

MEETING MINUTES
JUNE 11, 2007

OPENING OF MEETING: The regularly scheduled bi-monthly public meeting of the Board of Supervisors of the Township of Spring was called to order by Vice-Chairman Dallas 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, Kreider and Templin were present. Mr. Vaughan and Mr. Dettra did not attend. Also present were: James Lillis, Esquire, Leon Mazurie, Chief Messner, James Moll, Fire Commissioner Schach, Sheryl Kressler, Millie Ziegler, Maurice Shomgard, Jim McLaughlin, Bob Weller, Stanley Blankenbiller, John Roland, Esq., Brenda and Michael Stanislaw, George and Mary Peiffer, Lara Bare, Dallas Lutz, Michael Hartman, Eugene Carroll, Darrel Lutz, Todd and Diane Young, Craig Lutz, Joe and Toni Mountz and Elizabeth Grampf.

OPEN TO THE FLOOR:

The following residents addressed the Board with regard to stormwater management issues:

Michael Stanislaw, 2247 Reading Boulevard: Flooding in alley off of West Wyomissing Boulevard.

Lara Bare, 2265 Reading Boulevard: Flooding in basement, substantial damage

Todd and Diane Young, 2242 Garfield Avenue: Water in basement. Storm drains are clogged.

George Peiffer, 2269 Reading Boulevard: Water run-off problems for 34 years.

Elizabeth Grampf, 2251 Reading Boulevard: Water definitely an issue.

Maurice Shomgard, 315 Amherst Avenue: Water problems whenever it rains for many years.

Joe Mountz, 2263 Reading Boulevard: Any significant rainfall causes buildup of water.

Mr. Moll informed these residents that Township staff has been investigating numerous stormwater complaints and compiling information in order to determine the specific problem in each area. Some of these situations may be resolved quickly and other resolutions will take time and funding. Mr. Moll will submit a report and recommendations to the Supervisors.

Mildred Ziegler, 4007 Deer Creek Road: Mrs. Ziegler's water run-off problems continue with no solution offered by the Township. Solicitor Lillis was of the understanding that Mr. Vaughan has spoken with PennDOT, and they did not offer any assistance. Mr. Dallas will discuss this matter with Mr. Vaughan when he returns to the office.

MINUTES: A motion was made by Mr. Templin, second by Mr. Kreider, approving the WalMart Conditional Use Hearing Minutes of April 19, 2007. Upon roll call, all Supervisors present voted

affirmatively. Approval of Meeting Minutes, dated May 29, 2007, and Reading Hospital Conditional Use Hearing Minutes, dated May 10, 2007, was deferred to the next meeting.

OPERATIONS:

Business Office:

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

General Fund - \$184,560.12
Refuse Tax Fund - \$15,908.26
Sewer District #3 Fund - \$251,528.31
Fire Protection Fund – \$5,636.69
Capital Fund Account - \$17,423.95
Recreation Fund - \$16,177.33

Upon roll call, all Supervisors present voted affirmatively.

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

Parks and Recreation Department:

Summer Employment – Playground/Tot Lot Staff: As recommended by the Parks and Recreation Board, a motion was made by Mr. Kreider, second by Mr. Templin, approving the addition of Jacqueline Johnson as a playground leader at \$7.00 per hour and Marilyn Oxenreider as a substitute bus driver at \$9.00 per hour. Upon roll call, all Supervisors present voted affirmatively.

Facilities/Public Property:

Salt Shed – Authorization for Bid Opening: A motion was made by Mr. Kreider, second by Mr. Templin, authorizing Mr. Vaughan and Mr. Mazurie to publicly open bids at 3:00 p.m., on June 20, 2007, for the construction of a municipal salt storage shed, to be located adjacent to the Township’s municipal maintenance garage. Upon roll call, all Supervisors present voted affirmatively. The salt storage shed will have the storage capacity of 2,400 tons.

PUBLIC WORKS:

Engineering/Planning Department:

Spring Ridge West Lot 5 – Escrow Release No. 1: As recommended by Great Valley Consultants, a motion was made by Mr. Kreider, second by Mr. Templin, to approve Escrow Release No. 1 for Spring Ridge West Lot 5, in the amount of \$178,217.28, with a remaining balance of \$39,935.74. Upon roll call, all Supervisors present voted affirmatively.

Royal Oaks – Escrow Release No. 3: As recommended by Great Valley Consultants, a motion was made by Mr. Templin, second by Mr. Kreider, to approve Escrow Release No. 3 for the Royal Oaks Subdivision, in the amount of \$43,075.08, with a remaining balance of \$975,697.45. Upon roll call, all Supervisors present voted affirmatively.

Spring Ridge West Lot 5 – Revision to Plan of Record: As recommended by the Planning Commission, a motion was made by Mr. Kreider, second by Mr. Templin, approving the Spring Ridge West Lot 5, Revision to Plan of Record. Upon roll call, all Supervisors present voted affirmatively. Upon roll call, all Supervisors present voted affirmatively. Minor revisions to the plan included elevation differences for the proposed buildings and utilities.

Brubaker Conditional Use Hearing Date: A motion was made by Mr. Dallas, second by Mr. Templin, setting the Brubaker Conditional Use Hearing date for Monday, June 25, 2007, at 8:00 p.m. Upon roll call, all Supervisors present voted affirmatively.

Prospectus Associates – Group Home: The Planning Commission did not recommend approval of the special exception request on the grounds that the applicant did not provide a site plan or other pertinent information. Therefore, a motion was made by Mr. Dallas, second by Mr. Kreider, supporting the Planning Commission and recommending that the Zoning Hearing Board deny the special exception, due to lack of information. Upon roll call, all Supervisors present voted affirmatively.

Extensions of Time: As recommended by the Planning Commission, a motion was made by Mr. Templin, second by Mr. Kreider, granting the following extensions of time:

- ❖ **Holloway Minor Subdivision** – until August 14, 2007.
- ❖ **Weller Minor Subdivision** – until October 4, 2007.
- ❖ **Weis Market Land Development** – until October 2, 2007.
- ❖ **Overlook Mountain Subdivision** – until September 10, 2007.
- ❖ **Grings Hill Estates, Section 5** – until September 10, 2007.

Upon roll call, all Supervisors present voted affirmatively.

Traffic Impact Fee Committee – Resignation and Appointment: Walter Greth has notified the Township of his resignation from the Traffic Impact Fee Committee, effective immediately. A motion was made by Mr. Templin, second by Mr. Kreider, accepting the resignation of Mr. Greth. Upon roll call, all Supervisors present voted affirmatively.

Subsequently, a motion was made by Mr. Templin, second by Mr. Kreider, appointing Robert Stackhouse to the Traffic Impact Fee Committee. Upon roll call, all Supervisors voted affirmatively.

Infrastructure Committee:

Purchase Order #01437– Cleaning and Flushing Sewer Lines: As recommended by the Infrastructure Committee, a motion was made by Mr. Kreider, second by Mr. Templin, approving Purchase Order #01437 to Mr. Rehab, Inc., for the cleaning and flushing of 10,000 lineal feet of sewer line within the Reading Basin, at a cost of \$.39 per lineal foot - total cost \$3,900.00. Upon roll call, all Supervisors present voted affirmatively.

Change Order – Lighting/WWTP Steel Storage Building: As recommended by the Infrastructure Committee, a motion was made by Mr. Templin, second by Mr. Kreider, approving the execution of a Change Order, in the amount of \$1,210.00, for the installation of two (2) exterior lights and removal of an existing light and light pole at the Steel Storage Building located at the Waste Water Treatment Plant. Upon roll call, all Supervisors present voted affirmatively.

Resolution No. 2007-21 – Old Lancaster Pike Sewer Project: As recommended by the Infrastructure Committee, a motion was made by Mr. Kreider, second by Mr. Templin, adopting Resolution No. 2007-21, for submission to the Department of Environmental Protection, regarding inclusion of the Old Lancaster Pike Sewer Project in the Township’s Act 537 Plan Update. Upon roll call, all Supervisors present voted affirmatively.

Conditional Offer of Employment: As recommended by the Director of Public Works, a motion was made by Mr. Templin, second by Mr. Kreider, authorizing the Director to tender a conditional offer of employment to a candidate for a position at the Waste Water Treatment Plant, upon successful completion of a criminal background check, physical examination and substance abuse test. Upon roll call, all Supervisors present voted affirmatively.

PUBLIC SAFETY DEPARTMENT

Township of Spring Volunteer Fire Department: Fire Commissioner Schach provided the Supervisors with a monthly schedule for their information.

SOLICITOR:

Property Transfer Ordinance No. 341: Copies of the proposed Property Transfer Ordinance were distributed to several residents attending the meeting. Solicitor Lillis explained the intention of this Ordinance.

Public Comment:

Craig Lutz, 737 Fritztown Road: Question regarding short term leased properties. Response - Ordinance would apply to long term leases or lease-purchase. Comment – Commended Township for Historic Building provisions.

Eugene Carroll, 3015 Curtis Road: Question regarding internal inspections. Response – Not in this Ordinance.

Robert Weller, 1801 Shellbark Drive: Comment – Properties should not be allowed to remain in deplorable condition, referring specifically to a certain property adjacent to his home. He would be willing to pay a higher pre-settlement inspection fee if property maintenance issues would be addressed.

Hearing no further public comment, a motion was made by Mr. Templin, second by Mr. Kreider, approving the enactment of Property Transfer Ordinance No. 341, effective August 1, 2007. Upon roll call, all Supervisors present voted affirmatively.

Crossing Guard Ordinance: At the request of Wilson School District, a motion was made by Mr. Templin, second by Mr. Kreider, authorizing the Solicitor to prepare an Ordinance and advertise for adoption of said Ordinance approving and allowing the Wilson School District to assume the hiring and oversight of school crossing guards. Upon roll call, all Supervisors present voted affirmatively.

Revisions to Sewage Rate Ordinance – Tap In Fees: As recommended by Gannett Fleming, Inc., a motion was made by Mr. Kreider, second by Mr. Templin, authorizing the Solicitor to advertise revisions to the Sewage Rate Ordinance, specifically pertaining to tap in fees, and amending the Ordinance to permit future changes in tap in fees to be accommodated by Resolution as opposed to Ordinance. Upon roll call, all Supervisors present voted affirmatively.

Pennsylvania Department of Revenue - Transfer Tax Collection Resolution No. 2007-22: A motion was made by Mr. Templin, second by Mr. Kreider, authorizing the Pennsylvania Department of Revenue to act as the Township’s agent for collecting delinquent transfer taxes, charging 10 percent (10%) of the amount collected on behalf of the Township. Upon roll call, all Supervisors present voted affirmatively.

BPG Development Company - Tentative Plan Amendment – Reschedule Public Hearing: As requested by the BPG Development Company, a motion was made by Mr. Kreider, second by Mr. Templin, to postpone the public hearing on their request for tentative plan amendment of the Spring Ridge Tentative Plan until July 9, 2007 at 8:30 p.m. Upon roll call, all Supervisors voted affirmatively. The Township has received an extension of time from the BPG Development Company, required under the MPC.

Subdivision and Land Development Ordinance Amendment – Traffic Impact Study Requirements: A motion was made by Mr. Kreider, second by Mr. Templin, authorizing the Solicitor to prepare an amendment to the Subdivision and Land Development Ordinance whereby the Traffic Impact Study requirements, under the SALDO, would conform with the requirements existing under the Zoning Ordinance, and to advertise the same for adoption on July 9, 2007 at 8:15 p.m. Upon roll call, all Supervisors present voted affirmatively.

OLD BUSINESS: No old business to report

NEW BUSINESS: No new business to report.

WORKSHOPS/TRAINING REQUESTS:

A motion was made by Mr. Kreider, second by Mr. Templin, approving the following training request:

Officer Hlavac NRA – Rifle Instructor (5 days) Allentown, PA \$525.00

Upon roll call, all Supervisors present voted affirmatively.

MISCELLANEOUS:

Town Meeting with Senator Folmer, Robesonia Borough Hall, Thursday, June 21, 2007, at 6:00 p.m.

Invitation received for Supervisors to attend ribbon cutting at Commerce Bank, Saturday, July 14, 2007, at 12:00 noon.

There being no further business, Vice-Chairman Dallas adjourned the meeting at 8:35 p.m.

Sheryl Kressler, Township Secretary