

March 5, 2020

The Westmoreland County Commissioners met in regular session beginning at 10:03am on Thursday, March 5, 2020 in the Commissioners Public Meeting Room, Courthouse Square, Greensburg, PA. The following were present: Chairman Sean Kertes, Vice-Chairman Douglas W. Chew, Secretary Gina Cerilli, Esq. and County Solicitor Melissa A. Giddy. The following business was conducted:

Commissioner Kertes asked for a moment of silence before the meeting and then led the Pledge of Allegiance

Motion was made by Ms. Cerilli, seconded by Mr. Chew and it was unanimously agreed to present the Proclamations prior to the Salary Board, Industrial Development Corporation and General Agenda.

Motion was made by Mr. Chew, seconded by Ms. Cerilli and it was unanimously agreed to return to regular business agendas

Salary Board Agenda

Industrial Development Corporation Agenda

General Agenda

Motion was made by Mr. Chew, seconded by Ms. Cerilli and it was unanimously agreed to approve the minutes of Regular Meeting held February 13, 2020, as presented

Notice of Executive Session

- February 19, 2020 to discuss personnel matters
- February 26, 2020 to discuss personnel matters
- March 3, 2020 to discuss personnel matters

Opportunity for Public Comment

No Public Comment

Motion was made by Mr. Chew, seconded by Ms. Cerilli and it was unanimously agreed to approve the Proclamations and Certificates of Service:

(A) Proclamations

*Pennsylvania 811 Safe Digging Month
Intellectual and Developmental Disabilities Awareness Month March 2019
Recognizing Parks & Recreation Director Malcolm N. Sias
Westmoreland County Community College Celebrates 50th Anniversary
Daniel the Golden Retriever Top Dog in His Class at Westminster*

(B) Certificates of Service

35 Years

Mark Falo

30 Years

Kimberly Kerrigan
Janice DeFloria
Norman Mueller

25 Years

Mike Yawitz
Lee Guidos

20 Years

Marcia Leighliter

10 Years

Jody Campbell
Dena DiStefano
Danielle McMahan
Roseanne Ometz
Barbara Huff
Tara Lorenzo-Hendershot
Elizabeth Treager
Amanda Murdock

Solicitors Report

Upon review and recommendation of Sharon Bold, Chief Probation Officer and Melissa A. Guiddy, County Solicitor, motion was made by Mr. Chew, seconded by Ms. Cerilli and it was unanimously agreed to approve the following item for **Adult Probation:**

- (A) Agreement with **Security Systems of America**, for “**Central Station Monitoring**,” for a three year term, effective April 14, 2020 and shall automatically renew month to month thereafter under the same terms and conditions, unless either party gives written notice to the other their intention not to renew at least 30 days prior to the expiration of any term, at the Adult Probation New Kensington Sub-Office at the rate of **\$25.00 per month to be billed quarter annually**

Upon review and recommendation of Kate Johnson, Administration, the Department of Financial Administration (items B & C) and Melissa A. Guiddy, County Solicitor, motion was made by Mr. Chew, seconded by Ms. Cerilli and it was unanimously agreed to approve the following items for **Area Agency on Aging:**

- (A) Letter of Commitment to Support Pennsylvania Association of Area Agencies on Aging (P4A) Response to Pennsylvania Department of Human Services Office of Long Term Living (OLTL) Application and Enrollment Services Request for Application
- (B) Amendment to Agreement with **Brenda K. Nicholas**, dated April 4, 2019 for “**Aging Services-Ombudsman Services**,” to add **\$115.00** (PA Department of Aging Block, No Cost to Westmoreland County) for “**Training Presentation**,” for the term April 1, 2019 through December 31, 2020
- (C) Agreement with **Zelenkofske Axelrod LLC**, for “**Aging Services-Forensic Accounting**,” in the amount of **\$20,000.00** (Aging Services Block Grant, No Cost to Westmoreland County) for the term July 1, 2020 through June 30, 2021

Upon review and recommendation of Dirk Matson, Administrator and Melissa A. Guiddy, County Solicitor, motion was made by Mr. Chew, seconded by Ms. Cerilli and it was unanimously agreed to approve the following items for **Behavioral Health & Developmental Services:**

- (A) Amendment to Agreement with **Therapeutic Early Intervention Services LP**, dated June 24, 2019 in the amount of **\$30,300.00 additional** (DHS \$27,270.00, County \$3,030.00; new total agreement \$75,688.00) for “**Early Intervention: Speech Pathology, Physical Therapy, Occupational Therapy, Special Instruction, Special Instruction (Vision), Nutrition Support**,” for the term July 1, 2019 through June 30, 2020

Upon review and recommendation of Shara Saveikis, Administrator, Department of Financial Administration (item C) and Melissa A. Guidy, County Solicitor, motion was made by Mr. Chew, seconded by Ms. Cerilli and it was unanimously agreed to approve the following items for **Children’s Bureau**:

- (A) Assignment of Agreement dated July 11, 2019 from Sto-Rox Neighborhood Health Council, Inc. to A Child’s Place PA to perform forensic interviews and comprehensive physical examinations
- (B) Notice of termination of Professional Service Agreement with Great Lakes Behavioral Research/Diversified Case Management effective April 4, 2020
- (C) Agreements for the term July 1, 2019 through June 30, 2020:
 - (1) **Crossroads Group Homes and Services, Inc., (Title IV-E, Act 148, County)** for **“Residential,”** at the following per diem rates:

\$150.00 for Girls Home
\$125.00 for Boys Home
 - (2) **George Junior Republic in Pennsylvania, (Title IV-E, Act 148, County)** for **“Residential: Special Needs, General and D&A; Group Home, Diagnostic, Shelter, Crisis Intervention, Intensive Supervision,”** at the following per diem rates:

\$248.10 for Special Needs Non-MA
\$301.69 for Intensive Supervision Unit
\$160.73 for Regular Residential Non-MA
\$219.08 for Diagnostic
\$157.59 for Shelter
\$113.25 for Special Needs MA Eligible Room & Board Rate
\$73.00 for Drug & Alcohol MA Eligible Room & Board Rate
\$192.24 for Crisis Intervention Unit
\$164.46 for Drug & Alcohol
 - (3) **Wesley Spectrum Services, Inc., (Title IV-E, Act 148, County)** for **“Foster Care,”** at the following per diem rates:

\$78.95 for Foster Care AA
\$78.96 for Foster Care BB
\$82.97 for Foster Care EE
\$88.87 for Foster Care CC

- (4) **Mid-Atlantic Youth Service Corp (Title IV-E, Act 148, County)** for “**Secure Residential, Open Residential Treatment, Secure Detention, Intensive Open Residential and Specialized Treatment,**” at the following per diem rates:

\$323.50 for **Secure Residential**
\$270.50 for **Open Residential TX**
\$350.00 for **Intensive Open Residential Specialized Treatment**
\$326.50for **Secure Detention**

- (5) **Pressley Ridge (Title IV-E, Act 148, County, MA)** for “**Residential, Treatment Foster Care, CRR,**” at the following per diem rates:

\$187.37 for **CRR Host Home**
\$89.01 for **Treatment Foster Care**
\$375.00 for **Homeplaces Residential**

Upon review and recommendation of Jeffrey Balzer, Controller and Melissa A. Guiddy, County Solicitor, motion was made by Mr. Chew, seconded by Ms. Cerilli and it was unanimously agreed to approve the following item for the **Controller:**

- (A) Letter of Agreement with **Korn Ferry** to assist with the 2020 OPEB Valuation of the Postretirement Benefit Plan at a cost of **\$10,000.00** for the valuation, any cost allocation in excess of 2 will be billed at \$1,000.00 per evaluation

Upon review and recommendation of Beth Lechman, Director and Melissa A. Guiddy, County Solicitor, motion was made by Mr. Chew, seconded by Ms. Cerilli and it was unanimously agreed to approve the following items for **Election Bureau:**

- (A) Issuance of Purchase Order with **Election Systems & Software**, in the amount of **\$94,275.00**, pursuant to CoStars 039-003, for 2 Model DS450 High Speed Digital Image Scanner, with five year hard ware warranty with biennial maintenance; annual software license and maintenance agreement for years 2-5 in the amount of \$3,150.00; and for years 6-10 (annual post-warranty firmware license in the amount of \$3,496.00 and annual extended hardware maintenance fees in the amount of \$4,208.00)-final approval subject to solicitor review

- (B) **Resolution #R-7-2020** authorizing Rental Agreement with Election Systems and Software for 70 Model DS200 with Standard 4GB Memory Device and equipment installation in the amount of \$84,800.00; final approval subject to solicitor to review

RESOLUTION #R-7-2020

WHEREAS, the Pennsylvania General Primary Election is scheduled for April 28, 2020; and

WHEREAS, a Special Election has been scheduled for March 17, 2020 to fill the unexpired term of former Representative Justin Walsh, whose seat is vacant due to Representative Walsh being elected to the Court of Common Pleas of Westmoreland County; and

WHEREAS, when a vacancy occurs within the Pennsylvania General Assembly, causing there to be a Special Election, the Commonwealth of Pennsylvania is responsible for reimbursing the County for those expenses incurred with the Special Election; and

WHEREAS, the County would need to rent 70 Model DS200 with Standard 4GB Memory Devices (hereinafter Equipment) from Election Systems and Software (hereinafter E S & S) for use in the March 17, 2020 Special Election; and

WHEREAS, due to this year being a Presidential Election and “Super Tuesday” taking place shortly before the March 17, 2020 Special Election, ES&S is unable to deliver the Equipment for the Special Election, causing the County to be required to use its own voting machines for the March 17, 2020 Special Election; and

WHEREAS, due to the close proximity of the March 17, 2020 Special Election and the April 28, 2020 Pennsylvania General Primary Election, the County will be unable to use those voting machines used for the Special Election, and will be required to rent the 70 Model DS200 with Standard 4GB Memory Device from Election Systems and Software for the April 28, 2020 Primary Election from E S & S; and

WHEREAS, but for the March 17, 2020 Special Election, the County would not be required to rent the Equipment for the April 28, 2020 Primary Election, causing the rental of the same to be reimbursable by the Commonwealth of Pennsylvania.

NOW, THEREFORE, it is resolved by the Board of Commissioners of the County of Westmoreland, Pennsylvania, that the Rental Agreement with Election Systems and Software for 70 Model DS200 with Standard 4GB Memory Device and equipment installation in the amount of \$84,800.00 is hereby approved, subject to solicitor review, with the cost of the same to be submitted to the Commonwealth of Pennsylvania, as a reimbursable expense associated with the March 17, 2020 Special Election:

RESOLVED and enacted this 5th day of March, 2020.

- (C) Acceptance of Purchase Quote/Equipment and Software Maintenance Quote with **AMASTI (Advanced Machine & System Technologies, Inc.)** in the amount of \$4,599.99 for DL400 Letter Opener and Standard SLA- Equipment Service Equipment in the annual amount of \$638.25

Upon review and recommendation of Amanda Bernard, Director, motion was made by Mr. Chew, seconded by Ms. Cerilli and it was unanimously agreed to approve the following items for **Human Resources:**

(A) Ratification of agreement with SEIU Local 668 and SEIU Healthcare PA for the term of January 1, 2020 through December 31, 2023

(B) Personnel Actions:

New Hires

Leah Malavite - Registered Dietician
Brenda Powell - LPN
Frances Cunningham - Nurses Aide Temp
Kayla Demo - Nurses Aide Temp
Ashley Karasek - Unit Assistant Temp Trainee
Kelly J. Johnson - Unit Assistant Temp Trainee
Sidney Albers - Unit Assistant Temp Trainee
Leo Hemedez - Food Service Worker Temp
Darlene Roberts- Human Resources- Clerk Typist Trainee Temp
Gregory Roberts- Human Resources- Clerk Typist Trainee Temp

Rehires

Jennifer Friend - LPN

Resignations

Amber Berggren - Casual Nurses Aide
Jon Fetherlin - Custodian PT
William Dixon - Reg Charge Nurse
Bonnie Weigold - Unit Assistant
Ryan Smith - GIS - GIS Coordinator
Richard Bizon- Prison- Correction Officer Pt
Michael Puskarich – 911- TCO Trainee Temp
Carlos Alejandro- Youth Shelter- Director of Juvenile and Shelter
Isabella Oddo- Parks- Maint Aide Temp

Terminations/End of Temp Employment

Brittany Bair - Dietary Aide

Upon review and recommendation of Scott Ross, Director and Melissa A. Guiddy, County Solicitor, motion was made by Mr. Chew, seconded by Ms. Cerilli and it was unanimously agreed to approve the following items for **Information Systems:**

(A) Record Access Agreement for computer terminal access to Courthouse records as per fee schedule, effective the date of the Agreement through June 30, 2020, with automatic renewal, with the following and authorize the Director of Information Systems to execute contract documents on behalf of the County:

- Tri-State Paralegal Service, LLC

(B) Professional Services Agreement with **E-Safe Technologies**, in the amount of **\$2,700.00** for a 20 hour block of on-site consultation, analysis and guidance for Westmoreland County's Technological environment, with the option to purchase additional 20 hour blocks as needed at \$2,700.00/per block. The agreement will commence on March 5, 2020 and will expire only when all purchased hours have been utilized; final approval subject to Solicitor review

Upon review and recommendation of Jason Rigone, Director and Melissa A. Guiddy, County Solicitor, motion was made by Mr. Chew, seconded by Ms. Cerilli and it was unanimously agreed to approve the following items for **Planning**:

- (A) **Resolution #R-8-2020**, authorizing a substantial amendment to FY 2017 & 2018 of the County’s Community Development Block Grant (CDBG) program

RESOLUTION #R-8-2020

WHEREAS, the Westmoreland County Board of Commissioners find it necessary to make substantial amendments Federal Fiscal Years 2017 & 2018 of the Westmoreland County Community Development Block Grant Program.

WHEREAS, the Board of Commissioners in full accordance with guidelines set forth in the officially adopted Citizen Participation Plan for the County of Westmoreland, adopted January, 1975 and revised November, 2019, have provided for notification of intent to amend said Community Development Block Grant Program in a newspaper of general circulation in the County and have made the proposed amendment available for public review at the Westmoreland County Department of Planning and Development.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the County of Westmoreland that the amendment as described on the attached summary are hereby in all respects approved.

Westmoreland County Community Development Block Grant Program Amendment
March 5, 2020

Program Year 2017					
Subrecipient	Activity Code	Activity Description	Action Taken	Beginning Budget	Amended Budget
Penn Borough	17-25E	Street Reconstruction	Budget Decrease -\$23,936.60	\$49,000.00	\$25,063.40
Redevelopment Authority of the County of Westmoreland	17-20B	Demolition— Rostraver Township (new activity)	Budget Increase +\$45,000.00	\$0.00	\$45,000.00
Westmoreland County	17-02	Unprogrammed Funds	-\$21,063.40	\$36,721.86	\$15,658.46

Program Year 2018					
Subrecipient	Activity Code	Activity Description	Action Taken	Beginning Budget	Amended Budget
North Belle Vernon	18-25A	Street Reconstruction	Budget Decrease -\$21,975.61	\$54,861.00	\$32,885.39
Vandergrift Borough	18-25F	Street Reconstruction	Budget Decrease -\$2,517.05	\$284,700.00	\$282,182.95
Westmoreland County	18-02	Unprogrammed Funds	+\$24,492.66	\$49,965.77	\$74,458.43

- (B) Subrecipient Agreement and Subrecipient Agreement Amendments; funding is provided by the U.S. Department of Housing and Urban Development through its CDBG program. There are no costs to the County.

SUBRECIPIENT	ACTIVITY CODE	ACTIVITY DESCRIPTION	ACTION TAKEN
Penn Borough	17-25E	Street Reconstruction	Budget Decrease -\$23,936.60
Redevelopment Authority of the County of Westmoreland	17-20B	Demolition—Rostraver Township (new activity)	Budget Increase +\$45,000.00
North Belle Vernon Borough	18-25A	Street Reconstruction	Budget Decrease -\$21,975.61
Vandergrift Borough	18-25F	Street Reconstruction	Budget Decrease -\$2,517.05

- (C) Westmoreland County Demolition Fund (DEMOFUND) Agreement DEMO20-05 with **Vandergrift Borough** in the amount of **\$75,000.00** for the demolition of 127 Grant Ave., Vandergrift, PA; funding is made available through Pennsylvania Act 152-16, which authorizes the County to collect a fee of \$15.00 for each deed and mortgage recorded, with said fees to be used for demolition.
- (D) First Amendment to Act 152 County Wide Demolition Program Services Agreement with **Redevelopment Authority of the County of Westmoreland** approved December 19, 2019, to reflect the increase in funding for the Vandergrift Borough DEMOFUND project.
- (E) Second Amendment to Demolition Fund Agreement DEMO19-01 with **Avonmore Borough**; the amendment releases Avonmore’s \$9,936 cash contribution and project delivery fee back to the Borough.
- (F) HOME Investment Partnerships Grant Agreement for Tenant Based Rental Assistance with the **Westmoreland County Housing Authority** in the amount of **\$100,000.00** from Program Year 2018 funds. There is no cost to the county.
- (G) HOME Investment Partnerships Loan Agreement Amendment Number One with Odin View LP, increasing the number of HOME-assisted units and changes all HOME-assisted units to one-bedroom units. There is no cost to the county.
- (H) Act 137 Grant Agreement for the Rental Unit Inspection Program 2020-2022 with **Code Enforcement Associates** in the amount of **\$14,250.00**; the agreement uses funds from the Housing Trust Fund. Other quotes received: Morgan Property & Construction Consultants, Inc. \$71,500.00 and Westmoreland County Weatherization Program \$19,800.00
- (I) Act 137 Grant Agreement Amendment Number One with **Mon Valley Initiative** for the Cornerstone Building in West Newton; moving the completion date to April 30, 2020 and changes the scope of reimbursable costs to include an operating subsidy - the agreement uses funds from the Housing Trust Fund.

Upon review and recommendation of Roland Mertz, Director, the Department of Financial Administration (item A) and Melissa A. Guidy, County Solicitor, motion was made by Mr. Chew, seconded by Ms. Cerilli and it was unanimously agreed to approve the following items for **Public Safety**:

- (A) Grant Agreement with **Pennsylvania Emergency Management Agency** for “**2019 911 Statewide Interconnectivity Funding (Region 13, ICORRS, WestCore and Multi-PSAP)**,” for the term January 1, 2020 through December 31, 2021 in the amount of **\$277,614.59** (No Cost to Westmoreland County)
- (B) Agreement with **Priority Dispatch Corporation**, for System License Renewal, Service & Support for Priority Dispatch System ESP (P) M/F/P for a term of three years, August 1, 2020 through July 31, 2023 to be billed annually in the amount of **\$90,000.00/year**
- (C) Amendment to Professional Services Agreement with **Mission Critical Partners**, dated May 2, 2019 for additional services to include support for upgrading Computer Aided Dispatch technology as a new task under the agreement in the amount of **\$300,000.00 additional** (new total agreement, including all expenses, \$600,000.00); funded by 2016 Bond
- (D) Full Service Maintenance Agreement with **Document Solutions Inc.**, for maintenance on two HP T3500 (one 911 plotter/printer located at the 911 Center and an EMA plotter/printer located in the Command Post) in the amount of **\$1,443.75 each** for the term January 1, 2020 through December 31, 2020
- (E) Amendment to Agreement with **United Telephone Company of Pennsylvania**, dated April 24, 2014 for “**WESTCORE Emergency Telephone System**,” to provide new equipment, software, maintenance and services to be provided by CenturyLink related to the refresh of existing services to replace existing contracted equipment and services and scope, in the amount of **\$462,040.71** and maintenance costs for a five year term in the amount of **\$9,800.93 annually** (\$49,004.65 total). Approval is contingent upon all other counties approving their contracts; this item was originally secured by an RFP prepared by WESTCORE.

Upon review and recommendation of Greg McCloskey, Director and Melissa A. Guiddy, County Solicitor, motion was made by Mr. Chew, seconded by Ms. Cerilli and it was unanimously agreed to approve the following items for **Public Works:**

- (A) Hunter Access Program Cooperative Agreement with **Pennsylvania Game Commission** for public hunting on 2500 acres of Westmoreland County Parks; no cost to Westmoreland County
- (B) Professional Services Agreement with **CZ Surveys & Land Development**, to provide review of engineering bid documents, on-site sewer line inspections during construction, review of required sewer line testing and As-Built Drawings for the Cedar Creek Park Sanitary Sewer Construction-Phase 3 and 5, in an amount of **\$6,390.00**; funded by 2019 Bond
- (C) Professional Services Agreement with **J.T. Sauer and Associates**, to provide restroom renovation design, structural engineering, permitting and bidding support for the Cedar Creek Park Sanitary Sewer Construction-Phase 3 and 5; in the amount of **\$5,025.00**; funded by 2019 Bond
- (D) Farm Lease Agreement with **Doug Walker Farm, Doug Walker**, for the use of 12.5 acres of farmland (parcel A) at Chestnut Ridge Park in the amount of **\$840.00/year** (\$67.20 per acre) for the term April 1, 2020 through November 30, 2022 (one other quote was received at \$65.00 per acre)
- (E) Farm Lease Agreement with **Stouffer Bros. Farm, Ernest Stouffer**, for the use of 20.5 acres of farmland (parcel B) at Chestnut Ridge Park in the amount of **\$1,435.00/year** (\$70.00 per acre) for the term April 1, 2020 through November 30, 2022 (two other quote were received at \$30.00 per acre and \$51.22 per acre)
- (F) Farm Lease Agreement with **Green Acres, William Greene**, for the use of 15 acres of farmland at Historic Hanna's Town County Park in the amount of **\$225.00/year** (\$15.00 per acre) for the term April 1, 2020 through November 30, 2022
- (G) Grant Application and Grant Agreement signature page from PA Department of Conservation and Natural Resources grant award in the amount of **\$42,900.00** for Westmoreland Heritage Trail-Murrysville to Trafford acquisition, pursuant to resolution #R-12-2019 as approved April 4, 2019
- (H) Acceptance of Proposal in the amount of \$3,226.38 pursuant to PA State Contract #4400015469 with Johnson Controls for replacement of tamper switches (supervised IAM, bracket/cover IAM 2-Gang Red, DP fire alarm) in lower park fire pump room
- (I) Acceptance of Proposal in the amount of \$139,830.00 pursuant to PA State Contract #4400015469 with Johnson Controls for replacement of existing fire panels that are tied into Simplex proprietary software, without the need to replace additional subpanels and devices. The Proposal covers the Courthouse Complex.
- (J) Acceptance of Proposal in the amount of \$6,223.52 pursuant to PA State Contract #4400015469 with Johnson Controls for replacement of existing fire alarm control panel, NAC extender panel and annunciator panel at the McKenna Senior Citizen Center
- (K) **Resolution #R-9-2020**, authorizing intent to commit to acquisition of taking of approximately 15,659.95 square feet of property to be used for the Westmoreland Heritage Trail Park N Ride Project in Murrysville; upon completion of right of way plan, an ordinance authorizing the declaration of taking will be enacted

RESOLUTION #R-9-2020

WHEREAS, the trail corridor for the Westmoreland Heritage Trail runs alongside Route 22 in Murrysville, Westmoreland County, Pennsylvania; and

WHEREAS, the Westmoreland County Transit Authority wishes to construct a Park N Ride lot at the Westmoreland Heritage Trail in Murrysville, with trail users being able to use certain spaces during the weekday and all spaces in the evenings and on the weekend (hereinafter referred to as “Westmoreland Heritage Trail Park N Ride Project”); and

WHEREAS, during the design face of the Project it was discovered that between the border of the Westmoreland Heritage Trail and the right of way of old Route 22 in Murrysville, there is a “gore area” of approximately 15,659.95 feet; and

WHEREAS, while the land surveyor has determined that portions of the gore area are owned by SNH Alt Leased Properties Trust, John Meier and Sons, Inc., Suburban Group, LLC, and Margaret S. Powers/Robert L. Simmons, the land surveyor has been unable to determine the exact property lines, causing the County to need to proceed with a Declaration of Taking to acquire the ”gore area.”

NOW, THEREFORE, it is resolved by the Board of Commissioners of the County of Westmoreland, Pennsylvania, that:

The County commits to an acquisition of taking of approximately 15,659.95 square feet of property needed for the Westmoreland Heritage Trail Park N Ride Project; and

The County authorizes the County Solicitor to proceed to initiate the declaration of taking upon receipt of the right of way plan to be completed by the design consultant for the Westmoreland Heritage Trail Park N Ride Project.

RESOLVED and enacted this 5th day of March, 2020.

Upon review and recommendation of James Albert, Sheriff and Melissa A. Guiddy, County Solicitor, motion was made by Mr. Chew, seconded by Ms. Cerilli and it was unanimously agreed to approve the following item for the **Sheriff:**

- (A) Alert/Care Software Service Agreement with **Tritech Software Systems, formerly Metro Technology Services, Inc., a CentralSquare Company** in the amount of **\$5,311.00**, for annual maintenance for VBP Visual ALERT 2 Base Package and VisualALERT License, for the term April 25, 2020 through April 24, 2021

Upon review and recommendation of Melissa A. Guiddy, County Solicitor, motion was made by Mr. Chew, seconded by Ms. Cerilli and it was unanimously agreed to approve the following items for **Westmoreland County:**

- (A) Memorandum of Understanding Concerning Annual Plan for 2020 between Westmoreland County and **Laurel Highlands Visitors Bureau**; final approval subject to Solicitor review
- (B) Agreement with **SGRisk, LLC.**, for “**Actuarial Reserve Report,**” for the County’s self-insured worker’s compensation claims between 1981 and April 1, 2017 as of December 31, 2019 in the amount of \$5,000.

- (C) **Resolution #R-10-2020**, to authorize the execution of an Agreement of Sale with Westmoreland County Industrial Development Corporation for WCIDC to purchase approximately 110.62 acres along Georges Station Road located in Unity and Hempfield Townships. The total consideration is \$2,400,000 and is based on the certified appraised value. The Agreement provides further terms and conditions associated with the closing to take place no later than September 4, 2020. Sean Kertes, Chairman of the Board of Commissioners is authorized to execute the necessary documents to complete the final settlement. It is the intent of the Westmoreland County Industrial Development Corporation to develop the property for a new multiple use development.

RESOLUTION # R-10-2020

RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT OF SALE WITH THE WESTMORELAND COUNTY INDUSTRIAL DEVELOPMENT CORPORATION (WCIDC) REGARDING THE PURCHASE OF CERTAIN PROPERTY SITUATE PARTLY IN HEMPFIELD TOWNSHIP AND PARTLY IN UNITY TOWNSHIP, WESTMORELAND COUNTY, PENNSYLVANIA BEING APPROXIMATELY 110.612 ACRES

WHEREAS, the staff of Westmoreland County Industrial Development Corporation have been negotiating with the County of Westmoreland staff and Solicitor to arrive at an acceptable Agreement of Sale wherein the County of Westmoreland would convey to Westmoreland County Industrial Development Corporation certain property owned by the County situate partly in Hempfield Township and partly in Unity Township, Westmoreland County, Pennsylvania being approximately 110.612 acres (hereinafter Property) for a total purchase price of Two Million Four Hundred Thousand and 00/100 (\$2,400,000.00) Dollars; and WHEREAS, the fair market value of the Property has been determined by the Board of Commissioners of the County of Westmoreland in consultation with the County Assessor and by a certified real estate appraiser doing business within the County as provided for in Section 2306 of The County Code (16 P.S. §2306); and

WHEREAS, it is the desire of Westmoreland County Industrial Development Corporation to acquire said Property for the ultimate development of the Property by it for an Office Park which would have multiple uses supporting economic development and the creation of jobs in Westmoreland County.

NOW THEREFORE, at a public meeting duly advertised with a quorum present, IT IS HEREBY RESOLVED that Sean Kertes, Chairman, Douglas W. Chew, Vice Chairman and Gina Cerilli, Esq., Secretary are authorized to execute the Agreement of Sale with Westmoreland County Industrial Development Corporation in regard to the purchase by Westmoreland County Industrial Development Corporation of the 110.612 acres situate partly in Hempfield Township and partly in Unity Township, Westmoreland County, Pennsylvania (“Property”) for a total purchase price of Two Million Four Hundred Thousand and 00/100 (\$2,400,000.00) Dollars; and

BE IT FURTHER RESOLVED that Sean Kertes, Chairman of the Board of Commissioners, is authorized to execute any subsequent documents required from the County of Westmoreland as the Seller in order to facilitate the Closing on the Property which would include any and all documents which are required of the County of Westmoreland to be executed prior to and during the real estate closing as may be required.

WHEREOF, this Resolution was enacted on the 5th day of March, 2020.

- (D) Satisfaction of Mortgage dated July 11, 2006 and recorded July 11, 2006 at Instrument Number 200607110033494 between Ryan D. Kulcsar and Deanna K. Kulcsar and Westmoreland County in connection with the ADDI (American Dream Down payment Initiative) Assistance Program.
- (E) Termination of Lease Agreement dated January 22, 2015 with James K. Schmidt for premises located in Norvelt, Pennsylvania to be effective June 5, 2020.
- (F) **Resolution #R-11-2020**, authorizing Greg McCloskey, Director of Public Works to execute electric generation contracts for the county's six large accounts and 84+/- municipal accounts upon acceptable recommendations from the County's exclusive broker, KEYTEX Energy

RESOLUTION #R-11-2020

WHEREAS, on or about September 12, 2013, the County of Westmoreland authorized Keytex Energy Solutions, LLC (Keytex Energy) to inform all electric energy generation suppliers to work exclusively with Keytex Energy, as its exclusive broker, for the purpose of electric generation procurement and pricing; and

WHEREAS, since electricity is a commodity, prices are subject to change daily within the market, causing the County to need to make decisions on electric generation contracts in a relatively short time frame; and

WHEREAS, Greg McCloskey, the Westmoreland County Director of Public Works, routinely communicates with the County's exclusive broker, Keytex Energy, concerning recommendations made by Keytex Energy for the County's six large accounts and 84 +/- municipal accounts; and

WHEREAS, given the short time frame in which to accept recommendations and enter into electronic generation contracts, and based upon Mr. McCloskey's familiarity with Keytex Energy and the energy procurement process, the Board of Directors desires to give signature authority to Greg McCloskey, the Westmoreland County Director of Public Works, to execute electric generation contracts for the County's six large accounts and 84+/- municipal accounts.

NOW, THEREFORE, it is resolved by the Board of Commissioners of the County of Westmoreland, Pennsylvania, that:

1. Greg McCloskey, the Westmoreland County Director of Public Works, is hereby given authority to execute electric generation contracts for the County's six large accounts and 84+/- municipal accounts based upon acceptable recommendations from the County's exclusive broker, Kextex Energy; and
2. This authorization shall continue until such time as the authorization is revoked by subsequent resolution of the Board of Commissioners or Mr. McCloskey is no longer employed by the County of Westmoreland.

RESOLVED and enacted this 5th day of March, 2020.

Motion was made by Mr. Chew seconded by Ms. Cerilli, and it was unanimously agreed to adjourn the meeting at 10:43am

Certified by,

Gina Cerilli, Esq.
Secretary