

**TOWNSHIP OF NORTH HUNTINGDON, BOARD OF COMMISSIONERS
SPECIAL MEETING, THURSDAY, JULY 14, 2022, 7:00 P.M.
11279 Center Highway, North Huntingdon, PA 15642
Presiding Officer – Zachary Haigis, President, Board of Commissioners**

CALL TO ORDER

Commissioner Haigis called the meeting to order at 7:09 P.M.

ROLL CALL

Commissioner Stump Present
Commissioner Atwood Present
Commissioner Gray Present
Commissioner Zona Present
Commissioner Wengrzyn Present
Commissioner Gass Present
Commissioner Haigis Present

Also Present:
Harry Faulk
Mike Turley
Solicitor Chelsea Dice
Ryan Fonzi
Lt. McCurdy
Bob Robinson

PLEDGE OF ALLEGIANCE

CITIZENS INPUT

Rus Heyz – 12410 Linshan Drive – states he is the current Zoning Hearing Board Chairman taking over for Jacqueline Willis since last year. He states she has turned in her resignation and notes that she has done a lot of work for the Township and she is owed a boatload of thank you's. He states she served over twenty years. He also states there is a void in the Zoning Hearing Board, but can get through with the four currently on the Board.

RESPONSE TO CITIZENS INPUT

Commissioner Haigis appreciates her service and thanks her. Commissioner Stump would like to see the Board send a letter of thank you to Jacqueline Willis.

Work Sessions Discussion Topics

- 1) Motion to hire and extend a conditional offer to Michael Kemple to the position of Probationary Police Officer as Identified by MPOETC and Act 57 of 2020 and shall undergo a Physical, Drug Screen, Psychological and any corresponding background checks.

Motion: Commissioner Gray
Second: Commissioner Zona

Motion to approve.

Motion carried 7 – 0 – 0

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- 2) Motion to accept the resignation of Jacqueline Willis from the Zoning Hearing Board.*

Motion: Commissioner Stump

Motion to accept her resignation with thank you's and regrets.

Second: Commissioner Zona

Motion carried 7 – 0 – 0

- 3) Motion to advertise for letters of interest for the Zoning Hearing Board.

Commissioner Gray recommends to wait a month or two. Commissioner Zona agrees and suggests to hold off. Commissioner Atwood suggests to accept any applications that come in but don't advertise until a later time.

- 4) Motion to approve Resolution No. 123 authorizing the Township Manager to execute PennDot form M-950AAA for a Highway Occupancy Permit for drainage for the Barnes Lake Veterinary Project.*

Motion: Commissioner Wengrzyn

Motion to approve the resolution.

Second: Commissioner Gass

Commissioner Gray asks Mike Turley to give some background on this project as he is not familiar. Mike Turley states this is the animal hospital on Barnes Lake Road and being a State road needs a highway occupancy permit.

Motion approved 7 – 0 – 0

- 5) Refund of Business Gross Receipts Tax for East Coast Risk Management, LLC.*

Manager Faulk states East Coast made an overpayment in the total amount of \$9,060.16. Commissioner Wengrzyn asks how or why the payment was made since they are not in North Huntingdon Township. Manager Faulk states it is possible that it was sent to us in error and was caught by an audit.

Motion: Commissioner Wengrzyn

Motion to refund.

Second: Commissioner Gray

Motion carried 7 – 0 – 0

- 6) Tax Collector Office Lease.*

Commissioner Zona states the current rental agreement currently pays one hundred fifty six dollars per month. The agreement was signed in January 2002 and still in effect. He states the current market value in rental property is twelve to thirteen dollars per square foot. He proposes to charge the tax office ten dollars per square foot totaling six thousand four hundred twenty dollars per year or five hundred thirty five dollars per month starting January 1, 2023. Commissioner Atwood asks if the ability to regulate rate if the window is open would be charged a lower rate. Solicitor Chelsea Dice states legally if it is put in the agreement that the window would be monitored could charge

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a lower rate, however someone would need to monitor the window and when the office is open. Commissioner Zona states he likes that suggestion but who would monitor the window. Commissioner Stump agrees and suggests to round the rental rate to five hundred dollars per month and six thousand dollars per year. Commissioner Zona agrees and will make that adjustment to his motion next week. Commissioner Haigis states ultimately the goal is to have the tax office open to service residents and he is afraid the new rate will cause the tax office to move to a home office and the residents will not be served at all plus would have to bring her house up to code. Commissioner Stump asks if a home-based business can have customers go without having a permit. Director Fonzi states usually it is regulated by permit but how would you monitor how many people are paying their taxes there.

7) North Huntingdon Township Towing Contract.*

Manager Faulk states this contract expired in 2018 with Fix's Body Shop and Lenhart's Towing Service. The proposed new rates are included in the contract. Commissioner Atwood asks if the additional charge for the Township vehicle went way up, but everything else is very reasonable. Lt. McCurdy states both towing companies are present and can answer any questions. Nick Lenhart, owner of Lenhart's Service Center, states before, there was no cost to tow Township vehicles / police cars. As everyone knows, costs of labor, diesel, insurance, etc. have all increased and the increases are to offset those costs. Manager Faulk states this will be placed on the agenda for next week to vote.

8) Letters of Interest for the Recreational Advisory Board.*

Manager Faulk states he has received letters of interest for the Recreation Board. Commissioner Atwood asks how many open spots are to be filled. Manager Faulk states he believes one spot is to be filled but can double check with Dan Miller.

9) Financing the Street Sweeper.*

Manager Faulk states the new street sweeper has been received and now has to be paid for. Commissioner Zona asks if this is time-sensitive and needs to be voted on tonight. Manager Faulk states it does not need to be voted on tonight. He states Somerset Trust would not honor the rate that was approved last year due to the economy, but still came in the lowest rate at 2.59% with annual payments of \$61,879.00 for the next five years. Commissioner Stump asks if the cost of the street sweeper could come out of the recovery money. Manager Faulk states it can come out of those funds, but does not recommend that. He recommends annual payments.

10) 2022 Budget Update.*

Manager Faulk provided the Board with a spreadsheet of where we currently are at on the budget and are currently meeting with all Department Directors.

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- 11) Recommendation from the Engineer for full release of Bond No. 66346883 for 11065 Parker Drive in the amount of \$117,000.00.
- 12) Recommendation from Engineer for release of \$451,404.55 for Tuscan Hills V & VI Grading Bond.

Commissioner Haigis asks if the grading bond includes the grading the faces Hahntown Wendel Road because there have been a few issues with heavy storms. Bob Robinson states there were some issues that the developer's contractor has been working with the property owners and all issues have been satisfied.

PLANNING / ENGINEERING TOPICS:

- 1) **S-13-2022: Freidhof Consolidation, Armstrong Street, R-1 Zoning**
**Proposed lot consolidation involving two adjoining lots on Armstrong Street.*

Director Fonzi states Mark Freidhof owns both lots and would like to consolidate to put up a shed. Planning Commission recommended for approval.

- 2) **SP-06-2022: NHTMA Yough WWTP Improvements, Turner Valley Road, R-3 Zone**
**Proposed major land development located in Turner Valley Road at existing Youghiogheny Wastewater Treatment Plant.*

Director Fonzi states NHTMA is looking to upgrade their entire system with new technology and new buildings with demolitions onsite of older buildings, retaining walls, and tanks with UV lights to disinfect. He states this will happen in phases but need approvals to get the stormwater looked at. They are also requesting three waivers, the first being to waive the financial guarantee, secondly is to not do the concrete boundary corners and thirdly is to waive landscaping because certain landscapes can attract insects, leaves falling into the tanks etc. Director Fonzi states the three waivers were granted when they built a couple years ago. Mr. Branthoover, the General Manager, is present to answer any questions. Commissioner Gass asks about the landscaping waiver and Mr. Branthoover states landscaping can attract sewer flies and trap flies. Vegetation encourages nests to be built around the plant. Commissioner Atwood asks if there is anything that could be used that wouldn't encourage nesting. Mr. Branthoover states the plan to plant vegetation along Mike Road property lines to create a buffer for the residents, but not around the treatment plant. The Planning Commission recommends approval.

- 3) **SP-02-2021: Urban Properties, Logan Road/SR 30, C-1 Zoning-Waiver Request**
**Proposed major land development requesting two waivers.*

Director Fonzi states this is on the Township's western border and this was conditionally approved for a commercial building with the use still undetermined, but in the review / approval process, there was some mis-communication in that the applicant was made aware that they were in need of a couple of waivers and the applicant assumed those waivers were part of the approval. He states the waivers were never brought forth to the Planning Commission or Board of

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Commissioners, therefore were not approved with the resolution. Director Fonzi states the applicants are present and will present the three waivers. The first request is to waive the exterior concrete boundary corners, secondly is to waive off street parking. Ed Urban, from Urban Properties, states they have been trying to develop this property for two years that has slopes all around it so it limits the building area which also limits parking. He states they would like six parking spots on East Drive. Commissioner Gass asks if there is a spring that is dumping water onto the road creating icy conditions in the winter. Mr. Urban states he is unaware of that. Commissioner Stump asks what are the plans for the property. Mr. Urban states right now they have designed a thirty five hundred square foot building with four garage doors, that could house a billiard place or fitness gym. Commissioner Zona asks if the parallel parking is approved, how would the visitors access the property. Mr. Urban states that likely will be employee parking. Commissioner Gray asks if the guiderail will remain and Mr. Urban states yes. Commissioner Gray asks how room is between the guiderail and a vehicle and can you open a passenger side door. Mr. Urban states it is at least twelve feet and you can open a passenger side door. Director Fonzi shares Don Housley's comments and he had concerns about when the road is paved and there is a wedge curb and will that trap stormwater or icy conditions. Commissioner Stump states a copy of the deed should be shared to know what the Township owns in this area and to not incur liability. Director Fonzi states he can research this.

OLD BUSINESS:

Commissioner Zona asks Mike Turley for an update on the new things being looked at with Waste Management. Mike Turley states there have been some complaints on the senior bag program with animals getting into the bags. He was looking into different options with Waste Management on using a different / smaller can for the one bag program but are different issues with that. He states he is still working out the details and will get back to the Board to discuss. Commissioner Stump states if using the 32 gallon size cart, how would Waste Mgt know who was on the senior discounted rate verses the senior one bag option. Also, why can't a can without a top being marked for the senior one bag program so animals can't get it. There is also a problem with seniors not being able to push the 32 gallon cart. Commissioner Haigis states he is interested on what Waste Mgt comes back with and the cost figure.

FURTHER BOARD COMMENTS

Commissioner Atwood asks that when developers come through with waivers for the iron pins, can the SALDO be updated to permit that. Director Fonzi agrees that the language is poor and by law have to approve the waiver and can look at doing an amendment.

Commissioner Stump states after doing some research the costs for the Norwin Middle School roof inspections is not as much as thought. She would like to discuss more at the voting meeting.

Commissioner Wengrzyn asks if it will be on the agenda for the voting meeting. Commissioner Haigis states it can be put on the agenda for next week. She also states she received two complaints about on street parking. She asks Lt. McCurdy if they get complaints about on street parking. Lt. McCurdy states they work off of complaint driven issues.

ADJOURNMENT

Motion: Commissioner Zona
Second: Commissioner Gray

Motion to adjourn.

Motion carried 7 – 0 – 0 (8:20 P.M.)

- Special Meeting minutes of July 14, 2022 were approved by the Board of Commissioners on August 17, 2022.

Zachary Haigis, President

Harry R. Faulk, Township Secretary