TOWNSHIP OF SPRING
Board of Supervisors

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MEETING MINUTES
JULY 22, 2019

OPENING OF MEETING: The regular bi-weekly meeting of the Board of Supervisors was called to order by Chairman Ulrich, at 7:00 p.m., on Monday, July 22, 2019, in the Public Meeting Room of the Township of Spring Administration Building, located at 2850 Windmill Road, Spring Township, Berks County, Pennsylvania.

Upon roll call, Supervisors Ulrich, Stuck, Oswald and Myer were present. Ms. Smith did not attend. Also present were: Daniel Becker, Esq., Jay Vaughan, Jim Moll, Bryan Ross, John Grollier, Judy Houck, Aaron Wozniak, Colin Hackman, Paul Darrah, Sheryl Rowan, Dave Miller, Mike Kocher, Jess Royer, Chris Hannum, Jeff Weller, Paul Honig, Colt Lummer, Bill and Kathy Sandt, James Gavin, Esq., Kevin Brown, Aristides Otero, Greg Purnell, WFMZ.com, and the stenographer.

OPEN TO THE FLOOR:
Inflow and Infiltration Response Plan Update: Mr. Miller (Entech Engineering) addressed the residents, informing them of the progress being made in identifying factors that affect the carrying capacity of the sanitary sewer system. During inspections they look at manholes, sewer lines, sewer laterals and inspect individual homes. They will document flow levels and perform smoke testing. Sagging in the lines could affect capacity. Entech is currently concentrating on Drexelwood, West Wyomissing and Lincoln Park areas. Minor disturbances have been found.

Paul Honig, 2802 Merrill Parkway: As reported by Mr. Honig, grass has not re-generated in his yard. Mr. Vaughan had driven past his property and thought grass was growing, but will set up an appointment to meet with Mr. Honig, on site, to re-evaluate the grass situation.

PUBLIC HEARING
BROADCASTING SQUARE REDEVELOPMENT (Former Babies R Us)
PLANNED RESIDENTIAL DEVELOPMENT (PRD)
WAIVER REQUESTS

Solicitor Becker acknowledged Mr. Gavin as the attorney representing the applicant for Broadcasting Square Redevelopment. Two applicant exhibits were pre-marked. Exhibits 1-5 were entered into the record. The purpose of the hearing was to consider two waiver requests relating to redevelopment of the portion of Broadcasting Square where Babies R Us is located.

The applicant is requesting relief from PRD regulations requiring all access drives and parking areas to be located at least 15 feet from any building on the lot, and limiting the size of a sign to 12 square feet. Mr. Brown, of Elysian Partners, owners and managers of Broadcasting Square Shopping Center, was sworn in and proceeded to explain the redevelopment of the western portion of the shopping center. Babies R Us
will be demolished, and a pad site added for relocation of Panera Bread, two new buildings will be constructed and the existing parking lot will be reconstructed. The Mattress Firm building will be shared with a new fitness concept. Mr. Brown agreed signs would be no larger than existing signs on the property at this time.

Mr. Otero (Project Manager), of Stackhouse Bensinger, further described the project. There will be more than 70 additional parking spaces.

Waiver requests were discussed. Questions and comments were received from the public and the Supervisors.

The public hearing was adjourned at 8:00 p.m.

**Broadcasting Square Redevelopment – Waiver Requests:** A motion was made by Mr. Oswald, second by Mr. Stuck, approving the waivers, as requested, noting that the applicant agrees the size of the signs will be consistent with the existing signs in Broadcasting Square Shopping Center, in accordance with the testimony provided during the public hearing. Upon roll call, all Supervisors present voted affirmatively.

**MINUTES:** A motion was made by Mr. Oswald, second by Mr. Stuck, approving the meeting Minutes of July 8, 2019. Upon roll call, all Supervisors present voted affirmatively.

**TOWNSHIP MANAGER:**
**Business Office:**
**Bills for Approval:** A motion was made by Mr. Myer, second by Ms. Oswald, approving payment of bills, as listed by the Township Treasurer:

- General Fund - $168,856.49
- Street Lighting Tax Fund - $24,452.24
- Fire Hydrant Tax Fund - $6,498.97
- Refuse Tax Fund - $68,645.34
- Sewer District #3 Fund - $50,784.65
- Fire Protection Fund - $7,564.93
- Capital Fund - $57,621.58

Upon roll call, all Supervisors present voted affirmatively.

**PARKS, RECREATION AND PUBLIC FACILITIES:**
**Bucket Truck Request:** At the request of the Berks County Parks & Recreation Department, a motion was made by Mr. Oswald, second by Mr. Stuck, allowing them to utilize the Township bucket truck again this year for installation of lights associated with their Holiday Lights at Gring’s Mill program. Upon roll call, all Supervisors present voted affirmatively.

**ADA Path Project – Cornwall Terrace and Midvale Manor Parks:** As recommended by Great Valley Consultants, a motion was made by Mr. Stuck, second by Mr. Myer, awarding the bid for installation of accessible paths in Cornwall Terrace and Midvale Manor Parks to Construction Master Services, LLC, in the amount of $187,307.00. Upon roll call, all Supervisors present voted affirmatively.

**PUBLIC WORKS:**
**Swale Repairs:** The storm water swale behind Fromuth Tennis (Lakeside Park) was damaged during the June 20, 2019 storm. A motion was made by Mr. Myer, second by Mr. Stuck, approving emergency repairs to the swale by Schlouch, Inc., at a cost of $38,376.13. Upon roll call, all Supervisors present voted
affirmatively.

**Paper Mill Bridge Rehabilitation Project – Payment Application #1:** The Township has agreed to participate in the Lower Heidelberg Paper Mill Road Rehabilitation Project, according to a 2013 bridge agreement to share the cost of any bridge repairs or rehabilitation on common boundaries. As recommended by Great Valley Consultants, a motion was made by Mr. Oswald, second by Mr. Stuck, approving payment of the Township’s half of Payment Application #1, in the amount of $47,976.58. Upon roll call, all Supervisors present voted affirmatively.

**ENGINEERING/PLANNING DEPARTMENT:**

**Hospital Tract Grant Application Letters:** A motion was made by Mr. Stuck, second by Mr. Myer, authorizing execution, by Chairman Ulrich, of two letters regarding a traffic improvement grant application for the Broadcasting Road area, submitted by developers of the Reading Hospital tract. Upon roll call, all Supervisors present voted affirmatively. These letters will be forwarded to the PA Department of Community and Economic Development and the County Commissioners.

**PUBLIC SAFETY:**

**Police Department:**

**Friends of the Reading Hospital – Marathon:** A motion was made by Mr. Stuck, second by Mr. Oswald, approving the request of the Friends of the Reading Hospital to use Township roadways for a 5K and half marathon (13.1 miles) on Sunday, October 13, 2019, from 8:00 a.m. to 11:00 a.m. Upon roll call, all Supervisors present voted affirmatively.

**Monthly Report:** Chief Ross reported 57 offenses during the month of June, 2019. There were 102 traffic offenses, 64 accidents, 38 arrests and 878 assignments for the month.

**SOLICITOR:**

**Tax Collection Committee – Resolution #2019-13:** A motion was made by Mr. Oswald, second by Mr. Stuck, adopting Resolution #2019-13 appointing Christine Schlosman as the Township’s primary delegate to the County Tax Collection Committee (TCC), and John Groller as alternate delegate. Upon roll call, all Supervisors present voted affirmatively.

**Bond Requirements – Continuing Disclosure Compliance Procedures and Policies – Resolution #2019-14:** A motion was made by Mr. Oswald, second by Mr. Stuck, adopting Resolution 2019-14, formally adopting continuing disclosure compliance procedures and policies for the Township. Upon roll call, all Supervisors present voted affirmatively.

**OLD BUSINESS:**

**West Lawn/Wyomissing Hills Library – Mold Removal:** Supervisor Stuck recommended that the Township pay $3,635.11, from the escrow account, for removal of mold from the West Lawn/Wyomissing Hills Library. According to Solicitor Becker, a claim has been made to the insurance company by the library, and he suggested waiting to hear from the insurance company. A motion was made by Mr. Oswald, second by Mr. Stuck, authorizing payment of repairs to be completed at the Township’s expense, to the extent the insurance company does not cover said repairs. Upon roll call, all Supervisors present voted affirmatively. Contacting GVC to determine the cause of the mold problem was discussed. Mr. Vaughan intends to meet with West Lawn UMC. Supervisors Ulrich and Stuck will, also, attend the meeting.

**WORKSHOPS/TRAINING REQUESTS:**

**Detective Long – Forensic Class:** A motion was made by Mr. Stuck, second by Mr. Oswald, approving the training request for Detective Long to attend a forensic class in Virginia Beach, August 25-30, 2019, paid for by the FBI. Upon roll call, all Supervisors present voted affirmatively.
**MISCELLANEOUS:**

1. Chairman Ulrich asked that the Township purchase a new microphone, since the one being used for meetings is not working.

There being no further business, Chairman Ulrich adjourned the meeting at 8:30 p.m.

Respectfully submitted,

[Signature]

Sheryl Rowan, Township Secretary