

**PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING
MINUTES: AUGUST 1, 2006**

BOARD MEMBERS PRESENT: William Patterson, Chairman
Richard Kratz, Member
Edward Savitsky, Member
Gordon MacElhenney, Member

ABSENT: Dean Becker, Member

OTHERS PRESENT: Cecile Daniel, Township Manager
David Allebach, Township Solicitor
Pamela Stevens, Township Engineer
John Moran, Road Master
John Moran Jr., Code Enforcement Officer

MINUTES: The minutes of the July 11, 2006 meeting were approved as presented.

POLICE REPORT: There was no PA State Police Report for July.

CORRESPONDENCE:

- The Lower Frederick Regional Ambulance Report
- CPVRPC- Minutes of their meeting/Annual Report
- PSATS Bulletin
- T-Mobile – Extension letter regarding variance application

SOLICITOR’S REPORT: David Allebach was present for Kenneth Picardi. The Board was given a copy of Mr. Picardi’s response to Judy Muche regarding her Zoning Hearing Board Decision.

ROAD MASTER’S REPORT: John Moran submitted his report for July to the Board.

FIRE MARSHALL’S REPORT: John Moran submitted his July report to the Board.

CODE ENFORCEMENT REPORT: John Moran Jr. submitted his July report to the Board.

PLANNING COMMISSION REPORT: The Planning Commission’s July meeting was canceled.

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ENGINEER'S REPORT: Pamela Stevens

- **CENTENNIAL STREET SUBDIVISION** – Commonwealth Construction Company has submitted an escrow release for their Centennial Street Subdivision. This is escrow release no. 8. The amount of the request is \$50,592.30. In addition to the construction items being asked for in the release, Ms. Stevens pointed out that the developer is asking that the 10% contingency be released as well. Since it has been the policy of the Board not to release the contingency until dedication, Ms. Stevens did not recommend that the contingency be released. As a result, Ms. Stevens recommended that the Board approve the release in the amount of \$27,207.00. With the recommendation of Ms. Stevens, Edward Savitsky made a motion seconded by Richard Kratz to release \$27,207.00 for Commonwealth Construction Company Escrow Release No. 8. There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0.

- **CRANBERRY PHASE 7 & 8-** Maintenance Bond Expiration Phase 7 – Craig Davies was present to discuss with the Board the Maintenance Bonds for Phase 7 of Cranberry Estates Development. Ms. Stevens explained that Mr. Davies had two Maintenance Bonds, one for the Township and one for the Municipal Authority. The one for the Municipal Authority covers the sewer collection system. Ms. Stevens informed the Board that Mr. Davies satisfactorily addressed all the issue of the collection system. As a result, it was her recommendation that this bond could be released. Since this bond is in favor of the Municipal Authority, Mr. Allebach informed the Board that he will update the Municipal Authority members at their meeting next week. The issue is the Maintenance Bond in favor of the Township. This bond is set to expire on August 3, 2006. Not all the repair work has been completed and to date Mr. Davies has not extended the date of the bond. As a result, Mr. Picardi has written to the bonding company putting them on notice regarding the Township's intent to call the bond if Mr. Davies does not extend the deadline beyond the August 3rd deadline. Mr. Davies explained that the contractor is scheduled to come in by the end of the week to complete the concrete repairs. The storm sewer repairs should follow. Due to his contractor's schedule Mr. Davies is requesting a 60 day extension instead of the required 90 days. Mr. Davies explained that the amount of the bonds would remain at the full amount of \$141,380.70. The Board was concerned that completion of the repairs had taken so long. Since Mr. Davies could not assure that Board that the repairs would be completed within the 60 days, they informed him that they would still require the full 90 days. If the repairs are completed prior to the September Board Meeting and the work is satisfactory to Ms. Stevens, then they are willing to reconsider the release at that time. That being said, Edward Savitsky made a motion, seconded by Richard Kratz to allow the \$35,532.00 Maintenance Bond for the Municipal Authority to expire, to require the

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Maintenance Bond for the Township to be extended beyond August 3, 2006 deadline for an additional 90 days at that full amount of \$141,380.70 and that the Board will re-evaluate the status of the Maintenance Bond at their September meeting based upon the work completed and the recommendation of Ms. Stevens. There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0. Maintenance Bond Expiration Phase 8 – John Mateja was present to discuss the Maintenance Bond for Phase 8 of the Cranberry Development. The bonds for this phase will expire on August 16, 2006. Ms. Stevens informed the Board that there are two Maintenance Bonds, one for the Township and one for the Municipal Authority. The one for the Municipal Authority is for the sewer collection system. Ms. Stevens informed the Board that all of the repairs to the collection system have been satisfactorily addressed; therefore, she recommended that this Bond be released. Since this bond is in favor of the Municipal Authority, Mr. Allebach informed the Board that he will update the Municipal Authority members at their meeting next week. As to the repairs for the Township, Ms. Stevens informed the Board that a good portion of the repairs have been completed. There are still repairs that need to be made to the curb, sidewalk, and depression in the roadway. According to Mr. Mateja, the present schedule is to have Allen Meyers come back starting on Wednesday and complete to work within the next couple of weeks. Since the completion of the repairs would be beyond the August 16th deadline, the Board wanted the Maintenance Bond extended for 60 days the full amount of \$55,241.00. Like in Phase 7, if the work is completed prior to the September Board meeting, the developer may return in September and ask that the Board consider releasing the Maintenance Bond. That being said, Richard Kratz made a motion, seconded by Gordon MacElhenney to release the Maintenance Bond in the amount of \$19,310.00 for the Municipal Authority based upon the recommendation of Ms. Stevens, to extend the Maintenance Bond for the Township is the amount of \$55,241.00 for the an additional 60 days beyond the August 16, 2006 deadline and allow the developer to return at the September Board meeting to request the release of the Township Maintenance Bond should Ms. Stevens recommend that all the repairs are completed and satisfactory to her office. There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0.

- **CRANBERRY CROSSWALK:** One of the remaining issues on the sidewalk and crosswalk issues is adding a second crosswalk on Cranberry Blvd. After evaluation of the locations by Pamela Stevens and John Moran, Ms. Stevens recommended that the Board include a crosswalk across Cranberry Blvd. at the western side of the intersection of Stewart Road and Tudor Road. The installation of this crosswalk should be completed when the Township has the contractor install the line painting for the Township. Richard Kratz made a motion, seconded by Edward Savitsky to authorize the addition of a second crosswalk and

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appropriate signage across Cranberry Blvd on the westerly side of the intersection of Stewart Road and Tudor Road. There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0.

- **CRANBERRY BOULEVARD CULVERT:** Ms. Stevens informed the Board that she and Donald Snyder of her office inspected the culvert under Cranberry Boulevard. In Mr. Snyder's report, he indicated that the soil between the segmental block retaining wall that retains the road surface and the end wall of the culvert is eroding away. This erosion was due to the amount of water flowing through the culvert. If the area continues to experience heavy rains whereby an excessive amount of water will flow through the culvert, the segmental block wall, sidewalk, curb and roadway could fail. At this time there has been some minor settlement along the curb of the roadway and the segmental block wall, but the damage has been minor. If the culvert and wall is not repaired the problem will grow worse. As a result, Mr. Snyder recommended that the Board repair the area as an emergency repair so that work gets done as quickly as possible. In investigation of the work necessary to repair the culvert Ms. Stevens requested a proposal from Knickerbocker Brothers to provide the equipment and labor. Perkiomen Township would provide the materials and Mr. Moran is in the process of obtaining the cost for the materials. In completing the repair, the work would be done in a two step process. Based upon that process, Mr. Knickerbocker submitted two proposals. Phase A is in the amount of \$3,800 and Phase B is in the amount of \$4,500.00. Since doing this work will involve crossing property owned by the Cranberry Homeowners Association, Ms. Stevens informed the Board that she has received verbal authorization to access to the culvert through property owned by the Association. Ms. Stevens recommended that the Board consider awarding the installation of materials to be purchased by the Township for the emergency repair to the Cranberry Boulevard Culvert for labor and equipment to the Knickerbocker Brothers. With the recommendation of Ms. Stevens, Gordon MacElhenney made a motion seconded by Edward Savitsky to award the installation of the materials for the emergency repair to the Cranberry Boulevard Culvert to Knickerbocker Brother for providing the labor and equipment for a cost for Phase A of \$3,800 and Phase B of \$4,500. There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0.
- **CRANBERRY SIDEWALK:** Ms. Stevens informed the Board that the installation of concrete sidewalk, install wooden rub-rail, and relocated the fence was put out for bid. Only one bid was received from Knickerbocker Brother for an amount of \$13,199.04. Since there was only one bid, Ms. Stevens asked David Allebach to review the paperwork. Mr. Allebach reviewed the documents and found them to be in order. Based upon Mr. Allebach's opinion, Ms. Stevens recommended that the Board award the installation of the sidewalk along a portion

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of Cranberry Boulevard to Knickerbocker Brothers. Richard Kratz made a motion, seconded by Gordon MacElhenney to award the installation of sidewalk, wooden rub-rail, and relocated the fence along a portion of Cranberry Boulevard to Knickerbocker Brothers for an amount of \$13,199.04. There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0.

- **2006 ROAD PROJECT:** Ms. Stevens informed the Board the P.K. Moyer would be in the Township beginning the week of August 8th to begin the milling portion of the 2006 Road Project. The paving portion of the project will begin August 14th. The only outstanding issue is Betcher Road. Based upon information that was given to Ms. Stevens from P.K. Moyer, the cost to mill and repave all of Betcher Road from the realignment to Trappe Road would be less expensive than splitting the work in half and only doing half the road. The cost to do the whole road would be \$33,140.00 while the cost to do half would be \$22,099.25. Ms. Stevens explained that the \$22,099.25 was already set aside for doing Betcher Road. In order to do the whole road an additional \$11,040.75 would have to be added. Ms. Daniel explained that budget estimate was more than what is being estimated for the 2006 Road Project; therefore adding this work would not go over the budget. By doing only half the road, the remaining section will still be in poor condition. Even though that section would be in Trappe Borough, Perkiomen Township residents would still travel the poor condition section of road. The other advantage to doing the whole road is the final result will be a better product. Ms. Stevens explained that she contacted the Trappe Borough Manager and told him that by splitting the cost in half, the cost to the Borough would be \$16,570. Both she, Mr. Moran, and Ms. Daniel recommended that the Township do the whole road regardless of whether Trappe Borough agrees to participate. Richard Kratz made a motion, seconded by Gordon MacElhenney to mill and pave all of Betcher Road from the realignment to Trappe Road for a cost of \$33,140.00. The Board also discussed the existing Maintenance Agreement between Trappe Borough and Perkiomen Township. In a previous meeting, the Board discussed renegotiating this agreement. Ms. Daniel informed the Board that there is a six month termination clause in the agreement. This termination clause does not go into affect unless one notifies the other. The later the notification letter is sent, the later the six months begins. Ms. Daniel recommended that a letter of termination be forwarded to Trappe Borough with the hopes that a new agreement can be worked out within the six month time period. If for what ever reason an agreement could not be reached, then at the end of the six month period the agreement would terminate. Gordon MacElhenney made a motion, seconded by Richard Kratz authorizing Ms. Daniel to send a letter to Trappe Borough terminating the agreement and to inform the Borough that the Township would like to renegotiate a new contract within the six month termination period. There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0.

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RECEIPTS AND EXPENDITURES: The treasurer read the receipts and expenditures for the month of July. After review of same, Edward Savitsky made a motion, seconded by Richard Kratz to authorize payment of the July bills. There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0.

NEW BUSINESS:

- **OPEN SPACE RESOLUTION:** Under the Open Space Lands Act, Mr. Picardi advised the Board that interest in real estate cannot be acquired by the Township unless the Township has, by resolution or ordinance, established the standards and procedures for how the Board may consider purchasing a property or purchasing development rights. A draft resolution would be further discussed at the August Planning Commission. Mr. Picardi is working with the Planning Commission to fine tune the proposed resolution. At that Planning Commission a final draft resolution would be prepared and recommended for the Board of Supervisors to consider at the September Monthly Meeting.
- **PHILADELPHIA FOLK FESTIVAL:** Upper Salford Township has requested assistance from the Township Fire Police for the Philadelphia Folk Festival which is scheduled for later this month. Gordon MacElhenney made a motion, seconded by Richard Kratz to approve the request of Upper Salford Township. There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0.
- **APPRAISALS:** Recently the Township completed two appraisals for two properties in Perkiomen Township. Mr. Patterson informed the public the discussion of the properties for which these appraisals were completed would be conducted in an **EXECUTIVE SESSION** following this meeting. In the meantime, Ms. Daniel asked the Board what the policy of the Board is regarding sending copies of the appraisals to the property owners. The Board discussed the policy and Richard Kratz made a motion seconded by Edward Savitsky that if the property owner who owns the property requests a copy of the appraisal, then the Township Solicitor/Township Manager is directed to send a copy unless the Board directs otherwise. There were no public comments on the motion. The motion was carried by a unanimous vote of 4-0.

SUPERVISORS COMMENTS:

Mr. Patterson informed the public that the Perkiomen Township Annual Picnic is scheduled for Sunday, September 10, 2006 with a rain date of September 16, 2006.

There being no further business, the meeting was adjourned upon a motion made by Richard Kratz and seconded by Gordon MacElhenney.

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