

**LOWER HEIDELBERG TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING HELD ON
AUGUST 18, 2014**

The Lower Heidelberg Township Board of Supervisors held their regularly scheduled meeting on the above date. Those present were: Chairperson Deborah Scull, Member Cheryl Johnson, Township Solicitor Andrew Bellwoar, Chief W. Thomas Deiterich, Township Engineer Ryan Rhode, Systems Design Engineering Pamela Stevens, Codes Enforcement Officer Glenn Kraft, Road Foreman Michael Boyson and other attendees, Secretary/Treasurer Diana L. Minnich. Vice-Chairman Neal Nevitt was absent. The meeting was called to order by Chairperson Scull at 7:03 p.m.

The Minutes of the Meeting from the July 21, 2014 Regular Meeting, August 12, 2014 Workshop Meeting and August 6, 2014 Special Meeting were distributed for review prior to the meeting.

MOTION

A motion was made by Chairperson Deborah Scull, seconded by Member Cheryl Johnson to approve the minutes of July 21, 2014, August 6, 2014 Special Meeting and August 12, 2014 Workshop. The vote was unanimous and the motion carried.

Open to the Public:

Mr. Vorgity asked about the status of the revised Glen Gery Residue Lot Preliminary/Final Plan subdivision plans and the Sewer Extension Agreement. The revised plans were delivered to the Township, however, Glenn Neuhs did not review them to date. Mr. Bellwoar is currently working on the agreement.

MOTION

Member Johnson motioned that the Township approve the revised Preliminary/Final Plan Subdivision application for the Glen Gery Residue Lot, authorizing it for signature and release and recording subject to Glenn Neuhs approval. The motion was seconded by Chairperson Scull. The vote was unanimous and the motion carried.

Mr. Keppley resident in Autumn Ridge asked about the status of the landscape contractors disposing yard waste at the organic matter site in South Heidelberg Township. Mrs. Scull explained that Mr. Nevitt is absent tonight. Deborah Scull will follow up with Mr. Nevitt when he returns.

Another issue Mr. Keppley discussed was the property behind him has a tree farm. The weeds are growing between the large white pines and no one is trimming the weeds. Also the detention basins are not being kept up. Ryan explained that they met with the Home Owners Association on three separate occasions but they continue to neglect the Township's recommendations. Mr. Kraft will look into this issue.

Mr. Oliveri from Saddlebrook asked when the Wilson School District rents out one of their owned buildings, is the building placed on the real estate taxes. No one knows the answer however, Deborah Scull will contact the Board of Assessments.

Kirk Barnett asked for a status update regarding Green Valley West Phase 1. The only item outstanding is the recreation fees in lieu of providing facilities must be paid. Mr. Grande is requesting a waiver from paying the approved payment of the rec fees for Green Valley West up front. Mr. Grande suggested paying the rec fees per lot at the time of applying for a building permit which will enable them to spread the cost out. The Board mentioned that if they would consider the request then the other developers would want the same consideration. The Board deferred the issue.

There is an additional lot for Cacoosing Crossing North which increases the EDU to 56. Sinking Spring Borough sent the Planning Module Exemption back for a signature. The Planning Module Exemption was already approved by Sinking Spring Borough and LHT approved the additional lot. Pamela Stevens has the new Capacity Agreement which acknowledges one additional EDU.

SBM has been working on the Settlement Agreement as regarding to the outstanding zoning appeal. The Agreement appears to be finalized. The court must approve the agreement. There are two issues Mr. Bellwoar wanted to highlight. The first item is Greth requested the additional 56th lot not be charged the \$5,000.00 per lot impact fee and the second item being that the Kochs and the 56th lot not be required to connect to public sewer or public water until those properties are sold or developed or until their systems are actually failing.

MOTION

Chairperson Deborah Scull moved that the Township approve the Settlement Agreement for the Cacoosing Crossing North zoning appeal, subject to any non-material revisions in form acceptable to the Township and Solicitor, and further authorize the Township Chairperson to sign the revised module and the revised sewer capacity agreement for one additional EDU. The motion was seconded by Member Cheryl Johnson. The vote was unanimous and the motion carried.

The Planning Commission discussed and recommended that the Board consider accepting a waiver for Lot 49A from the SALDO Section 521(b) for the required Lot Depth to Width Ratio for Lot 49A for Cacoosing Crossing North.

MOTION

Mrs. Johnson motioned to accept the waiver for the Cacoosing Crossing North Lot 49A from SALDO Section 521(b) for the required Lot Depth to Width Ratio. Mrs. Scull seconded the motion. The vote was unanimous and the motion carried.

MOTION

Motion was made by Mrs. Scull that the Township approve the MPC extension for the Cacoosing Crossing North project, extending the MPC review period to September 21, 2014. The motion was seconded by Mrs. Johnson. The vote was unanimous and the motion carried.

Tax Collectors Report:

The Tax Collector will turn over \$10,073.33.

Treasurers Report:

Attached to the minutes is the Summary of the Revenues and Expenditures for the month of July 2014.

MOTION

A motion was made by Member Cheryl Johnson, seconded by Chairperson Deborah Scull to accept the Tax Collectors Report and the Treasurer's Report. The Report from the Tax Collector must be submitted in DCED format correctly and accompanied with the correct reports from the County and BCIU. When the Tax Collector prints out her computer reports the printouts should not be altered or handwritten on after receipt from the County or BCIU this is not acceptable and is **subject to Audit**. The vote was unanimous and the motion carried.

Bills for the month of August 18, 2014:

MOTION

A motion was made by Chairperson Deborah Scull and seconded by Member Cheryl Johnson to accept and approve the bills for the month to be paid. The vote was unanimous and the motion carried.

Emergency Management Coordinator/Fire Commissioner's Report:

Fire Commissioner Jeffrey Weidner gave the Fire Report for the month of July 2014. The Department responded to 69 calls; 7 of those were in Lower Heidelberg Township. There were an average of 8 people per incident. Mrs. Johnson mentioned that she sent an email as a reminder that the fire board and all parties involved will be meeting at 6:00 pm to work on the by-laws.

Planning Commission:

The Planning Commission met on August 11th and approved the July minutes. The Board reviewed the Cacoosing Crossing – North plan. The Board reviewed the proposed weed ordinance and the transmission pipeline ordinance.

Building/Zoning Report:

Glenn Kraft reviewed his report.

Eric Brown did a docket search on 41 Pacific Ave and found out that the property was recently released by the US Government. Bank of America has commenced foreclosure proceedings on the said property. Kraft Codes has contact information for the attorney representing the Bank should there be any more issues.

An application has been filed by Georgine Zdravecki seeking a Variance and a Special Exception relief to facilitate construction of a 50 townhouse community on the currently 9.046 acre tract along Gaul Road. The Hearing is scheduled for Tuesday September 16th at 7:00 p.m. at the Township Building. The Board will not seek representation or take a position at the hearing.

Great Valley Consultants Report:

Ryan Rhode, Township Engineer gave his report.

The following items were addressed:

1. 2014 Street Work: Reading Materials completed the majority of the 2014 road work. GVC is in receipt of the Payment Request No. 1 which includes some additional work which was previously authorized by the Board. In addition, GVC prepared Change Order No. 1 to memorialized the increase in contract value. Change Order No. 1 reflects an increase of \$39,168.02. The increase is primarily for the additional work on Baltic Ave, Ruth Ave and College Ave which were not in the original scope of work and the unsuitable conditions on Knollwood Ave. Mr. Rhode recommends the approval of Change Order No. 1 prior to considering approval of Payment Application No. 1.

MOTION

Motion was made by Chairperson Deborah Scull, seconded by Member Cheryl Johnson to authorize Change Order No. 1 to reflect in the amount of \$39,168.02 and also authorize payment to Reading Materials in the amount of \$344,083.37 contingent to them acknowledging the Change Order No. 1. The vote was unanimous and the motion carried.

2. Municipal Grounds Improvements Project: Ryan Rhode finalized an estimate for the completion of the parking lot improvements with Barwis Construction. The estimate includes Barwis Construction completing all of the required repairs at no cost to the Township. In addition, Barwis will prepare the rear parking area to be overlaid and perform all of the paving work at no cost to the Township. The Township will only be responsible for purchasing the paving materials from EJ Breneman, hauling of the material and the restriping of the parking lot on the police side only. The estimated expense to the Township should be between \$18,000.00 and \$20,000.00.

MOTION

Vice-Chairperson Deborah Scull motioned authorizing Barwis Construction to proceed with the parking lot repairs between the amount of \$18,000.00 and \$20,000.00 authorizing that expenditure by the Township in that amount. Member Cheryl Johnson seconded the motion. The vote was unanimous and the motion carried.

3. 3324 Harwood Lane – Sinkhole: Forino submitted an invoice for payment in the amount of \$5,484.02 regarding the 3324 Harwood Lane sinkhole.

MOTION

On the motion of Member Johnson, seconded by Vice-Chairperson Scull authorize payment to Forino Co. in the amount of \$5,484.02 for the repair of the sinkhole at 3324 Harwood Lane. The vote was unanimous and the motion carried.

4. 2015 Seasonal Requirements: GVC forwarded a copy of last year's seasonal requirements specs to Mike and Neal for review.

MOTION

Motion was made by Member Cheryl Johnson, seconded by Vice-Chairperson Scull authorizing GVC and Neal Nevitt to prepare, advertise and bid the 2015 Seasonal Requirements in accordance with the MPC requirements. The vote was unanimous and the motion carried.

SDE Consulting Report:

Pamela Stevens gave her report.

1. Green Valley Dental: The applicant submitted the Planning Module Exemption and the Capacity Agreement for 2 EDU's for approval.

MOTION

Member Johnson moved authorizing Chairperson Scull to sign the Capacity Agreement for the 2 EDU's and to sign the Planning Module Exemption for the Green Valley Dental. Chairperson Scull seconded the motion. The vote was unanimous and the motion carried.

2. Sewer Billing: SDE prepared a draft contract document for the televising, grouting and sewer repair project. The cost estimate could be between \$75,000 - \$85,000. The Board tabled this issue until the October meeting.
3. SEO Activites: SDE needs the Board's assistance in getting the remaining last 3 property owners in the Knollwood/Faust to cooperate with the sewer investigation.

Recreation Board:

Chairperson Deborah Scull gave her report. The Recreation Board is going to host the first Community Yard Sale on October 4th. The Township will be selling old office equipment, old Christmas decorations among other items. The yard sale will be opened for residents to participate to sell their own items. However, they must supply their own table. They are also going to participate in the South Heidelberg Township parade on September 13th. The Board is building a float to represent what is available in the Township such as fishing, hunting, Blue Marsh Lake. The Community Shred Event is on October 18th and Breakfast with Santa will be December 6th at 9:00 a.m., snow date December 13th. The Board is gathering information to lease a synthetic ice skating rink for a trial basis for 1 year. The Board discussed the possibility of having movie night. Another possible project is building a dog park next year for residents.

Chief of Police Report:

Chief Deiterich gave his report. The Police had 501 calls for service during the month of July.

Sue Lackman submitted a request on behalf of the Wilson Wrestling Booster Club to have a 5K race/1 mile fun run on November 23, 2014. The race will begin at 12:00 noon. They are requesting the Faust Road from Green Valley Road to Gaul Road and Gaul Road from Faust Road to Penn Ave between 12:00 noon to 1:00 pm. Cheryl Johnson will ask Jeff Weidner to ask the Fire Police to help with the closure of the roads.

MOTION

Member Johnson motioned to accept the request from Sue Lackman to have a 5K race on November 23, 2014 including the closure of Faust Road from (Green Valley Road to Gaul Road) and Gaul Road from (Faust Road to Penn Ave) from 12:00 - 1:00 pm. The motion was seconded by Chairperson Deborah Scull. The vote was unanimous and the motion carried.

Officer Heist has successfully completed her 1 year probation. Chief Deiterich recommended to the Board to promote her to 2nd Class Patrol Officer.

MOTION

Motion was made by Member Johnson, seconded by Chairperson Scull to promote Officer Heist to 2nd Class Patrol Officer. The vote was unanimous and the motion carried.

Chief Deiterich asked about the status of his contract. The Board is working on it.

Road Foreman Report:

Mr. Boyson reported that pothole patching and tree limb removal was done in July. Weed cutting and brush removal along roads is ongoing. Equipment repairs included state inspections, repair to the lift gate on the 2012 Ford F350 pickup. The Road Crew went to look at a new leaf collector to purchase under the Recycling Grant.

Secretary's Report:

The fire suppression system has a few alarms after hours. S&L Mechanical came out to troubleshoot the problem. It appears to be the air pressure valve. The valve needed to be replaced.

MOTION

Chairperson Scull moved, seconded by Member Johnson authorizing S&L Mechanical to replace the air pressure valve with the maximum of \$9000.00. The vote was unanimous and the motion carried.

Reading Elevator was out to troubleshoot the problem with the elevator. The elevator keeps shutting itself off, blows the relay. In addition, the emergency bell/light does not work either.

Otis Elevator came out troubleshoot these issues as well.

It appears that the stopping issue has something to do with the 3Phase converter. An electrician will need to take care of that. Since the elevator is not connected to the building generator, the possibility of entrapment due to loss of power or phasing issues, both Reading Elevator and Otis Elevator submitted proposals for consideration. Both estimates are proposing to install an Emergency Return Unit which provides auxiliary power to the hydraulic elevator. The ERU is designed to automatically return the elevator to its lowest landing at normal speed and allow all passengers to exit safely. Also, both include the installation of the battery for the emergency light and alarm bell.

Reading Elevator's proposal offers to install the battery in the amount of \$493.00 and the ERU is \$6458.00. However, if the Township decides to do both items, Reading Elevator will perform both items for the same amount of \$6458.00.

The Otis Elevator proposal is the battery installation is \$350.00 and the ERU is \$6929.00.

In addition, Otis Elevator submitted a proposal for quarterly preventative maintenance and monitoring of the phone inside the elevator. This proposal is in the amount \$75.00 monthly.

The Board decided to forgo the ERU at the present time. The Board will discuss the preventative maintenance proposal at a later date.

MOTION

Chairperson Deborah Scull motioned to accept Otis Elevator's proposal to install the battery for the repair of the emergency light/bell in the amount of \$350.00 and contact Waldman Electric to look at the 3Phase Converter. The motion was seconded by Member Cheryl Johnson. The vote was unanimous and the motion carried.

Lynx Computer submitted a proposal for new work stations computers, new server and new laptops for the Board of Supervisors. The proposal is for 2 work stations, 3 laptops for the Board, 1 laptop for the Secretary/Treasurer and new server in the amount of \$20,031.20. The proposal is part of co-stars.

MOTION

On the motion of Chairperson Scull, seconded by Member Johnson to accept Lynx Computer quote for the new server, one laptop and work stations in the amount of \$ 15,810.20 and 3 additional laptops for the Board in the amount of \$4,221.00. The vote was unanimous and the motion carried.

The Board reviewed proposals from a few vendors with respects to sewer billing, AR, AP Financial software. The goal is to begin using the new software as of January 1st, 2015.

MOTION

Chairperson Deborah Scull moved authorizing the purchase of Logics LLC software and implementation services for a Logics Application Solution Suite in the amount of \$19,930.00, 50% is due at the time of signing the documents. Member Cheryl Johnson seconded the motion. The vote was unanimous and the motion carried. Chairperson Scull noted that Mr. Nevitt has communicated to her prior to the meeting that he did not approve the purchase.

The Township Solicitor reviewed the contract and recommended a few changes which were made.

Solicitor's Report:

1. Advanced Urgent Care Zoning Enforcement: Advanced Urgent Care plead not guilty to the citations issued against it. The hearing is set for August 25, 2014. The Board authorized Siana, Bellwoar & McAndrew to attend the hearing.
2. Discovery Channel: The Township received a letter from the Discovery Channel stating that they are starting up filming at the Kate Gosslins property on Heffner Road again. Mr. Bellwoar prepared a letter informing them that they need to make payments under the Agreement. The Board agreed to send the letter out.

Open to the Public:

There were no comments.

There being no further business a motion to adjourn was made by Mrs. Scull and seconded by Mrs. Johnson. The meeting adjourned at 8:35pm.

Respectfully Submitted,



Diana Minnich
Secretary/Treasurer