Maidencreek Township Board of Supervisors
July 12, 2018

Attending: Claude Beaver, Joseph Rudderow III, Heidi Fiedler, Eugene Orlando, Jr. – Orlando Law Office, Tom Unger, P.E. – Systems Design Engineering, Inc., Diane Hollenbach – Manager

Guests: Cody Rhoads, Tom Psarros, Steve Bensinger, Vickie Solberg, Tom Gorgia, Francis Scott, Jim Schoellkopf, Jr.,

Claude Beaver called the July 12, 2018 meeting of the Board of Supervisors to order at 7:03 p.m. in the Maidencreek Township Building, 1 Quarry Road, Blandon and asked everyone to rise for the Pledge to the Flag.

MINUTES & FINANCES

A motion was made by Heidi Fiedler to waive the reading of the minutes and approve the minutes for the June 14, 2018 meeting. Joseph Rudderow III seconded the motion and hearing no questions on the motion, it passed unanimously.

Treasurer's Report and Bill List

A motion was made by Joseph Rudderow III to approve the June 2018 Treasurer's Report and Bill List. Heidi Fiedler seconded the motion and hearing no questions on the motion, it passed unanimously.

PUBLIC COMMENT

Vickie Solberg, 317 Sofia Blvd, Blandon told the Board her property swale is incorrect. The elevation in the rear of her property is off eight inches on the West side of the property and off two feet on the East side of the property. Mrs. Solberg added she was disappointed that the wall was constructed incorrectly. She is going to have professionals look at it. The wall is going to have to be fixed and fixing her property will affect others. Mrs. Solberg also talked to a lady who liked the dog park but thought the garbage cans should be inside the fence. Dogs want to follow their people out of the fence when the owners go to throw away dog waste. She also thought it would be nice to have trees for shade.

Tom Unger of Systems Design Engineering responded that the swale works. There is a differential in the area along the rear of the property with the wall. He suggested all parties meet to discuss. He has said from the beginning that the Township is not going to get involved in the wall construction and inspection. It is not on the original plan.

Tom Gorgia, 307 Monaco Lane, Blandon asked if there was any movement on the Round About Maintenance Agreement. Diane Hollenbach stated there had been no contact from Penn DOT on the agreement.

REPORTS

ENGINEER'S REPORT – Tom Unger, P.E., Systems Design Engineering

Berkshire Building Services Warehouse

A motion was made by Joseph Rudderow III to accepted the extension of time for the review period for the Berkshire Building Services Land Development Plan until September 14, 2018. Heidi Fiedler asked why an extension is needed. Tom Unger explained that the developer is working through issues with the PA Department of Environmental Protection. Heidi Fiedler seconded the motion and hearing no further questions on the motion, all members voted, "Aye." Motion carried.

GSP Properties – The GSP Plan was recommended for final plan approval by the Planning Commission. Outstanding items were outlined in the July 6, 2018 Systems Design Engineering, Inc. review letter and included Erosion and Sedimentation plan approval, entering into an Improvements Agreement with the Township and posting financial security. An Operation and Maintenance Agreement for Storm Water must be executed. All storm water easements have been reviewed. Steve Bensinger of Stackhouse Bensinger explained that the storm water will be retained and piped to the rear of the property and discharged into the Willow Creek. The water travels through two swales, which filters the water prior to entering the Township property. Due to the possibility of sinkholes on the property, the developer has abandoned the idea of infiltrating the storm water in a basin under the parking lot.

The Board of Supervisors asked that either notes be placed on the plan or added to the Storm Water Operation and Maintenance Agreement to require the owner of the property to be responsible for any cost for any future required changes to regulate the storm water discharge. The outfall on Township property will have to be monitored and will be regulated through the MS4 program. Tom Psarros, owner of the property was concerned about such an open-ended agreement that is clearly to the Township's advantage for a minimal amount of water that the system on his property cleanses.

Jim Schoellkopf, Jr., Chairman of the Planning Commission questioned if all developers would have to conform to this, since all storm water eventually flows to Township property. Tom Unger stated that it is a good thing to look at. Heidi Fiedler stated that the Pennsylvania DEP is putting the MS4 burden on the Township. Tom Gorgia commented that the developer should be allowed to send his storm water to the new detention basins Penn DOT is installing on Route 222 and let it be the State's problem. Mr. Psarros reiterated that he is concerned with open ended wording in the agreement and how that would impact his development five to ten years in the future. No action was taken on plan approval and the developer agreed in writing to extend the plan review period.

A motion was made by Heidi Fiedler to accepted the extension of time for the review period for the GSP Properties/Maidencreek Business Park Land Development Plan until September 13, 2018. Joseph Rudderow III seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion carried.

Tom Gorgia commented that he'd like his suggestion of running storm water to the Route 222 detention basins added to the Round About Maintenance Agreement. Claude Beaver stated that the detention basins were sized to what Penn DOT required for their run off. Joseph Rudderow III added that the maintenance agreement is in Penn DOT's hands for review and was not sure we can add anything else. Mr. Gorgia asked if Penn DOT has MS4 responsibilities. Diane Hollenbach stated that they do.

Melrose Place – Tom Unger reported that the developer is working on the punch list. The Improvements Agreement extension will expire July 31, 2018 and would be reviewed under the Solicitor's report.

Maidencreek Dog Park
A motion was made by Heidi Fiedler upon the recommendation of the engineer to approve for payment Application #1 in the amount of $30,910.15 and retaining $1,626.85. Joseph Rudderow III asked if the engineer had inspected the facility. Mr. Unger stated that Systems Design Engineering had performed an inspection and is satisfied at this time. Hearing no further questions on the motion, all members voted, "Aye." Motion carried.

2018 Road Project – Mr. Unger stated that the Notice to Proceed has been issued for the road project and the start date is July 25 with completion required by August 24, 2018.

Willow Creek Stream Bank Erosion – Mr. Unger reported that he is working on setting up a meeting with the PA Department of Environmental Protection to determine what their expectation for stream bank rehabilitation would look like. Joseph Rudderow III suggested looking for grants and asked if the work could wait. Vicky Solberg asked if the Township could use big rocks. Tom Gorgia asked if a hydrology study had been completed.

Letter of Credit/Escrow Release Letters
A motion was made by Joseph Rudderow III to release the $4, 003.12 Improvement Agreement escrow for Brandywine Transportation upon the recommendation of the Engineer that the eighteen-month maintenance has concluded and conditional upon all bills being paid. Heidi Fiedler seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion carried.

A motion was made by Heidi Fiedler to authorize the Chairman to sign the Letter of Credit release letters in the amount of $7,396.22. Joseph Rudderow III seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion carried.

Schaeffer Road Bridge – Joseph Rudderow III asked about progress on the Schaeffer Road Bridge. The abutments are being demolished and the stream diverted. Tom Gorgia commented that the Township should ask about vibration monitoring.

Maidencreek TV and Appliance – Heidi Fiedler asked for an update on Maidencreek TV and Appliance. The owners decided to tear down only a portion of the building and build an addition on the back. This can be accomplished with a building permit. Tom Unger explained it was a net decrease in impervious surface.

SOLICITOR'S REPORT – Eugene Orlando, Jr.

Ordinance 247

A motion was made by Joseph Rudderow III to adopt Ordinance 247 amending the Code of Ordinances of Maidencreek Township Chapter 88 Burning Ordinance and Chapter 178 Solid Waste Ordinance as requested by the Pennsylvania DEP. Heidi Fiedler seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion carried.

Melrose Place Developer's Improvement Agreement – Gene Orlando reported that the Improvements Agreement expires on July 31, 2018 and another extension was needed. He had reviewed the extension handed to him this evening, and it is in the same format as the previous extensions. The developer, Stefano Folino needs additional time to correct the punch list items.

A motion was made by Joseph Rudderow III to accept the 5th Addendum to the Melrose Place Developer's Improvement Agreement. Heidi Fiedler seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion carried.

A motion was made by Joseph Rudderow III to agree to enter into the 5th Addendum to the Developer's Improvement Agreement and authorize the Chairman to sign the agreement. Heidi Fiedler seconded the motion. Hearing no questions on the motion, all members voted, "Aye." Motion carried.

MANAGER'S REPORT – Diane Hollenbach

Diane Hollenbach reported that the open enrollment period for the Agricultural Security Area will be advertised as open from August 1 to 31. Also, the recycling bid will be prepared and put out for September.

Temporary Stop Sign Request for Schaeffer Road – A resident has requested that a temporary stop sign be placed on Schaeffer Road for traffic traveling from Route 222. He felt that vehicles are traveling too fast and make the turn onto Faith Drive or Gallagher Drive at a dangerous speed. The stop sign would not be enforceable because it would not be included in the Traffic Ordinance. The Board declined to install a temporary stop sign.

195 Sandhurst Blvd, Blandon – The property is no longer with a real estate agent. The property owner, mortgage company and real estate agent did not respond to letters.

Joseph Rudderow III made a motion to authorize the Township Road Crew to cut the grass and weed whack one time at 113 S. View Road, Fleetwood. No summer help shall be used. Heidi Fiedler seconded the motion and hearing no questions on the motion, it passed unanimously.

87 W Wesner Road, Blandon – A complaint was made that there is a dead deer on the property. The homeowner received a notice of violation to clean up the property but there are repeated complaints about the smell. The Board took no action.

Orchard Road Closure for National Night Out
A motion was made by Joseph Rudderow III to close Orchard Road except to local residents with the use of proper signage on August 7 from 6 p.m. to 9 p.m. for National Night Out. Heidi Fiedler seconded the motion and hearing no questions on the motion, it passed unanimously.

BUSINESS
Health Insurance Renewal – Diane Hollenbach reported that she had obtained multiple quotes from several carriers and two agents after receiving notice that the health insurance renewal would increase the premium by twenty-two percent. A health savings account and health retirement account solution were reviewed. Because the Township employees are in a union, any health insurance plan change would need to be equal to or better than the current coverage. No plan options saved enough money to warrant a switch.

A motion was made by Joseph Rudderow III to renew the Capital Blue Cross PPO 0/0 plan for 2018-2019. Heidi Fiedler seconded the motion and hearing no questions on the motion, it passed unanimously.

Resolution 15-2018
A motion was made by Heidi Fiedler to adopt Resolution 15-2018 appointing the Township Manager as Chief Administrative Officer of the Non-Uniformed Employees' Pension Plan. Joseph Rudderow III seconded the motion and hearing no questions on the motion, it passed unanimously.

Planning Commission and Park and Recreation Appointments – The Board took no action. All candidates should could come to the next meeting.

No Parking at Grove Road and Main Street – The Engineer was authorized to look at the intersection and determine the clear site triangle.

Executive Session 8:36 p.m. to 8:53 p.m. to discuss litigation.

A motion was made by Heidi Fiedler, seconded by Joseph Rudderow III, to adjourn the July 12, 2018 meeting of the Maidencreek Township Board of Supervisors. Hearing no questions on the motion, all members voted "Aye". Motion carried. Meeting adjourned at 8:53 p.m.

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Diane Hollenbach, Township Manager/Secretary/Treasurer