

# BOARD OF SUPERVISORS



## TOWNSHIP OF SPRING

**BERKS COUNTY, PA**  
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### MEETING MINUTES OCTOBER 22, 2007

**OPENING OF MEETING:** The regularly scheduled bi-monthly meeting of the Board of Supervisors was called to order by Chairman Vaughan, at 7:30 p.m. in the Meeting Room of the Municipal Building located at 2800 Shillington Road, Cornwall Terrace, Berks County, Pennsylvania.

The meeting opened with the Pledge to the Flag.

Upon roll call, Messrs. Dallas, Dettra, Kreider and Vaughan were present. Mr. Templin did not attend. Also present were: James Lillis, Esquire, Leon Mazurie, Chief Messner, James Moll, Sheryl Kressler, Stanley Blankenbiller, Susan Difenderfer, Linda Yanchacik, Nancy Levin, Robert Levin, Harold Rodgers, Greg Ganikon, Kathy Mulvaney, Sandy Swanger, Stanley Novashinski, Ben Trettin, Roy Harding, Bill Santoro, Marie Kauffman, Chris Eckert, Herman Schick and Steve DeLucas, reporter for the Reading Eagle.

#### **OPEN TO THE FLOOR:**

Chairman Vaughan spoke to the residents with concerns regarding the Hofmann Tract Office Complex, informing them that no plans had formally been submitted to the Township and; therefore, there has been no change in the status of this project. He explained the land development process and advised them to refer to the Planning Commission agenda, on the website, or call the Engineering and Planning Department to inquire whether a formal plan has been submitted.

**Bill Santoro – 2 Prendergast Road:** The Supervisors received a letter from Mr. Santoro proposing development of a park, similar to Central Park in New York, on the former WalMart tract owned by Tulpehocken, Ltd. The property would be cost prohibitive for purchase by the Township. Taxes in the Township would triple. However, Chairman Vaughan agreed to contact Mr. Rick, of Tulpehocken, Ltd., to ask whether he would be interested in donating or selling, at a reduced price, said property (considered the most valuable real estate in the Township) to create a Township park. Mr. Mazurie will investigate maintenance of weeds on the aforementioned property.

**Greg Ganikon – 100 S. Dwight Street:** Mr. Ganikon suggested a park as a possible alternative to development of the Hofmann Tract. Chairman Vaughan stated he would contact the developer, but the Township will not contact every property owner in the Township to ask whether they would develop a park for the Township residents.

**MINUTES:** A motion was made by Mr. Dallas, second by Mr. Kreider, approving Minutes dated October 9, 2007. Upon roll call, all Supervisors present voted affirmatively.

**OPERATIONS:**

**Business Office:**

**Bills for Approval:** Mr. Dettra made a motion, second by Mr. Kreider, approving payment of bills, from various Township accounts, as listed by the Township Treasurer:

General Fund - \$173,941.91  
Street Lighting Tax Fund - \$24,625.26  
Fire Hydrant Tax Fund – \$6,247.94  
Refuse Tax Fund - \$103,399.57  
Sewer District #2 Fund - \$2,931.40  
Sewer District #3 Fund – \$42,251.45  
Fire Protection Fund - \$188,637.65  
Recreation Fund - \$29,995.35

Upon roll call, all Supervisors present voted affirmatively with the exception of Mr. Vaughan, who abstained on Check No. 065627 only.

**Financial Reports:** All members received copies of the current financial reports.

**Direct Deposit:** As recommended by the Payroll Administrator, a motion was made by Mr. Dallas, second by Mr. Dettra, that a policy be established by the Township requiring all employees to receive direct deposit of their payroll checks, effective January 3, 2008. Upon roll call, all Supervisors present voted affirmatively.

**Permanent Employee Recommendation – Engineering and Planning Manager:** Mr. Moll has successfully completed his 6-month probationary period and has proven to be a valuable asset to the Township. A motion was made by Mr. Dallas, second by Mr. Kreider, approving Mr. Moll as a permanent Township employee and approving the agreed upon \$2,500.00 increase in compensation. Upon roll call, all Supervisors present voted affirmatively.

**Facilities/Public Property:**

**Replacement of Roof – 334 Vinemont Road:** As recommended by the Director of Operations, a motion was made by Mr. Kreider, second by Mr. Dallas, approving a contract with A&H Roofing to replace the roof at 334 Vinemont Road, in the amount of \$6,300.00. Upon roll call, all Supervisors present voted affirmatively. This is a Township owned property, and attempts to patch the roof have been unsuccessful.

**PUBLIC WORKS**

**Engineering/Planning Department:**

**Wernersville Road Traffic Counts:** As a result of the Roadway Sufficiency Analysis prepared by Great Valley Consultants, a traffic recount was recommended to determine if a traffic signal would be warranted at the intersection of relocated Wernersville Road and Fritztown Road. As recommended by the Engineering and Planning Department, a motion was made by Mr. Dallas, second by Mr. Kreider, authorizing Great Valley Consultants to perform a recount and reevaluation of the above referenced intersection, at a cost of \$2,300.00. Upon roll call, all Supervisors present voted affirmatively.

**Prospectus Associates, Inc. – Special Exception Application – Group Home:** In accordance with his review letter, dated October 22, 2007, Mr. Moll stated he did not have sufficient information to determine whether the application for a group home, at 1800 Reading Boulevard (within close proximity to Wyomissing), complies with the Zoning Ordinance. A motion was made by Mr. Dallas, second by Mr. Dettra, recommending that the Zoning Hearing Board consider carefully the comments in Mr. Moll’s review letter together with the comments from the Borough of Wyomissing. Upon roll call, all Supervisors present voted affirmatively. As requested by Mr. Dettra, Mr. Moll will contact Wyomissing to ascertain whether they have any further comments.

**Road Services Department/WWTP:**

**Line Painting Proposal – Purchase Order No. 01482:** As recommended by the Roadmaster, a motion was made by Mr. Kreider, second by Mr. Dallas, approving Purchase Order No. 01482, to Lincoln Pavement Services, Stevens, Pennsylvania, in the amount of \$9,200.00, for intersection line painting. Upon roll call, all Supervisors present voted affirmatively. Quotes were, also, received from Interstate Road Management (\$34,200.00) and A-1 Traffic Control Products (\$14,700.00).

**Infrastructure Committee:**

**Carsonite Utility Markers – Purchase Order No. 01448:** As recommended by the Infrastructure Committee, a motion was made by Mr. Dallas, second by Mr. Kreider, approving Purchase Order No. 01448, to C.I. Thornburg, Co., Inc., Huntington, West Virginia, in the amount of \$2,968.74, for 100 six-foot carsonite utility markers labeled “Caution Sewer Pipeline”. Upon roll call, all Supervisors present voted affirmatively. These white/green markers will assist Township personnel in locating sewer manholes in wooded areas and along streams or creeks.

**Township Act 37 Plan Update – Resolution No. 2007-27:** As recommended by the Infrastructure Committee, a motion was made by Mr. Dallas, second by Mr. Kreider, adopting the Township Act 537 Plan Update for submission to DEP. Upon roll call, all Supervisors present voted affirmatively. No public comments were received during the 30-day comment period. Chairman Vaughan thanked all parties involved in the lengthy process of updating the Act 537 Plan.

**PUBLIC SAFETY DEPARTMENT:**

**Permit Parking Project – Survey:** With regard to high school students monopolizing parking spaces in front of residential homes in the vicinity of Wilson High School, a motion was made by Mr. Dettra, second by Mr. Kreider, authorizing Chief Messner to forward correspondence to residents, residing within a 2-block perimeter around the high school, requesting their input on instituting a permit parking project, at no cost to the homeowners. Upon roll call, all Supervisors present voted affirmatively.

**Christopher Eckert, 2201 Fairview Street – Light in the Night Activity:** As recommended by Chief Messner, a motion was made by Mr. Kreider, second by Mr. Dallas, approving road closure of the 400 block of Telford Avenue on Halloween night, October 31, 2007, from 5:00 p.m. to 9:00 p.m., for a Light in the Night activity. Upon roll call, all Supervisors present voted affirmatively. Light in the Night is an outreach event, through Glad Tidings Assembly of God, providing a safe place for children on Halloween.

**SOLICITOR:**

**West Side EMA Vehicle Lease Agreement:** A motion was made by Mr. Dettra, second by Mr. Kreider, approving a Vehicle Lease Agreement whereby a vehicle purchased by the Township, in the Township’s name, for use by the EMA, would be leased to the EMA for an up-front payment, equal to the price paid by the Township. Payments would be made to the Township for insurance and other incidentals. Approval of said agreement will be subject to final approval by the EMA and Township Solicitors. Upon roll call, all Supervisors present voted affirmatively.

**DiBiase Sewer Agreement:** A motion was made by Mr. Dettra, second by Mr. Kreider, authorizing execution of a reimbursement agreement for sanitary sewer costs incurred by DiBiase Construction in developing a sewer system along Miller Road, for the Sugar Hill development. This agreement allows for reimbursement of a portion of such costs, as required by the Municipalities Planning Code and the Sewage Impact Law (Act 209). Upon roll call, all Supervisors present voted affirmatively. The agreement has been signed by the developer, has a time limitation of 10 years, and does not provide for dedication of the sewer system to the Township.

**Prescott Estates - Agreement with Developer:** A motion was made by Mr. Dallas, second by Mr. Kreider, approving an agreement with the developer of Prescott Estates, whereby the developer would be excused from any further responsibilities for completing improvements at Prescott Estates in exchange for allowing the Township to retain all security, as claimed by taking the Letter of Credit, and applying the proceeds toward the completion of improvements at

Prescott Estates. Upon roll call, all Supervisors present voted affirmatively. Solicitor Lillis added that the improvements are less in cost than the amount of the security claimed by the Township.

**Old Wernersville Road:** As recommended by the Roadmaster, a motion was made by Mr. Dallas, second by Mr. Kreider, to rename the point where the old section of Wernersville Road intersects with relocated Wernersville Road and Fritztown Road - Old Wernersville Road. Upon roll call, all Supervisors present voted affirmatively. This designation is necessary for 911 purposes, as well as to alleviate confusion in the area.

**NEW BUSINESS:** A motion was made by Mr. Dallas, second by Mr. Kreider, designating Wednesday, October 31, 2007, as Halloween Trick or Treat night in Spring Township, from 6:00 p.m. to 9:00 p.m. Upon roll call, all Supervisors present voted affirmatively.

**OLD BUSINESS:** No old business to report

**WORKSHOPS/TRAINING RQUESTS:**

**J. Houck and T. Hettinger – PRPS Fall Membership Meeting:** A motion was made by Mr. Dallas, second by Mr. Kreider, permitting T. Hettinger and J. Houck to attend the 2007 Pennsylvania Recreation and Park Society's Annual Fall Membership meeting on November 14, 2007, at a cost of \$70.00. Upon roll call, all Supervisors present voted affirmatively.

**EXECUTIVE SESSION:** Chairman Vaughan recessed the business meeting and called an Executive Session at 8:30 p.m., for the purpose of discussing matters of real estate. The meeting reconvened at 9:05 p.m.

**Utilities Employees Credit Union Property:** A motion was made by Mr. Dettra, second by Mr. Dallas, authorizing the appropriate officer of the Township to execute an Agreement in Lieu of Condemnation in order to acquire the Utilities Employees Credit Union property, at 2850 Windmill Road, for the purpose of expanding the Township facilities. Upon roll call, all Supervisors present voted affirmatively. The cost of said property is \$2,250,000.00, and the transaction will be completed in December, 2008 for possession in early 2009.

There being no further business, Chairman Vaughan adjourned the meeting at 9:05 p.m.

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Sheryl Kressler, Township Secretary