

Amity Township Board of Supervisors
Meeting Minutes

September 7, 2016

Call to Order/Pledge to the Flag

Chairperson Kim McGrath called the September 7, 2016 meeting of the Amity Township Board of Supervisors, held at the Township Municipal Building, 2004 Weavertown Road, Douglassville, Berks County, Pennsylvania, to order at 7:00PM. The following were in attendance:

SUPERVISORS

Kim McGrath, Chairperson
Richard Gokey, Vice Chair
Paul Weller
Terry Jones
David Hackett

STAFF

Troy Bingaman, Manager
Brian Boland, Kozloff/Stoudt Attorneys
Andrew Kensey, Chief of Police
Alistair Howell-Clarke, Roadmaster
Dave Wheeler, Waste Water Treatment Plant Superintendent
Pamela Kisch, Secretary

ANNOUNCEMENTS

Mrs. McGrath announced Ryan M. Henry, of Boy Scout Troop #597, was elevated to the rank of Eagle Scout. Ryan made improvements to an outdoor classroom trail for the Amity Elementary Center. Mrs. McGrath will sign a Certificate of Recognition from the Board of Supervisors. Mr. Hackett will present the certificate to Ryan at his Court of Honor being held on October 1, 2016.

PUBLIC COMMENT (AGENDA ITEMS ONLY)

None

MINUTES

Mr. Jones moved, seconded by Mr. Hackett to approve the minutes of August 17, 2016. Motion passed, 5-0.

FINANCE

Mr. Weller moved, seconded by Mr. Jones to approve the following disbursements:

\$ 118,023.11 General Fund
\$ 48,052.58 Sewer Fund
\$ 43,925.96 EDU Fund
\$ 78,286.38 Liquid Fuels Fund
\$ 288,288.03 Total

Motion passed, 5-0.

The Board reviewed the Overtime by Department Report.

REPORTS

Code Department - Mr. Jones requested staff look into dumpsters on the west side of Griffith Drive. Dumpsters seem to be overfilled, with mattresses and other trash accumulating next to them. Mrs. McGrath asked how many days residents are given to comply after receiving notices of violation, such as RV parking. Mr. Gokey stated police enforce violations if an RV is parked in the street. Mr. Bingaman stated he would research and report back to the Board.

Road Department - Mr. Jones questioned why signs were erected at the Schmale Farm. Mr. Gokey stated the signs were placed to deter people from riding four-wheelers where the property was cleared for the sewer line (Leaf Creek Interceptor). Mr. Howell-Clarke reported that Agpoint began pouring the floors and expect floors to be completed on Monday.

Waste Water Treatment Plant - Mr. Jones commended Mr. Wheeler and his staff for running the cleanest and most odor-free plant he's visited. Mike Sassaman, reported the cleaning of the **Equalization Basin (Lagoon)** was bid at 600 ton of dry solids and currently they are at 110 ton of dry solids, and the cleaning is nearly complete. Based upon this, the project should be completed below the bid price. Mr. Sassaman met with the lining contractor earlier in the day at the plant and determined the new floating aerators caused air bubbles and tore into the liner; causing sludge to seep below the liner. Mr. Sassaman recommended anchoring the liner to three concrete slabs in the center of the lagoon, after cleaning has been completed. Mr. Sassaman reviewed his analysis and **recommendations for modifications to PS2 and PS4**. PADEP required flow metering be done before and after PS2. The PADEP considers a pump station over capacity when the spare pump engages during peak flows. Entech estimated enlarging the Force Main would cost \$123,000.00 and engineering costs for the design, permitting and bidding assistance was estimated at \$35,000.00. Both PS2 and PS4 project would be bid together as one project. Mrs. McGrath asked if Mr. Sassaman would be moving the existing concrete slabs or needed three new installed. Mr. Sassaman explained he is not recommending moving the existing slabs but rather installing three more on which the aerators would be placed; which will be processed through a change order. **Phase 5 Sanitary Sewer Rehabilitation Project** - Mr. Sassaman recommended awarding Contract 1 (Sewer Excavation and Replacement) to Wexcon Inc. in the amount of \$184,650.00, and Contract 2 (Sewer Lining and Repair) to Fast Pipe East in the amount of \$114,860.00. Mr. Sassaman has worked with Wexcon in the past and been satisfied with their work. Mr. Sassaman found Fast Pipe East was formed by a group of people he has worked with in the past who have now started their own business. Two firms who have used Fast Pipe East provided positive recommendations. Mr. Jones moved, seconded by Mr. Hackett to award Sewer Excavation and Replacement to Wexcon and Sewer Lining and Repair to Fast Pipe East, per Entech's letter of recommendation dated August 23, 2016. Motion passed, 5-0. Mr. Gokey moved, seconded by Mr. Hackett to authorize Entech to proceed with the **redesign of PS2** and submission to PADEP, at a cost not to exceed \$35,000.00. Motion passed, 5-0.

UNFINISHED BUSINESS

None

SOLICITOR'S REPORT

Mr. Boland stated the Township must select an arbitrator by September 12th, for the requested arbitration hearing regarding the grievance filed for the one-day suspension of Officer Tom Gauby. The hearing for the police grievances filed for the counseling memo, responsibility of paying for patches, and vacation memo has been scheduled for September 14, 2016. Mr. Boland, Chief Kensey, and the Manager will meet tomorrow to prepare for the hearing.

NEW BUSINESS

ZHB Recommendation, Douglassville DPP, LLC (Dollar General) - Mr. Bob Gage, GBT Realty Corp, stated the applicant is seeking three variances; a reduction in the number of parking spaces, an increased total area of impervious (paved) area, and the size and type of signage. Mr. Boland stated the applicant is applying for a variance, but is requesting the variances for only a portion of the lot (1.1 acres). Mr. Bingaman stated the property owner plans to subdivide the lot. Mr. Boland stated the current owner of the land had an approved plan, but was uncertain if the plan was recorded at the County. The plan to subdivide the property has not yet been presented to the Planning Commission. Mr. Boland stated the applicant can request a recommendation, however the Planning Commission may find they need additional variances. Mr. Weller questioned what the size would be of the remaining lot. Mr. Gage stated they wanted more of the land, however, the owner told him he had another interested party and was not willing to sell more of the land. Mr. Gage explained locations of other Dollar General stores with 9,100SF, generated approximately ten cars per hour except at peak times where there could be thirty cars. The Ordinance requires 61 parking spaces, and the applicant would like to reduce the number to 30 spaces. Mr. Boland stated other businesses, such as McDonald's have been given relief from the number of parking spaces. Mr. Gage stated the Ordinance requires 60% impervious area; and the applicant is requesting relief to increase the impervious area to 65%. Mrs. McGrath questioned the route tractor trailers would use for deliveries. Mr. Gage stated the trucks would use Monocacy Creek Road into the driveway. Loading and unloading takes between 45 and 90 minutes. Mr. Gage stated the applicant would like a 20-foot pylon style sign; whereas the Ordinance allows up to 15 feet monument style signs. The applicant was also seeking more square footage than the Ordinance allows. Mr. Boland stated the maximum square footage allowed is 160SF between two signs. Mr. Jones stated he didn't have a problem with 160SF between the sign on the building and along the road, however he felt due consideration was given to the sign ordinance and would not recommend approval of the pylon style sign. Mr. Gage stated it's the applicant's intent to put the larger of the two signs on the building. Mr. Boland recommended Mr. Gage schedule a meeting with the Township Engineer, Solicitor and Manager as quickly as possible to review what is required, as the ZHB has scheduled the hearing to be held on September 19th. It may be possible to reschedule if the applicant needs more time. Mr. Gage said he could possibly have the plan ready to propose at the September Planning Commission meeting. Mr. Gage also stated Dollar General uses local subcontractors and is interested in being good neighbors. Dollar General has GBT Realty Corp develop the land and leases the store from GBT Realty for a term of 15 years, with (3) possible 5-year extensions. Mr. Boland stated he would check his files and pull the original plans for this parcel and make Mr. Weber aware the plan will be presented at the September PC meeting. Mr. Gage stated he has agreed to develop the shared easement, with the current property owner maintaining ownership. Mr. Gokey moved, seconded by Mr. Weller to send a letter to the ZHB recommending approval of the variances for reduction of parking spaces and increase of impervious area, and relief to allow a maximum of 160SF with not less than 50% of the total area being used on the building and use of a monument style sign. The Supervisors were opposed to use of a pylon style sign. Motion passed, 5-0.

Halloween Parade and Trick-or-Treat Night - Mr. Bingaman sent a notification of the proposed annual Optimist Parade, scheduled for October 25th and has received no comments thus far. Mr. Weller moved, seconded by Mr. Jones to issue the block permit for the parade and set October 31st from 5pm to 9pm for Trick-or-Treat night. Motion passed, 5-0.

2017 Minimum Municipal Obligation (MMO's) – Mr. Bingaman reported the contribution for 2017 is approximately \$272.00 less than the 2016 contribution. Mr. Jones moved, seconded by Mr. Gokey to approve the 2017 MMO's as presented. Motion passed, 5-0.

Newsletter - Mr. Bingaman and Mrs. Kisch met with a representative from Hometown Press. The Township would provide the content for the newsletter. Hometown Press would contact advertisers to cover the cost of the production of the full-color newsletter. The only cost to the Township would be postage, which is cheaper using Every Door Direct Mail Retail (EDDMR) postage permits. Mr. Bingaman stated the Fall 2016 issue would be completed by the Secretary. The Board was agreeable to using Hometown Press for the Spring and Fall 2017 issues.

Boone Area Library funding release - Mr. Jones moved, seconded by Mr. Weller to authorize releasing the second half of the library donation, in the amount of \$8,250.00. Motion passed, 5-0.

EMPLOYEE/OFFICIAL REPORTS

MANAGER'S REPORT:

Financial Consulting - Mr. Bingaman received two proposals to provide financial consulting services relative to potential refinancing of the 2012 debt. Concord Public Finance submitted a proposal for \$16,000.00 and PFM Group submitted a proposal for \$15,500.00. PFM Group would be compensated only if the Township moves forward with refinancing and settlement is held. Mr. Jones moved, seconded by Mr. Weller to authorize PFM Group to provide financial consulting. Motion passed, 5-0.

Budget - Mr. Bingaman stated he anticipates having a draft of the budget within the next few weeks.

CHIEF OF POLICE

Chief Kensey requested permission to promote Jeff Smith to the position of Police Sergeant. Mrs. McGrath moved, seconded by Mr. Weller to promote Jeff Smith to the position of Police Sergeant. Motion passed, 5-0. Chief Kensey stated he felt there has been many positive changes in the department, and this promotion is another change that will keep the department moving forward.

SUPERVISORS

None

PUBLIC COMMENT

None

ADJOURNMENT

At 8:28PM, with no further business, Mr. Jones moved, seconded by Mr. Gokey to adjourn. Motion passed, 5-0. Meeting Adjourned at 8:28PM.

Respectfully submitted,

Pamela L. Kisch
Township Secretary