

PLUMSTEAD TOWNSHIP BOARD OF SUPERVISORS

August 28, 2018

Meeting Minutes

The public meeting of the Plumstead Township Board of Supervisors was held on Tuesday, August 28, 2018 at 7:30 p.m. at the Plumstead Township Municipal Building, 5186 Stump Road, Plumsteadville, PA

Present:

Brian Trymbiski

Peter Busillo

Nick Lykon

Dan Hilferty

Darren Carroll

Jonathan Reiss, Esq.

Carolyn McCreary

Chair

Vice Chair & Treasurer

Secretary

Assistant Secretary/Treasurer

Member

Township Solicitor

Township Manager

Mr. Trymbiski called the meeting to order at 7:30 p.m. followed by a moment of silence and the Pledge of Allegiance.

CALENDAR AND ANNOUNCEMENTS: The Board of Supervisors Worksession scheduled for August 30 is cancelled. The Tax Collector will have hours in the Township building on Friday, August 31 from 4:00 to 6:00 p.m. Law Enforcement Night is Wednesday, August 29 from 4:00 to 6:00 p.m. at Hanusey Park.

PUBLIC COMMENT: Stanley Plotkin, 4650 Wismer Rd., told the Board he is against giving a variance to Wawa to install fuel pumps, citing concern for the environment and rural nature of the area. Susan Plotkin, 4650 Wismer Rd., stated she opposes the proposed Wawa because of the preserved property near it and noted a Liberty gas station is 1.5 miles away from the property. Sandra Kerr, 4948 Stephanie Way, stated she is concerned about the environmental impact and traffic that will result. Tom Stewart, 4984 Gayman Rd., spoke about concerns for the high water table in the area, the light pollution a 24/7 operation will create, and this is a gas station with a store not vice versa. Steve Ryan, 3800 block of Curly Hill Rd., stated he is a former Horsham Township resident where there are four Wawas, and he moved here for the rural nature. He expressed concern about fuel leaks from vehicles and a possible issue with criminal elements being drawn to the area. Tom Alvaré, 5733 State Park Rd., read a resolution drafted and signed by the Plumstead Democrats summarizing their opposition to the proposed Wawa and encouraging the Board to continue to oppose the proposed development at Ferry Road and Route 313, citing concern for area wells and the Lake Galena watershed. Joseph Reinheimer, read section 27-103(b) of the Township's code of ordinances titled Community Development Objectives (to protect clean air, pure water and the other natural resources of our environment and to guarantee a quality environment for present and future residents). He also spoke about the application for a variance by the owner of the property next to him, stating he wants zoning upheld on the property, and citing the impact on the value of his property if the variance is granted. Olympia Pasicznyk, 4923 Silo Hill Rd., stated she supports the other residents who spoke because Metropolitan is proposing to build 23 homes near her, and she favors preserving land. She also spoke to the Board about problems at the Danboro post office and congested parking. Philip Beljanski, 4550 Everview Dr., stated he was impressed with the Township's decision to contest the Wawa, and the sensitivity towards the history of the Township. He stated he is concerned about fuel runoff and the long-term impact.

SOLICITOR'S REPORT: Jonathan J. Reiss, Esq.

DEPARTMENT AND FIRE COMPANY REPORTS: On File

COMMITTEE MINUTES: On File

ADMINISTRATIVE REPORT: Carolyn McCreary, Township Manager

1. **2018 YTD General Fund Activity:** Ms. McCreary reviewed the most recent financial report as of 08/24/18 compared to revenue and expenditures at the same point in 2017. She indicated the largest revenue sources, real estate taxes, transfer taxes and earned income tax were all in line with current year projections. She stated permit revenue was down even when factoring in the completion of a number of residential subdivisions in the prior year. Mr. Lykon urged the Board to try and get revenue projections as close to accurate as possible instead of being conservative, and not consider raising taxes if a surplus is projected.
2. **2019 Proposed Infrastructure Projects:** Ms. McCreary reviewed details of the proposed projects for 2019, noting the specific funds they would be paid from. She reminded the Board the expenditures from the Local Services Tax Fund are to be for Public Works projects and Police Department capital. Mr. Trymbiski questioned the \$50,000 included in the General Fund for roadway paving. Ms. McCreary stated this is for road paving needs that may arise during the year, noting the recent work done at the intersection of Stump and Meetinghouse Roads. She stated the Old Easton Road bridge in Dyerstown will be out to bid in the fall with work planned for early 2019. Board consensus was to include these items in the 2019 budget as described.
3. **Veterans Ad Hoc Committee Appointment:** Ms. McCreary advised the Board the Township has received a statement of interest from Kathy Albert, who has been working with Committee members on the annual Veterans Day event for a number of years. Mr. Hilferty spoke about the various roles Ms. Albert has played in the preparations. **Motion** by Mr. Busillo, seconded by Mr. Carroll to appoint Kathy Albert to the Veterans Ad Hoc Committee. With no additional comment, all voted in favor.
4. **Request for Proposal-Auditing Services:** Ms. McCreary reviewed the three responses to the RFP, noting five firms were solicited. The responders included Dunlap & Associates P.C., Maillie LLP and Bee Bergvall & Company, PC. Board discussed the merit of retaining the current firm versus changing to another one with municipal experience, the benefits of each and the timeframe to consider making such a switch. Board consensus was to move forward to appoint Dunlap & Associates for a three-year term at a cost of \$17,500 each year. Ms. McCreary stated she would need to advertise the Board's intention and wait the required thirty days before presenting a resolution for the Board to adopt.
5. **Summer Hill Well Repair:** Ms. McCreary presented Resolution 2018-26 to the Board, which if adopted would determine that the necessary repair to well no. 6 in the Summer Hill water system is deemed an emergency. She explained the Township's Water Engineer had given her professional opinion that due to the naturally occurring radionuclides exceeding the PADEP levels and water being brought in several times a day from the Cabin Run system this emergency repair is required. Mr. Reiss pointed out the Water Engineer determined the softening system does not constitute an addition or enlargement of the existing public water facility, and the resolution was drafted to reflect this. **Motion** by Mr. Hilferty, seconded by Mr. Lykon to adopt Resolution 2018-26. The Board discussed the cost for the softening system and how long it could remain in place until a permanent correction is performed. Ms. McCreary stated since PADEP will issue the

emergency permit they may be the ones to determine how long the system can be in place. She stated staff is evaluating options for inclusion in the 2019 budget should the proposed interconnection to North Wales Water not come to fruition. With no additional comment, all voted in favor.

- 6. Commercial Water Rates:** Ms. McCreary sought Board consensus to evaluate and add a commercial rate to the Township's current billing structure. She informed them there is only one rate structure in place for all users, and this could impact the operating costs when Wawa in Plumsteadville connects to the northern water system, and Air Liquide's land development plan involving the construction of a new building that will need to be sprinklered. Board consensus was to review the rates, and make a recommendation at a future meeting.

PAYMENT OF BILLS: Motion by Mr. Hilferty, seconded by Mr. Busillo to approve the bills list dated 08/28/18 and two addendums dated 08/28/18 subject to audit. With no additional comment, all voted in favor. The amounts reported on the bills list are as follows: General Fund - \$154,551.24 and addendum of \$3,880.45, Water Fund - \$13,943.67 and addendum of \$6,950.00, Emergency Services Fund - \$21,777.50, Capital Reserve Fund - \$5,728.46, Open Space Fund - \$31.00, State Liquid Fuels - \$5,090.91, Developers' Escrow Fund - \$21,844.86, Zoning Hearing Board Escrow Fund - \$613.42

APPROVAL OF MINUTES: Motion by Mr. Hilferty, seconded by Mr. Lykon to approve the minutes of the 08/14/18 meeting. With no additional comment, all voted in favor.

OLD BUSINESS: Fund Balance and Reserves Policy

Ms. McCreary stated per the Board's discussion at the July 10 public meeting, this matter was tabled to allow them more time to review the concept and Mr. Lykon's recommendations. She also shared details concerning the origin of the various reserves and their balances going back to 2009, which was requested by Mr. Carroll at the July 10 meeting. Mr. Lykon spoke about the purpose of establishing minimum and maximum levels of the various Township reserves and a system to replenish them, stating they are to be considered a tool or guide for this Board and future Boards. He reviewed the suggested levels, explaining how he arrived at them and the hierarchy he would suggest to replenish them should they fall below the prescribed minimum levels. The Board suggested a number of changes and asked Ms. McCreary to make the revisions and present the information at a future meeting. Mr. Carroll stated he would like to see a policy not just a spreadsheet. Mr. Lykon stated he would like to see the Board consider adopting this as part of the 2019 budget process.

NEW BUSINESS: Advisory Committee Review

Ms. McCreary reviewed details of the ordinance establishing the Parks & Recreation Advisory Committee, and the resolution formalizing the establishment of the Trail Steering Committee, which was borne out of the Parks & Recreation Committee. Mr. Lykon suggested with the recent vacancies on the Parks & Recreation Committee and the hiring of the part-time Program Coordinator it might be the time to reevaluate the role of the Committee. He noted that Richard McNutt, Committee Chair, offered to step down and allow the Program Coordinator to serve as the Chair. It was noted only residents can serve on the Committee. Ms. McCreary was asked to look at the ordinance and propose amendments to reflect the Board's discussion. Mr. Lykon stated he would like to see the Trail Committee reduced to five members from seven, and allow all to be residents instead of specific members from Committees now that the trail plan has been formally adopted. He also stated one of the tasks he would like to see the Committee

charged with is serving as a liaison with property owners in an effort to obtain their permission to allow trails to cross their properties if they are identified on the trail plan.

She also discussed the vacancies on the Village Ad Hoc Committee, noting it appears the local business owners do not have the desire to continue with a grassroots effort even in the form of a Business Alliance for a number of reasons, and none have indicated a willingness to serve on the Committee. She suggested the Board not reappoint the remaining two members in 2019 and allow the committee to sunset until such time as it is needed. Ms. McCreary stated the Township will continue to work on obtaining grants for public improvements and work with property owners who come in to develop or redevelop their properties within the Village.

PUBLIC COMMENT: None

ADJOURNMENT: Motion by Mr. Lykon, seconded by Mr. Busillo to adjourn into Executive Session at 10:40 p.m. With no additional comment, all voted in favor.

Respectfully submitted,

Carolyn McCreary, Township Manager

Date Approved