

**HEMPFIELD TOWNSHIP BOARD OF SUPERVISORS**  
**MONTHLY MEETING**  
**FEBRUARY 26, 2018**  
**7:00 PM**

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

Staff Present:                      Mr. Jason Winters                      Mr. Dan Schmitt  
                                 Mr. Doug Cisco                                      Mr. Scott Avolio  
                                 Mr. Bruce Beitel                                      Mrs. Melanie Phillips  
                                 Mrs. Callie Krueger

**1. CALL TO ORDER AND PLEDGE TO THE FLAG**

The regularly scheduled Monthly Meeting of the Hempfield Township Board of Supervisors, held at the Hempfield Township Municipal Building, was called to order at 7:04 p.m. by Chairman, George Reese.

**2. HEARINGS**

**a. Zone Change – Verdant Holdings**

**Gary Falatovich** – Good evening, my name is Gary Falatovich, I'm an attorney from Greensburg. I am here this evening to represent Verdant Holdings, LLC. I am also here with Steve Jecker, who is a principal of Verdant along with Melissa Giddy who is the Westmoreland County Solicitor and Greg McClosky who is also here from the County. Just to give you a little overview of what we are thinking to do. We have a little blow up of the zoning map of this property. This is the location of the old SCI Greensburg Prison facility. The property itself which would encompass the Verdant Property is the old Greensburg Correctional Institute is already zoned Regional Commercial as is the property next to it that encompasses the Westmoreland Manor, the Juvenile Detention facility, and also the county jail. What we are talking about rezoning is a very small parcel of ground right here that I believe is institutional zoned. The property itself is comprised of 96 acres of ground and this is lot A in this particular plan. The only portion of the property that is not zoned regional commercial is a small portion of the Verdant 96 acre parcel and a small portion of Lot B which belongs to Westmoreland County. Whenever the property was rezoned several years ago through the Township a couple of the parcels were missed. There is a small institutionally zoned, I'm sorry, Light Industrial zoned that runs along Route 119. I think your zoning map actually shows that Regional Commercial parcel as extending the whole way down to Route 119 and then this small area here which is Institutional zone. So all we are trying to do is clean up this particular parcel, clean up these two zoning classifications to allow for the future development of the site. We, Westmoreland County, is in agreement with this proposal, we have correspondence from the county communicating their consent to this particular plan which I will provide to your solicitor and I also have smaller versions of the map to show the location of the property and what we are attempting to rezone. It is really a very straight forward and cut and dry request. Most of the property is already RC zoning classification. There is not much more to say except that we are trying to clean up the site to facilitate its overall development. Expected development as I'm sure you're aware, we have filed a request for, to develop the site as a special exception use through the Zoning Hearing

Board and we have a hearing that will be coming up through the board on March the thirteenth, and that's when we will get into the overall site development. Any questions gentleman?

**George Reese** – Anyone have any questions? No questions

**Scott Avolio** – Okay. Do we have anyone else testifying?

**Mr. Falatovich** – Not unless it's necessary. The request is a very, very straight forward request and it doesn't really involve the overall development of the site. If anybody has any questions concerning that, that's fine, but all we are really trying to do is clean up about 6 acres of ground overall out of 102 acres of the property.

**Mr. Avolio** – Thanks, I'm just going to put into the record that the advertisements were provided in the law journal and the Tribune Review and the county planning department was put on notice thirty days prior to this hearing. And then I would say that, Mr. Chairman, if there is anybody that wishes to testify on this matter, if not, we can close the record.

**Mr. Reese** – Okay, is there anyone else that would like to testify regarding this matter this evening?

**Mr. Falatovich** – These are the smaller versions of the map which we can put into evidence and a copy of correspondence from the county commissioners indicating that they are joining in on this request with respect to Lot B, the 6 acre parcel and a copy of the deed to the 96 acre parcel showing that Verdant is the current owner.

**Mr. Avolio** – That is added to the record, marked as applicant 1, 2, and 3. With that, Mr. Chairman, you can close the hearing. This item will be up for vote later on in decisions of hearings, I think it's listed as item 2 in the agenda.

**Mr. Reese** – Very good. Thank you.

**Mr. Falatovich** – Thank you.

### **3. CITIZENS COMMENTS (As Per Resolution #2012-24)**

**Greg Saunders** – Fire Chief of Bovard Fire Company. Mr. Saunders read a letter requesting the board to purchase an engine that was verbally agreed upon two years ago. He would like assistance purchasing the engine. – See attached letter.

**Lou Smail** – 1069 Spruce Street. Mr. Smail spoke regarding Excelsa Health and said that the Board of Supervisors was pushing for the construction and stated that Excelsa Health owes taxpayers 3 million dollars.

**Donald Thoma** – 132 Burbank Drive. Mr. Thoma gave a speech regarding volunteers and dwindling numbers and the Township has standards they need to meet in order to serve the community.

### **4. EXECUTIVE SESSIONS**

Mr. Reese stated that an Executive Session was held for personnel matters on February 21, 2018.

### **5. APPROVAL OF MINUTES –**

**a. Supervisors Monthly Meeting – January 22, 2018**

**b. Special Public Meeting – February 21, 2018**

Mr. Ritson made a motion, seconded by Mr. Silvis, to approve the meeting minutes from January 22, 2018 and February 21, 2018. Vote: 5-0. Motion carried.

### **6. STAFF REPORTS -- (Written reports distributed prior to meeting)**

**Jason Winters** – Parks and Recreation – Mr. Winters stated that basketball is ended, indoor soccer ended and the department is getting ready for the Spring/Summer programs. The programming coordinator is working to redo the program structure and a more detailed summer day camp schedule.

- Public Safety – Bureau of Fire met in February

**Bruce Beitel** – SAFER Grant – Updates were given regarding working group committee monthly meetings, physical program quotes, marketing and website, Westmoreland County Community College, and rosters.

**Doug Cisco** – Public Works – A Pavement Management Assessment was completed by ARA of the Township roads, the report was presented to the board last Wednesday. There will be a review of the findings and a list of the roads that will be included in the 2018 Hot Mix Program and the Tar and Chip Program and the In-House Pave Program will be available next month. Road stabilization is still taking place due to the large amount of rain. West Point pond update – weather conditions have it on hold because of muddy conditions.

**Dan Schmitt** – Engineer – Bids for the Redgrave/Holly Dr. culvert replacements will be opened on March 14<sup>th</sup>.

**Scott Avolio** – Solicitor – to add to written report: Approval for potential for small water grant project on Peters Road, a Resolution in support of the development and operation of a mini casino as well as the Resolution to destruct a number of records which are eligible for destruction, and to add Mr. Karnash to the position of alternate SEO.

**Melanie Phillips** – Finance – Year end results: under budget on expenses and over projections on revenues. Noted the area of concern is the 40% decline in building permits over the last three years.

## **7. TREASURER'S REPORT**

### **8. PAYMENT OF BILLS –**

- a. General Fund--\$927,520.01**
- b. Light District Account--\$5,073.59**
- c. Recreation Account--\$262.50**

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

### **9. SCHEDULING OF HEARINGS –**

- a. Luxor Development - Agricultural Security - March 26, 2018 at 7 p.m.**

Mr. Ritson made a motion, seconded by Mr. Weimer to schedule the Luxor Development Agricultural Security hearing for March 26, 2018 at 7:00 p.m. Vote: 5-0. Motion carried.

### **10. DECISIONS FROM HEARINGS –**

- a. Penneco Conditional Use – NO MOTION**

- b. Consideration to Approve Ordinance No. 2018-01; Changing the Designation of Part of the Township from (RC) Regional Commercial/ (LC) Local Commercial/ (I) Industrial to (RC) Regional Commercial – Mr. Ritson made a motion, seconded by Mr. Logan to approve Ordinance No. 2018-01. Vote: 5-0. Motion carried.**

### **11. SUBDIVISION PLANS – None**

### **12. SITE PLANS –**

- a. Consideration to Approve Resolution No. 2018-39; Granting Final Conditional Site Plan Approval for the Proposed Aldi-Greensburg – Store No. 41, Planning Commission Vote: 4-0**  
Mr. Weimer made a motion, seconded by Mr. Logan, to approve Resolution No. 2018-39. Vote: 5-0. Motion carried.

### **13. ITEMS FOR ACTION TO BE TAKEN**

- a. **Consideration to Approve Resolution No. 2018-40; Authorizing a Tax Refund in the Amount of Six Dollars 00/100 (\$6.00) to Harry A. Materna, Tax Map No. 50-13-00-0-178-99-065** – Mr. Ritson made a motion, seconded by Mr. Weimer, to approve Resolution No. 2018-40. Vote: 5-0. Motion carried.
- b. **Consideration to Approve Resolution No. 2018-41; Authorizing a Tax Refund in the Amount of Six Dollars 61/100 (\$6.61) to Richard V. Sanner, Trustee, Tax Map No. 50-26-00-0-059** – Mr. Logan made a motion, seconded by Mr. Weimer, to approve Resolution No. 2018-41. Vote: 5-0. Motion carried.
- c. **Consideration to Approve Resolution No. 2018-42; Authorizing Signatories to Documents Relative to Township Bridge Projects** – Mr. Weimer made a motion, seconded by Mr. Ritson, to approve Resolution No. 2018-42. Vote: 5-0. Motion carried.
- d. **Consideration to Approve Resolution No. 2018-43; Authorizing Signatories for the Execution of the Route 119 Interchange Lighting Maintenance Agreement** – Mr. Logan made a motion, seconded by Mr. Ritson, to approve Resolution No. 2018-43. Vote: 5-0. Motion carried.
- e. **Consideration to Approve Resolution No. 2018-44; Authorizing the Release of Financial Security for Hempfield Land Development** – Mr. Ritson made a motion, seconded by Mr. Weimer, to approve Resolution No. 2018-44. Vote: 5-0. Motion carried.
- f. **Consideration to Approve Resolution No. 2018-45; 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. 2018-45. Vote: 5-0. Motion carried.
- g. **Consideration to Approve Resolution No. 2018-46; Authorizing the Disposition and Destruction of Specific Records as Per Exhibit “A”** – Mr. Logan made a motion, seconded by Mr. Weimer to approve Resolution No. 2018-46. Vote: 5-0. Motion carried.
- h. **Consideration to Approve Resolution No. 2018-47; Replacing and Appointing a Certified Alternate Sewage Enforcement Officer (Replaces Bill Roberts with Patrick Karnash)** Mr. Logan made a motion, seconded by Mr. Weimer, to approve Resolution No. 2018-47. Vote: 5-0. Motion carried.
- i. **Consideration to Approve Resolution No. 2018-48; In Support of the Development and Operation of a Mini Casino Within the Township of Hempfield** – Mr. Ritson made a motion, seconded by Mr. Reese, to approve Resolution No. 2018-48. Vote: 5-0. Motion carried.
- j. **Consideration to Approve Resolution No. 2018-49; Requesting A Grant Through the PA Small Water and Sewer Program for a Water Line Expansion Project** – Mr. Ritson made a motion, seconded by Mr. Reese, to approve Resolution No. 2018-49, requesting a grant through the PA Small Water and Sewer Program for a water line expansion project on Peters Road in Hempfield Township. Vote: 3-2. Motion carried.
- k. **Consideration of a Motion to Approve the Hempfield Township Portion of \$27,562.19 for the Harhai Road Bridge Replacement Project to Mount Pleasant Township** – Mr. Logan made a motion, seconded by Mr. Ritson, to approve the Hempfield Township portion of \$27,562.19 for the Harhai Road Bridge replacement project to Mount Pleasant Township. Vote: 5-0. Motion carried.

- l. Consideration of a Motion to Approve the 2018 Fee Schedule** – Mr. Logan made a motion, seconded by Mr. Ritson, to approve the 2018 Fee Schedule. Vote: 5-0. Motion carried.
- m. Consideration to Approve Pay Estimate #15 in the Amount of \$58,293.86 (Hempfield Township Portion) for Fort Allen/Union Cemetery Sanitary/Storm Lining Project** – Mr. Logan made a motion, seconded by Mr. Ritson to approve pay estimate #15 in the amount of \$58,293.86 for Fort Allen/Union Cemetery Sanitary/Storm Lining Project. Vote: 5-0. Motion carried.
- n. Consideration to Approve Change Order #1 in the Amount of \$3,888.45 for Bathroom Renovations (ADA Compliance) – Contract 7/2017** – Mr. Logan made a motion, seconded by Mr. Reese to approve change order #1 in the amount of \$3,888.45 for bathroom renovations. Vote: 5-0. Motion carried.
- o. Consideration to Approve Pay Estimate #1 in the Amount of \$8,944.60 for Bathroom Renovations (ADA Compliance) – Contract 7/2017** – Mr. Logan made a motion, seconded by Mr. Ritson to approve pay estimate #1 in the amount of \$8,944.60 for bathroom renovations. Vote: 5-0. Motion carried.
- p. Consideration to Approve the Purchase of One (1) XL 4100V Gradall Hydraulic Excavator in the Amount of \$384,330.00 from Highway Equipment Company – Co Stars Vendor Number – DR-549** – Mr. Logan made a motion, seconded by Mr. Ritson to Approve the purchase of one XL 4100V Gradall Hydraulic Excavator in the amount of \$384,330.00 from Highway Equipment Company. Vote: 5-0. Motion carried.
- q. Consideration of a Motion to Amend the Employment Agreement with Matthew Cunningham to Set the Annual Compensation Salary of \$45,000 for Fiscal Year 2018 and Amend the Vacation Schedule to Reflect the Policy Set Forth Within the Full-Time Employee Handbook** – Mr. Logan made a motion, seconded by Mr. Reese to Amend the Employment Agreement with Matthew Cunningham as set forth above. Vote: 5-0. Motion carried.
- r. Consideration to Approve the Following Emergency Service Applications as Members of the Hempfield Township Bureau of Fire, 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**

<b>1. Alexa DeFrank</b>	<b>Sr. Firefighter</b>	<b>Carbon</b>
<b>2. Samuel Miller</b>	<b>Sr. Firefighter</b>	<b>Grapeville</b>
<b>3. Garrin Stiffler</b>	<b>Sr. Firefighter</b>	<b>Grapeville</b>
<b>4. John Breegle</b>	<b>Sr. Firefighter</b>	<b>Grapeville</b>
<b>5. Shaun Teacher</b>	<b>Sr. Firefighter</b>	<b>Hempfield #2</b>
<b>6. Derek Manley</b>	<b>Sr. Firefighter</b>	<b>Hempfield #2</b>
<b>7. Justin Schell</b>	<b>Sr. Firefighter</b>	<b>Hempfield #2</b>
<b>8. Brittany Doak</b>	<b>Sr. Firefighter</b>	<b>Midway/St Clair</b>

Mr. Ritson made a motion, seconded by Mr. Logan to approve Alexa DeFrank as a member of the Hempfield Township Bureau of Fire, 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. Vote: 4-0-1 abstain (Reese).

Mr. Ritson made a motion, seconded by Mr. Logan, to approve the above listed applicants (numbers 2 through 8) as members of the Hempfield Township Bureau of Fire 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. Vote: 5-0. Motion carried.

#### ***14. OLD BUSINESS***

**a. Consideration to Approve Resolution No. 2018-21; Which Appoints a Member to the Hempfield Township Planning Commission**

Mr. Weimer made a motion to table Resolution No. 2018-21, seconded by Mr. Ritson. Vote: 5-0. Motion carried.

- b.** Mr. Weimer wanted to clarify the Director of Public Safety position and verify that it will be voted on. It had been determined that it was advertised and the deadline for applications is March 16<sup>th</sup>.
- c.** Mr. Weimer asked about advertising the Township Manager position, the advertisement is not complete.
- d.** Meeting with School Board – meeting March 6<sup>th</sup>, Supervisor Reese and Supervisor Ritson will meet with members of School Board.

#### ***15. NEW BUSINESS***

- a. Consideration of a Motion to Create an Infrastructure Improvement Plan in Preparation for the October Small Water and Sewer Grant through the CFA** – Mr. Weimer made a motion, seconded by Mr. Logan to approve creating an infrastructure improvement plan in preparation for the October Grant Period for the Small Water and Sewer Grant through the CFA. Vote: 5-0. Motion carried.

#### **CITIZENS COMMENTS**

**Dan Saunders** – Mentioned that if we do add water to areas of Hempfield Township that do not have water, it could help the township's ISO rating.

- b.** Mr. Weimer spoke on behalf of the obligation to the community and Public Safety regarding the Bureau of Fire and asked if there will be another meeting to discuss how the Bureau will be structured and working.

#### ***16. PROCLAMATIONS***

- a. Tyler James Williams – Eagle Scout**

#### ***17. SUPERVISORS' COMMENTS***

**John Silvis** – Mr. Silvis commended Bruce Beitel for his report on the SAFER Grant and his contributions to the Township. He also commended Jason Winters on taking the Interim Manager position.

**Tom Logan** – Mr. Logan asked for an Executive Session after the public meeting.

**Rob Ritson** – Mr. Ritson asked for an Executive Session after the public meeting for a personnel matter. Mr. Ritson also commented on the Board's discussions on the water and sewer as well as the casino because of the lack of planning and permits in the community.

**Douglas Weimer** – Mr. Weimer asked that Mr. Ritson impress upon the School Board that they need to have the most up to date facilities and curriculum that is attractive to new families. Mr. Weimer

welcomed Mr. Winters as the Interim Township Manager and complimented the Public Works Department on all of the work they've had to do this winter. In regards to a citizen comment from earlier, Mr. Weimer noted that Excela asked for RACP money and the application was for a property behind Sam's Club and at the time, he and the Township was in support of the RACP money because of economic development and the new jobs it would bring.

***18. ADJOURNMENT***

The Regularly Scheduled Monthly Meeting of the Hempfield Township Board of Supervisors, held at the Hempfield Township Municipal Building, was adjourned at 8:45 p.m. with a motion made by Mr. Reese and seconded by Mr. Logan.

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CHAIRMAN

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SECRETARY