunders mentioned a quote about rather having three good guys who are trained than twenty guys who are semi-trained. He stated that he would rather have twenty guys that he could pick to do a job than to have three guys show up. Volunteers run the stations, a lot of them are families.

D. EXECUTIVE SESSIONS

1. **January 25, 2021 – Personnel & Legal**
2. **February 8, 2021 – Personnel**
3. **February 12, 2021 – Personnel & Legal**
4. **February 17, 2021 – Personnel & Legal**

E. APPROVAL OF MINUTES

1. **Consideration to Approve the Minutes from the January 25, 2020 Hempfield Township Board of Supervisors Monthly Meeting**
Mr. Ritson made a motion seconded by Mr. Reese to approve the minutes from the January 25th, 2021 Hempfield Township Board of Supervisors Monthly Meeting. Vote: 5-0. Motion carried
2. **Consideration to Approve the Minutes from the February 12, 2021 Hempfield Township Board of Supervisors Special Meeting**
Mr. Ritson made a motion seconded by Mr. Reese to approve the minutes from the February 12, 2021 Hempfield Township Board of Supervisors Special Meeting. Vote: 4-0-1 abstain (Weimer). Motion carried.

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

- Mr. Jason Winters – Township Manager – Responded to Mr. Steib and stated he will look into the issue and provide details to the Board at the next meeting.
- Mr. Anthony Kovacic – Township Fire Chief – Standard Operating Procedures were discussed with Fire Chiefs, a training was provided online. ISO is a work in progress. Statistical data was provided for January.
- Mr. Patrick Karnash – Director of Planning and Zoning – A request was made for the non-building waiver was withdrawn for the Guzzy Plan.
- Mr. Dan Schmitt – Township Engineer – The annual paving contract is to be awarded. Westmoreland Distribution Park was developed by the County. The county is asking that those roads that they developed are added to the township's paving program and they would pay the costs of that work. In regards to the MS4

Program, the roads are currently being mapped. Over 4200 catch basins, 120 storm manholes, 1078 outfalls, and over 130 stormwater detention basins were located within the Township's infrastructure.

Mr. Scott Avolio – Township Solicitor -

G. TREASURER'S REPORT

H. PAYMENT OF BILLS

Consideration to Approve the following Payment of Bills:

1. **General Fund: \$499,352.06**
2. **Capital Reserve: \$15,000.00**

Mr. Weimer made a motion seconded by Mr. Silvis to approve the payment of bills as listed. Vote: 5-0.
Motion carried.

I. SCHEDULING OF HEARINGS – *NONE*

J. DECISIONS FROM HEARINGS – *NONE*

K. SUBDIVISION PLANS

1. Consideration to Approve Resolution No. 2021-41; Granting Final Approval for the Bair Subdivision – Plan No. 20210029

- **Location: Armstrong Road & North Greengate Road**
- **Purpose: Consolidate two (2) lots into one (1) lot**
- **Planning Commission Recommendation: 6-0**

Mr. Ritson made a motion seconded by Mr. Weimer to approve Resolution No. 2021-41. Vote: 5-0.
Motion carried.

2. Consideration to Approve Resolution No. 2021-42; Granting Final Approval for the GM Federal Acquisitions Lot Consolidation Subdivision – Plan No. 20210030

- **Location: Lots three (3) & four (4) New Stanton Distribution Park; 2000 Labonte Drive, New Stanton**
- **Purpose: Lot consolidation of lot three (3) & four (4) into one zoning lot**
- **Planning Commission Recommendation: 5-0-1**

Mr. Weimer made a motion seconded by Mr. Ritson to approve Resolution No. 2021-42. Vote: 5-0.
Motion carried.

3. Consideration to Approve Resolution No. 2021-43; Granting Final Approval for the Linda Constantine Consolidation Plan Subdivision – Plan No. 20210031

- **Location: From the intersection of Rt 30 and School Road. Go north to Sunview Avenue; Follow Sunview 800' to Cranberry Drive**
- **Purpose: Consolidate tax parcels 37 & 38 to create one (1) single zoned parcel**
- **Planning Commission Recommendation: 6-0**

Mr. Weimer made a motion seconded by Mr. Reese to approve Resolution No. 2021-43. Vote: 5-0. Motion carried.

4. Consideration to Approve Resolution No. 2021-44; Granting Final Approval for the Guzzy Plan 1 Subdivision – Plan No. 20200756

- **Location: 234 Waycross Road, Greensburg**
- **Purpose: Create two (2) lots. Lot #1 is being prepared for sale and to be built on Lot #2 to be sold at a later date**
- **Planning Commission Recommendation: 6-0**

Mr. Weimer made a motion seconded by Mr. Reese to approve Resolution No. 2021-44. Vote: 5-0. Motion carried.

5. Consideration to Approve Resolution No. 2021-45; Granting Final Approval for the Seanor – Church Lot Plan Subdivision – Plan No. 20200757

- **Location:** 131 Seanor Church Road
- **Purpose:** Create a single non-buildable lot
- **Planning Commission Recommendation:** 6-0

Mr. Weimer made a motion seconded by Mr. Ritson to approve Resolution No. 2021-45. Vote: 5-0. Motion carried.

6. Consideration to Approve Resolution No. 2021-46; Granting Final Approval for the Rich – Springer Subdivision – Plan No. 20200766

- **Location:** Intersection of Baughman Avenue - Hopewell Street Penn High Park Road
- **Purpose:** Subdivide into two (2) parcels
- **Planning Commission Recommendation:** 6-0

Mr. Weimer made a motion seconded by Mr. Reese to approve Resolution No. 2021-46. Vote: 5-0. Motion carried.

L. SITE PLANS – NONE

M. ITEMS FOR ACTION TO BE TAKEN

1. Consideration to Approve Resolution No. 2021-47; Authorizing a Lease Agreement with Pittsburgh Cricket Association (PCA) for the 2021 Season and Authorize the Township Manager to Sign all Needed Documents

Mr. Weimer made a motion seconded by Mr. Ritson to approve Resolution No. 2021-47. Vote: 5-0. Motion carried.

2. Consideration to Approve Resolution No. 2021-48; Authorizing the Application of the Westmoreland County Demolition Program for the Demolition of Residential Structures at 113 Sterling Run Lane and 4377 State Route 136

Mr. Reese made a motion seconded by Mr. Weimer to approve Resolution No. 2021-48. Vote: 5-0. Motion carried.

3. Consideration to Approve Awarding the Bid for 2021 Hot Mix Paving Program – Contract 3/2021. The Following Bids Were Received and Opened on Wednesday, February 17, 2021

Company	Bid Total
Derry Construction Co Inc	\$1,190,340.00
Tresco Paving Corp	\$1,362,712.00
East American, Inc	\$1,503,766.05
A. Liberoni	\$1,518,815.70
Mele Mele & Sons	\$1,713,815.00

Mr. Weimer made a motion seconded by Mr. Ritson to approve awarding the bid for 2021 Hot Mix Paving Program – Contract 3/2021 to Derry Construction Co. Inc. for the bid amount of \$1,190,340.00. Vote: 5-0. Motion carried.

4. Consideration to Approve Change Order #5 in the Amount of \$2,214.00 to Raffle Construction for the Hempfield Park Upper Field Renovations/Pavilion “F” Construction – Contract 6/2020

Mr. Weimer made a motion seconded by Mr. Reese to approve Change Order #5 in the amount of \$2,214.00 to Raffle Construction for the Hempfield Park Upper Field Renovations/Pavilion “F” Construction – Contract 6/2020. Vote: 5-0. Motion carried

5. **Consideration to Approve Pay Estimate #6 in the Amount of \$75,557.67 to Raffle Construction for the Hempfield Park Upper Field Renovations/Pavilion “F” Construction – Contract 6/2020**
Mr. Weimer made a motion seconded by Mr. Reese to approve Pay Estimate #6 in the amount of \$75,557.67 to Raffle Construction for the Hempfield Park Upper Field Renovations/Pavilion “F” Construction – Contract 6/2020. Vote: 5-0. Motion carried.
6. **Consideration to Approve Pay Estimate #4 in the Amount of \$49,953.38 to Westmoreland Electric for the Hempfield Park Sports Lighting Installation – Contract 5/2020**
Mr. Weimer made a motion seconded by Mr. Ritson to approve Pay Estimate #4 in the amount of \$49,953.38 to Westmoreland Electric for the Hempfield Park Sports Lighting Installation – Contract 5/2020. Vote: 5-0. Motion carried.
7. **Consideration to Authorize the Township Solicitor to Enter into a Stipulated Settlement Agreement on Tax Assessment Appeal for Colton Enterprises (Tax Map #50-22-00-0-282) for Case No. 5188 of 2018**
Mr. Reese made a motion seconded by Mr. Weimer to authorize the Township Solicitor to enter into a Stipulated Settlement Agreement on Tax Assessment Appeal for Colton Enterprises (Tax Map 50-22-00-0-282) for Case No. 5188 of 2018. Vote: 5-0. Motion carried.
8. **Consideration to Authorize the Township Manager to Bid the 2021 CDBG Paving Project – North Greengate Road Area**
Mr. Weimer made a motion seconded by Mr. Ritson to authorize the Township Manager to bid the 2021 CDBG Paving Project – North Greengate Road Area. Vote: 5-0. Motion carried.
9. **Consideration to Authorize the Township Manager to Bid the ARLE School Zone Areas**
Mr. Weimer made a motion seconded by Mr. Reese to authorize the Township Manager to bid the ARLE School Zone Areas. Vote: 5-0. Motion carried.
10. **Consideration to Authorize the Township Manager to Advertise the Position of Director of Finance**
Mr. Weimer made a motion seconded by Mr. Reese to authorize the Township Manager to advertise the position of Director of Finance. Vote: 5-0. Motion carried.

N. OLD BUSINESS

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. Ritson made a motion seconded by Mr. Logan to approve Ordinance No. 2021-01. Vote: 5-0. Motion carried.
2. **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. Ritson made a motion seconded by Mr. Logan to deny Resolution No. 2021-35. Vote: 5-0. Motion carried.
3. **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. Reese to table the purchase of two 2021 Mack Single Axel Cab & Chassis for a total cost of \$203,552.44 from Watts Truck Center (Co-Stars #025-066). Vote: 5-0. Motion carried.

4. 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. Reese to table the purchase of two Aluminum Dump Bodies/Hydraulics/Plow/Spreader/Computer System/Tarp/Upfit for a total cost of \$169,584.00 from SSI (Co-Stars #025-021). Vote: 5-0. Motion carried.

O. NEW BUSINESS

P. PROCLAMATION

Q. SUPERVISORS COMMENTS

Mr. Weimer – Appreciates the public coming to meetings to give their input. Thanked the Volunteer Fire Fighters for their comments and noted that the Township has been trying for several years to improve ISO ratings. He also thanked the Public Works Department.

Mr. Logan – Appreciates Mr. Tarosky coming to the meeting and looks forward to future meetings with him.

Mr. Silvis – Noted that change is hard to accept but considers it progress. Sends condolences to the Svetkovich family.

R. ADJOURNMENT

The regularly scheduled meeting of the Hempfield Township Board of Supervisors was adjourned at 8:10 pm by Chairman Mr. George Reese.

CHAIRMAN

SECRETARY