

**CUMRU TOWNSHIP BOARD OF COMMISSIONERS
WORKSHOP MEETING JULY 31, 2018**

The Special Workshop Meeting of the Cumru Township Board of Commissioners was called to order by President Ruth O'Leary at 7:00 p.m. Other Commissioners in attendance were Vice President Edward L. Gottschall, Sheri Hoover, William B Miller and David J. Batdorf. Also attending were Solicitor Michael A. Setley, Superintendent of Public Works Robert McNichols, Jr., Assistant Superintendent of Public Works Michael L. Yost, Business/Personnel Administrator Peggy A. Carpenter, Manager Jeanne E. Johnston, Secretary Latoya Procopio, and Joseph P. Rogosky of Great Valley Consultants.

Pledge to the Flag.

PUBLIC

A) William Whitman re: Mail Shark proposed development off of SR 10

Mr. Whitman identified himself as the developer of Flying Hills. He stated that, after listening to the people of Flying Hills at the public hearing on 7/17/18 about the Mail Shark's zoning petition, there were several absolutes that could be addressed. First, current Commissioners were not on the Board when Flying Hills was developed. Second, referring to the intersection of SR 10 with Pine Hill Dr., Mr. Whitman noted that Brian Johnson, the developer of the Mail Shark, had nothing to do with the configuration of that intersection. Mr. Whitman stated he was responsible for the configuration of that intersection, as he was the developer.

Mr. Whitman believed that the community should welcome Mr. Johnson and he hoped that Flying Hills will be good neighbors. In regard to the poor site distance at the intersection of Pine Hill Dr. and SR 10, he will have the trees that are affecting the site distance cut down. He suggested that there is a possibility that, with Mail Shark coming into the community, the intersection might get improved.

B) Tim DeWalt re: proposed Mail Shark development

Mr. DeWalt identified himself as a resident of the area of Flying Hills near the proposed Mail Shark development. He stated he does not want the trees to be cut down; he believed the problem is not the trees.

Mr. DeWalt stated he went down SR 10 to SR 724. In the last week alone, there were two different incidents. The first accident was a tractor trailer going west bound on SR724 toward SR 10 that got hung up on the guard rail. The second incident was an Old Dominion Freight truck that took 3 to 4 lights to navigate the turn. Mr. DeWalt questioned what will happen with the 6 acre parcel that is adjacent to Flying Hills. He believed the meeting was adjourned and then the Board of Commissioners came back and sold the parcel of land.

Mr. Johnson responded that there is currently no land development plan and the PennDOT study has not yet happened.

Mr. Setley encouraged the audience to sign up to be notified of any Planning Commission meetings regarding the Mail Shark Land Development Plan.

C) Betty Volk re: proposed Mail Shark development

Ms. Volk had several questions for Mr. Johnson. She questioned if the business would run 24/7. Mr. Johnson stated that his company runs 2 10 hour shifts from 6am to 2am Monday

through Thursday. She questioned if Mr. Johnson's current neighbors can hear the company's operation. Mr. Johnson stated that the current neighbors are 20 yards away and cannot hear their operation. She asked if the company utilizes copious amounts of water. He stated that the company does not use a lot of water aside from the normal small office water usage.

DEPARTMENTS

Administration

A) Petition to Amend Zoning Ordinance

1) Re-advertisement of amended ordinance, dated 7/21/2018

Mr. Setley informed the public that several parcels had been removed from potential rezoning at the request of the property owners at the public hearing on 7/17/18. The area to be rezoned consists of 3 parcels, a portion of the petitioned property on the east side of SR 10, the Whitman property, and the property currently owned by the Township.

Mr. DeWalt asked why the Township's land was not removed. Mr. Setley responded that the failure to include the Township's parcel could negate the project. Mr. DeWalt accused the Township of not being honest. Mr. Setley responded that, from the engineer's best guess, it may be necessary for the Mail Shark to utilize the frontage of that parcel for ingress and egress.

Mrs. O'Leary noted that the motion to sell the land was done during a public meeting after the public hearing on the petition for rezoning.

ON MOTION OF MR. MILLER, SECOND OF MR. GOTTSCHALL, A MAJORITY VOTE ENACTING THE AMENDED ZONING ORDINANCE AS ADVERTISED. MRS. HOOVER – YES; MR. MILLER – YES; MR. GOTTSCHALL – YES; MR. BATDORF – ABSTAIN; MRS. O'LEARY – YES.

B) Good Life Financial - escrow release

The Board of Commissioners tabled this discussion until a specified amount to be released was provided.

C) Recycling

Ms. Johnston informed the Board of Commissioners that China, where most recycling was exported until January 2018, has changed their standards for recycled material. Therefore, the types of items that recycling processing facilities in the U.S. can take is changing because their export market has changed.

Paper is difficult to recycle now because China's standard is only .5% contamination in each bundle. Single stream recycling, putting everything in the same bin, has exacerbated the problem with paper. Plastic items beyond 1 and 2 are difficult to recycle, due to impurities in the material. Cardboard often cannot be recycled because people leave the plastic wrappings and Styrofoam in boxes.

The Township is required to recycle 3 items, in addition to yard waste pickup and dropoff. The most common 3 items are glass, aluminum cans, and bi-metal cans. Cartons are now recyclable. Ms. Johnston initiated discussion with the Board on the specifications for recycling in the 2019-2021 contract specifications to be advertised this fall. The Board indicated that recycling should go back to separating paper from other recyclables and using the blue bin for

recycling glass, aluminum cans, bi-metal cans, cartons, and plastics 1 and 2. The contract should allow a bidder to bid on just trash hauling, just recycling hauling, or both. Mr. Setley noted that the specifications should allow for the Township to choose one hauler or two haulers at the lowest cost to the Township.

Public Works

A) Roadside Mowing

1) Letter from Igor Maidansky re: request for mowing on Seven Springs Drive, dated 06/27/18

Mr. McNichols informed the Board that the Township mows areas in the rights of way that are ultimately the responsibility of the property owners. Ms. Johnston noted that some of the mowing was traditional, having had its origin when Cumru was a farming community. However, the Township is now a developed bedroom community and mowing may not be appropriate in some areas. Mowing is also a significant cost to the taxpayers. For example, the last tractor/mower purchased cost approximately \$140,000. Some areas require 4 to 6 passes with the mower and several full months of staff time are consumed each year with mowing.

Mr. McNichols stated that the staff has taken a look at areas that should and should not be mowed by the Township as it is not Township property. If there is concrete curb on the property, then the Township does not mow the right of way. There are some locations, such as the Grings Hills Interchange, where vegetation is a safety concern. Chief Winchester noted that mowing the interchange has reduced accidents.

Mr. McNichols noted that Mr. Maidansky's letter references two undeveloped lots in the middle of a landscaped neighborhood. He argued that these two lots should be taken care of by the property owners. The Board agreed and directed codes to notify those property owners to trim their vegetation.

Mr. Setley stated that, in general, property owners can take care of their own land unless it is a safety concern. The Board acknowledged that multiple owners will need to be notified about trimming vegetation due to the rainy summer.

ON MOTION OF MR. GOTTSCHALL, SECOND OF MR. BATDORF, A UNANIMOUS VOTE AUTHORIZING MANAGEMENT TO UTILIZE THEIR BEST JUDGEMENT REGARDING ROADSIDE MOWING.

B) Shady Hollow Lane and Flint Ridge Drive – parking

Mr. McNichols informed the Board that Shady Hollow Lane and Flint Ridge Drive, from New Castle to the cul de sac, are the most narrow roads in the Township with concrete curb. He requested the Board consider enacting a parking restriction on Shady Hollow Lane and New Castle Drive to only parking on one side of the street. Due to the narrow width of the road, snow plowing has become almost impossible with cars parked on both sides of the street.

In a discussion of a possible seasonal restriction, Chief Beane pointed out that fire apparatus is also not able to get through year round. The curve in Shady Hollow Lane makes the situation even worse. Ms. Johnston suggested allowing parking on the side with sidewalk.

The Board agreed to advertise an ordinance restricting parking to one side, the side with the sidewalk, of Shady Hollow Lane and Flint Ridge Drive, from New Castle to the cul de sac. The Board asked staff to send a letter to property owners in the area of the proposed restricting, notifying them about the ordinance.

C) Mechanic Position – hire

ON MOTION OF MR. GOTTSCHALL, SECOND OF MR. MILLER, A UNANIMOUS VOTE AUTHORIZING A CONDITIONAL OFFER OF EMPLOYMENT TO THE TOP CANDIDATE FOR THE MECHANIC'S POSITION, SUBJECT TO THE COMPLETEION OF ALL BACKGROUND CHECKS.

Police Department

A) Tasers

ON MOTION OF MRS. HOOVER, SECOND OF MRS. O'LEARY, A UNANIMOUS VOTE TO PURCHASE 6 TASERS UTILIZING THE TASER ASSURANCE PROGRAM. THE TASERS ARE TO BE PURCHASED UTILIZING THE REMAINDER OF THE EQUITABLE SHARING FUND AND THE REST TO COME OUT OF THE GENERAL FUND BALANCE.

Fire Department

A) Fire Station - update

Ms. Johnston gave an update to the Board of Commissioners regarding the fire station. Ms. Johnston explained to the Board that a geological study and infiltration tests had been performed on the Township campus. The results indicate that the Township will not be able to have a one-story fire station, but will be able to have a two-story fire station. The Township campus is on an ancient volcano, which then many years later formed into a beach or a lake of some sort. The result is mixed layers of rock and wet sand, with a high water table. If the Township were to build a one story station, the amount of site de-watering required could undermine the administration building and draw down wells in the surrounding area. The architect will work with the geologists on the best positioning of the building and sketches for a two-story station.

COMMISSIONERS

A) Executive Session

8:44 p.m. – The Board of Commissioners went into executive session to discuss 1 personnel matter, and 2 real estate issues.

8:52 p.m. – The meeting reconvened. Mr. Setley stated that the Board of Commissioners had discussed 1 personnel matter and 1 real estate issue.

ON MOTION OF MR. BATDORF, SECOND OF MR. GOTTSCHALL, A UNANIMOUS VOTE APPROVING THE AMENDED LEASE AGREEMENT WITH THE COUNTY OF BERKS FOR DISTRICT COURT, TO EXTEND THE LEASE TO 3 YEARS.

ADJOURNMENT

ON MOTION OF MR. GOTTSCHALL, SECOND OF MR. BATDORF, A UNANIMOUS VOTE TO ADJOURN THE MEETING AT 8:53 P.M.

Respectfully submitted



Lafoya Procopio
Secretary