

**READING TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING
SEPTEMBER 15, 2014**

The regular meeting of the Reading Township Board of Supervisors was held at the Township Building and called to order at 6:00 p.m. by Paul Bart, Chairman. Bob Zangueneh, Vice-Chairman, and Supervisor Donald Kauffman were present with Chairman Bart presiding.

Others in attendance included Victor Neubaum, Solicitor; Eric Mains, Engineer; Marcia Weaver, Administrator/Treasurer; Karen Eakin, Secretary; Officer Bill Ceravola, Reading Township Police; Gerald Shank, Planning Commission; Gary Bullock, EMC; Troy Reeve, Lake Meade Fire & Rescue; Mike Thomas, East Berlin Fire Company; Robin Heyser & Wade Keech, East Berlin Area Community Center; Attorney Joe Erb, Seibert Subdivision Plan; Alicia Hartzell, Stenographer; Denise Smith; Carl Bert; Barbara Mitchell; Chris Rinehart; Gary Sauble; Emmert & Pat Hartzell; Helen Shireman; and George Wolf.

The meeting opened with the Pledge of Allegiance.

Mr. Zangueneh submitted written changes to the minutes but the changes were not approved. The minutes of the August 18, 2014 regular meeting were approved as originally submitted on a motion by Chairman Bart and seconded by Mr. Kauffman; motion carried unanimously.

ANNOUNCEMENTS

The Board met on Sept. 11th for the purpose of negotiating the Public Works Teamsters Contract.

PUBLIC COMMENTS

East Berlin Area Community Center

Robin Heyser, East Berlin Area Community Center board member, gave an overview of the services provided by the center. A newsletter was provided for the Supervisors to review. Wade Keech, Executive Director, stated that the center offers services to other municipalities as well. He gave an example of a Reading Township resident taking her son to summer camp at the center. He asked for input on what services Reading Township residents would be interested in seeing offered at the center.

Gary Bullock stated that since the Reading Township police officer was dismissed, the volunteers have been dispatched to calls longer. Chairman Bart stated that according to the county, the volunteer service is overstaffed based on the number of calls to volunteers ratio. Mr. Bart stated that the residents are displeased with the current Real Estate Tax and that the Earned Income Tax is at the highest level allowed by law.

Mr. Zangueneh stated that the Township residents are not fully represented by the audience in attendance at the meetings. He asked for a town hall meeting.

Mr. Bullock stated his concern for ambulance service that the county is pushing. Mr. Bart commented that the county has had closed-door meetings regarding the service.

Mr. Zangueneh asked how the East Berlin Area Community Center is funded. Mr. Keech stated that contributions from other townships consist of monetary donations and volunteer services. The Supervisors thanked them for their efforts.

ENGINEER'S REPORT

Brough Hill Road

The estimate for the leveling course was off by two tons and was corrected. Copies were presented to the Board for signatures. Chairman Bart made a motion to approve the change order as submitted in the amount of \$230.04, seconded by Mr. Zangueneh; motion carried unanimously.

Chairman Bart made a motion to pay the contract with the understanding that there is a change order, conditioned upon receiving the final close out documents. The motion was seconded by Mr. Zangueneh; motion carried unanimously.

Floodplain Ordinance

Mr. Mains advised the Board that he will be taking up the topics of floodplain regulation changes and the Zoning Ordinance with the Planning Commission to make sure there are no technical "loopholes" in the current regulations. Since the 2009 suggested template regulations were issued, the Conservation District has provided a summary of areas for specific attention.

Township Property

Mr. Mains stated that sewage will need to be discussed for the site. There is a possibility of keeping the system that is currently on the property. He will speak to the Reading Township Municipal Authority to start the process of looking for other options.

Mr. Zangeuneh explained that this is an ongoing process and the Township is looking at selling a portion of the lot by subdividing. Mr. Mains will present the planned concept to the Authority and get feedback on whether it is possible.

SUBDIVISION & LAND DEVELOPMENT

Denise Smith - Turkey Pit Road, SALD Plan#2014-01C - Conditional Use Hearing Chairman Bart closed the regular meeting and opened the Conditional Use Hearing for public comments. There were no public comments.

The applicant Denise Smith was present along with Engineer Carl Bert, who provided the testimony. After being sworn in by Stenographer Alicia Hartzell, Mr. Bert addressed the Supervisors. He stated that the application concerns 23 $\frac{3}{4}$ acres which is bisected by Turkey Pit Road. The applicant, Denise Smith, proposes subdividing the lot into approximately 15 acres to the east and 9 to the west of the road. It is permitted under the Reading Township Zoning Ordinance Section 503.B.2. Mr. Bert stated that they have provided information regarding the proposed subdivision to the Supervisors as well as the Planning Commission. On the proposed 15-acre estate lot, the applicant would like to create a single dwelling residential home. Mr. Bert stated that all the setback criteria were met, the property is outside of the floodplain, and that the proposed subdivision meets the intent of the Ordinance. The Planning Commission recommended approval but action was not taken since the Conditional Use hearing needed to take place first. If action is taken by the Board of Supervisors to approve the plan, the action will be noted on the plan and resubmitted to the Planning Commission. Attorney Neubaum stated that the plan has met the

conditions of an estate lot, that the dwelling will be located outside of the impact area to the rural landscape, and that the applicant has satisfactorily met all the requirements for the estate lot subdivision. He recommended approval of the Conditional Use application of Denise Smith for the property along Turkey Pit Road and stated that there are conditions which must be met.

Chairman Bart made the motion to approve the Conditional Use for an Estate Lot conditioned upon the following requirements being met:

1. The subdivision plan shall show the location and area of the estate lot living area with all setbacks provided.
2. The location of the estate lot living area is located so that it minimizes disturbance to environmentally sensitive areas, minimizes disturbance to significant vegetation, and mitigates visual impacts to the rural landscape.
3. The Township Solicitor must review the deed to verify the lot is properly restricted to prohibit further subdivision.
4. The subdivision plan shows the location of and amount of land that will be permanently preserved in open land.

The motion was seconded by Mr. Zangeuneh and carried with 3 yeas.

Chairman Bart closed the hearing and re-opened the regular meeting.

Jeffrey & Deborah Seibert - SALD Plan #2010-06 Resubmit Planning Module to DEP

Attorney Joe Erb stated the sewer module for the plan was resubmitted because it had been rejected by DEP. Draft copies of what is being sent to DEP were submitted to Attorney Neubaum. The Sewer Planning Module needs to be signed by the Board. As part of resubmission, the concerns are stated in a letter from the Planning Commission. Attorney Neubaum stated that the Board would need to adopt a resolution to amend the plan as submitted and asked what objections DEP had. Attorney Erb gave an overview of the stipulations given by DEP.

Chairman Bart made a motion to adopt Resolution #2014-20, Plan Revision for New Land Development regarding the Jeffrey & Deborah Seibert Subdivision and Land Development Plan as submitted. The motion was seconded by Mr. Zangueneh; motion carried unanimously.

TREASURER'S REPORT

Review of General & State Fund

The fund balances were given by Ms. Weaver. She stated that there was a positive income balance in the general fund for the month of August.

Public Employee Retirement Commission Report

Ms. Weaver discussed the distress score for the municipality which was 0. She stated that the Township funded ratio is 110%.

2015 Minimum Municipal Obligation

Ms. Weaver presented a required pension funding Resolution. She stated the pension requirement had dropped by over \$12,000 for 2015.

Mr. Zangueneh asked how the Municipal Authority loan should be shown on the balance sheet. Attorney Neubaum stated that a footnote should be added on the Balance Sheet. He also stated that if the loan were put on the Balance Sheet as an account receivable, it would be put on as of the effective date of the agreement between the Township and the Authority. Ms. Weaver stated that Smith Elliot Kerns & Co. (SEK&Co) is checking into this issue and she is waiting to hear from them before posting anything, as it involves a reporting change. She stated that the transaction originated as an expense and was reported to DCED as an expense. The expense has now changed over to a loan agreement. She stated that this may involve the auditors amending the DCED Reports, but she will not know until she hears back from SEK&Co. They will advise Ms. Weaver how to best post this transaction to the Township financial records.

Chairman Bart made a motion to accept the report as submitted, seconded by Mr. Zangueneh; motion carried unanimously.

ADMINISTRATIVE REPORTS

Officer Ceravola stated that the schedule will be prepared for shift rotations.

Emergency Mgmt & Fire Companies

Mr. Bullock submitted written request for the non-emergency use of Hampton and Lake Meade Fire Police for:

- Hampton Fall Fest on Sept. 27th from 5 a.m. to 8 p.m.
- Trick-or-Treat night for areas outside of Lake Meade on Oct 29th from 5 to 8:30 p.m.

Mr. Reeve requested the use of the non-emergency use of the Fire Police for:

- Oct. 4 for Lake Meade Fall Fest from 12-5 p.m.
- October 25 for Trick-or-Treating at Lake Meade from 5:30-8:30 p.m.

There was a discussion of the closing of Sedgwick Drive for the two hours. Mr. Bart stated that the residents should be allowed to get to their homes during the event.

Chairman Bart made a motion to approve the non-emergency use of the Fire Police as requested and to approve the Administrative Reports from the Police, Public Works, Zoning/Code Enforcement and Building Inspector as submitted, Mr. Kauffman seconded; motion carried unanimously.

RESOLUTIONS

Resolution 2014-18 Pension Funding for the year 2015

Chairman Bart made a motion to approve Resolution # 2014-18, seconded by Mr. Zangueneh; motion carried unanimously.

Resolution 2014-19 Amended & Restated Declaration of Trust for Pension Plans

Chairman Bart made a motion to approve Resolution # 2014-19, seconded by Mr. Zangueneh; motion carried unanimously.

MISCELLANEOUS

2014 Budgeted Contributions

The items were budgeted previously and will be distributed. Chairman Bart gave a review of the disbursements and made a motion to approve the budgeted contributions as reported, seconded by Mr. Zangueneh; motion carried unanimously.

Worker's Compensation Costs for the East Berlin Fire Company

East Berlin Borough requested payment for Liberty Fire Company #1 Worker's Compensation Cost in the amount of \$5,608.91. The amount represents the percentage of calls in Reading Township for the fire company and ambulance service. Chairman Bart made a motion to approve the Worker's Compensation payment to East Berlin Borough, seconded by Mr. Zangueneh; motion carried unanimously.

Adams County Emergency Management Services

A summary of ALS/BLS Group Meeting was presented to the Supervisors. Mr. Bart stated that he has concerns that the county is taking such an active role in this. There was a discussion of the accuracy of the report. Mr. Zangueneh suggested that the fire company staff make their concerns known to the county.

PennDOT Winter Municipal Services Agreement

Chairman Bart made a motion to approve the renewal of the 2014-2015 Municipal Snow Removal Agreement, seconded by Mr. Zangueneh; motion carried unanimously.

Adams County Association of Township Officials

The 97th Annual Convention on November 12, 2014 will be held at SAVES. All Board members indicated their interest in attending.

Budget Workshop Meeting

There will be a Budget Workshop Meeting at 5 p.m. on October 9. The meeting will be advertised.

SOLICITOR'S REPORT

Attorney Neubaum stated that the access road to Lake Meade is being researched to determine whether the road was officially laid out and if it is a public road. The issue is ongoing.

PUBLIC COMMENTS

Church Property

Emmert Hartzell asked about selling the church property. Attorney Neubaum stated that the Supervisors would like to turn custody over to the congregation which leases the building now. There was a discussion of assessing the options and the contingencies involved.

ADJOURNMENT INTO EXECUTIVE SESSION

The meeting was adjourned into Executive Session by Chairman Bart at 8:00 p.m. to discuss personnel matters.

Respectfully Submitted,

Karen Eakin
Secretary