



PERKIOMEN TOWNSHIP BOARD OF SUPERVISORS MONTHLY MEETING MINUTES: DECEMBER 1, 2015

BOARD MEMBERS PRESENT: Dean Becker, Chairman
William Patterson, Vice-Chairman
Richard Kratz, Member
Janet Heacock, Member
Gordon MacElhenney, Member

OTHERS PRESENT: Cecile Daniel, Township Manager
Kenneth Picardi, Township Solicitor
Kevin Conrad, Township Engineer
Shawn Motsavage, Road Master

Dean Becker called the November 3, 2015 Board of Supervisors Meeting to order in the Perkiomen Township Administration Building at 7:00 p.m. Mr. Becker informed the public that the Board held an Executive Session on November 13, 2015. This Executive Session was with regard to a Real Estate Matter. Mr. Becker informed the public that the Board will hold an Executive Session following this meeting to discuss both a Real Estate Matter and a Personnel Matter.

MINUTES: The minutes of the November 3, 2015 Board of Supervisors meeting were approved upon motion of Janet Heacock and seconded by William Patterson. There were no public comments on the motion. The motion was carried by a vote of 5-0.

POLICE REPORT: The Board was informed that the Township received a State Police Report for the month of October but did not receive a State Police Report for the month of November.

CORRESPONDENCE:

- **TRAPPE AMBULANCE** – October Report.
- **CENTRAL PERKIOMEN VALLEY REGIONAL PLANNING COMMISSION:** November Meeting Minutes.

SOLICITOR'S REPORT: In addition to his written report, Solicitor Picardi updated the Board on the following: On November 3, 2015, the Board authorized the purchase of 202 Gravel Pike and authorized Solicitor Picardi and the Chairman to negotiate with First Niagara for the purchase of 202 Gravel Pike to the Township. At that same meeting, the Board also approved Resolution 2015-25 regarding the condemnation of 202 Gravel Pike.



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Both Solicitor Picardi and the Chairman discussed with First Niagara the purchase of the property and reported back to the other Board members as to the results of the negotiations. Essentially, First Niagara agreed to sell 202 Gravel Pike to the Township conditioned that the Township also purchase 74 Gravel Pike at the same time. Both properties are presently owned by First Niagara. The price to purchase 202 Gravel Pike will be \$125,000.00. The amount to purchase both 202 Gravel Pike and 74 Gravel Pike is the same amount. Solicitor Picardi explained that there is a third party who may be interested in purchasing 74 Gravel Pike. By assigning the Township's interest in 74 Gravel Pike to this third party, the property would pass from First Niagara directly to this third party at settlement. On consideration of the purchase of these two properties, Solicitor Picardi prepared an Agreement of Sale and a separate Resolution regarding authorizing this Agreement of Sale for 202 Gravel Pike and 74 Gravel Pike. In addition, under Resolution 2015-26, the Board is authorizing the purchase of 74 Gravel Pike and assigning the Township's interest to a third party. Ms. Daniel informed the Board, that in order to proceed with the purchase of these two properties, the Board will need to amend the 2015 Perkiomen Township Budget. It was agreed that each item to this transaction would be completed one at a time. First, Resolution 2015-24 – This Resolution was approved at the November 3, 2015 meeting of the Board of Supervisors. Second, Resolution 2015-25 – Ms. Daniel presented the Board with a draft Resolution amending the 2015 Budget by \$130,000.00. This amount will cover the purchase price of 202 Gravel Pike and 74 Gravel Pike and any other ancillary expenses. Richard Kratz made a motion seconded by William Patterson to adopt Resolution 2015-25 – to increase the General Government Building and Plant - Buildings and decrease the Unreserved Fund Balance - General Fund by \$130,000.00 for the purchase of 202 Gravel Pike and 74 Gravel Pike and to cover any ancillary expenses. There were no public comments on the motion. The motion was carried by a vote of 5-0. Third, Resolution 2015-26 is to allow the Township to acquire 202 Gravel Pike and 74 Gravel Pike, that the Agreement of Sale allows the Township to assign its interest in 74 Gravel Pike to a third party at the time of sale. Upon discussion of this Resolution, Janet Heacock made a motion seconded by Richard Kratz to approve Resolution 2015-26 that authorizes the proper township officers to execute an Agreement of Sale, consistent with the foregoing, for the purchase of 202 and 74 Gravel Pike; and that Solicitor Picardi and the proper Township officials are authorized to prepare and to execute any and all documents required to acquire 74 Gravel Pike from First Niagara, or, in the alternative, to execute an Assignment of its interest in 74 Gravel Pike to a third party. There were no public comments on the motion. The motion was carried by a vote of 5-0. Fourth, Agreement of Sale between Perkiomen Township and First Niagara on the purchase by the Township of 202 Gravel Pike and 74



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Gravel Pike. Richard Kratz made a motion seconded by William Patterson to approve the Agreement of Sale with First Niagara for 202 Gravel Pike and 74 Gravel Pike and to authorize the appropriate Township Officials to execute this Agreement of Sale. There were no public comments on the motion. The motion was carried by a vote of 5-0.

Next, Solicitor Picardi explained that under the PA Municipal Planning Code, there is a provision that allows for post-enactment advertisement and suggested that this be done for Ordinance No. 224 which was the adoption of General Code. The adoption of General Code included changes to the Township's Zoning Ordinance and Subdivision and Land Development Ordinance. Solicitor Picardi said that the post-enactment advertising is recommended so that the public is aware of the action of the Board on the adoption of General Code and changes to the Township's Zoning Ordinance and Subdivision and Land Development Ordinance. Upon consideration of Solicitor Picardi's recommendation, the Board directed that he proceed with the post-enactment advertising of Ordinance No. 224.

ROAD MASTER'S REPORT: Shawn Motsavage submitted to the Board his Road Master's Report dated December 1, 2015 for activities taking place during the month of November.

FIRE MARSHALL'S REPORT: John Moran Sr. submitted to the Board his Fire Marshall's Report dated December 1, 2015 for activities taking place during the month of November.

CODE ENFORCEMENT REPORT: John Moran Jr. was absent at this meeting, but submitted to the Board his written Code Enforcement Report dated December 1, 2015 for activities taking place during the month of November. In addition, Ms. Daniel informed the Board that Mr. Moran told her that there were two applications pending before the Zoning Hearing Board. Application No. 2015-6 is an application of the PA Live Steamers to allow for the expansion of a non-conforming building in excess of the allowed twenty-five percent and for a reduction of the side yard setback of thirty feet. The Board reviewed this pending application before the ZHB and informed Solicitor Picardi that he was not required to attend this public hearing on behalf of the Township. Application No. 2015-7 is an application of Jeff Megonigal of 674 Gravel Pike, requesting a variance to allow him to keep a newly constructed deck in the front yard setback. The existing structure, that the deck was attached to, was already existing in the front yard setback. Mr. Megonigal constructed this deck without first obtaining a



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building permit or a variance from the ZHB. The Board reviewed this application and was concerned about the deck being constructed without the property owner first obtaining approval from the ZHB and a building permit. The Board decided that Solicitor Picardi did not need to attend this public hearing, but directed a letter be sent to the ZHB Solicitor as to the disapproval of the Board of residents constructing things without first obtaining the required approvals and/or permits. The Board also discussed what sort of consequence a property owner should assume when constructing something without first obtaining a building permit.

PERKIOMEN TOWNSHIP PLANNING COMMISSION MEETING: Cecile Daniel reported that the Planning Commission meeting was held on November 10, 2015. At the November meeting, the Planning Commission reviewed and discussed the Township's existing Telecommunication Ordinance.

LOWER PERKIOMEN VALLEY REGIONAL SEWER AUTHORITY: Richard Kratz informed the Board that there were no items to report from the November meeting of the LPVRS.

ENGINEERS REPORT: Kevin Conrad updated the Board on the timeline to complete the Route 29 & Route 113 Traffic Needs Assessment Study.

MANAGER'S REPORT:

1. Haldeman Road: Ms. Daniel updated the Board as to the status of this matter. As of this date, Ms. Daniel informed the Board that PennDOT has approved the turnback and the next step would be receipt of the Turnback Agreement for Haldeman Road from Harrisburg and a discussion of the additional money need to repair Haldeman Road. Dean Becker started a general discussion on this Turnback Agreement and the additional money that the Township will have to consider adding to repair Haldeman Road. William Patterson was of the opinion that taking over Haldeman Road brought no advantage to the Township. Mr. Patterson would rather see the Board put the money that the Township would have to set aside for this road to other areas where it would benefit a larger number of Township residents. Janet Heacock was of the opinion that the Township should take over the ownership of Haldeman Road because PennDOT is not keeping this road in good condition and that the Township can do a better job of maintaining this road. Richard Kratz was of the opinion that taking over Haldeman Road would be a good thing. It was Mr. Kratz's opinion that Pennsylvania



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has more state roads per capita than other states. By taking over Haldeman Road, the Township can better maintain this road than PennDOT. Mr. Kratz added that the decision to take over Haldeman Road does not mean that the Township should take over all of the state roads that go through Perkiomen Township. The decision to take over a state road should be decided on an individual basis. Dean Becker stated that he agreed with the opinion of Mr. Patterson and that he had reservations as to whether taking over the responsibility of Haldeman Road made good business sense. Gordon MacElhenney had no comment on this matter at this time.

2. 2016 Meeting Schedule: Cecile Daniel presented to the Board the proposed meeting schedule for the year 2016. Ms. Daniel requested authorization to publish the meeting schedule. Janet Heacock made a motion seconded by Richard Kratz authorizing Ms. Daniel to advertise the 2016 meeting schedule. There were no public comments on the motion. The motion was carried by a vote of 5-0.
3. Flood Plain: Ms. Daniel reported that the final draft of the Flood Plain Ordinance was forwarded to the Montgomery County Planning Commission for review. At this time, no comments from MCPC have been received. In the meantime, Ms. Daniel explained that she, Mark Stabolepsy and John Moran Jr. have been working on letters to be sent to those residents in the Township that will be affected by the new FEMA Flood Insurance Rate Maps. The Township was informed by FEMA, that these maps will be effective March 2, 2016. Ms. Daniel submitted to the Board a copy of the letters that will be sent out at the beginning of January, 2016. The letters these residents will receive are based upon who was added to the floodplain maps; who was removed from the floodplain maps; and who already is located in the floodplain but either will have no changes or the area shown on the floodplain maps was revised.

RECEIPTS AND EXPENDITURES: The treasurer reviewed the receipts and expenditures for the month of November. After review of same, Richard Kratz made a motion seconded by William Patterson to approve the treasurer's report and authorize payment of the November bills. There were no public comments on the motion. The motion was passed by a vote of 5-0.

2016 Perkiomen Township Budget: Ms. Daniel presented to the Board the proposed 2016 Perkiomen Township Budget. Ms. Daniel review the items as discussed at the November Meeting. The operating budget for the 2016 General Fund Budget is \$2,372,997.00 and the Capital Budget is \$997,000.00. This will make the total Perkiomen Township



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General Fund Operating and Capital Budgets \$3,369,997.00. The Liquid Fuels Budget will be \$239,434.00. This budget will cover the expenditures needed for the daily maintenance and operation of the Township's roadway. The remaining portion of the proposed 2016 Road Project will be listed under the Liquid Fuels Budget. The amount set forth in this budget is \$85,000.00. The total amount for the proposed 2016 Road Project (Capital Fund and Liquid Fuels) is \$523,000.00 and the roads that are a part of this project are as discussed at the October Monthly Meeting. The proposed Fire Tax Budget is \$250,150.00. Ms. Daniel presented two Resolutions for the Board's consideration of the 2016 Perkiomen Township Budget. The first Resolution is Resolution 2015-27 which is the Tax Levy for Perkiomen Township for the year 2016. William Patterson made a motion seconded by Richard Kratz to approve Resolution 2015-27 setting forth the following 2016 Tax Levy for Perkiomen Township: Tax rate for General Purposes, the sum of .35 mills and for Fire Tax purposes, the sum of .27 mills. There were no public comments on the motion. The motion was passed by a vote of 5-0. The second Resolution was Resolution 2015-28 which is adoption of the 2016 Perkiomen Township Budget. William Patterson made a motion seconded by Richard Kratz to adopt Resolution 2015-28, adoption of the 2016 Perkiomen Township Budget: Total Revenues and Expenditures for all funds: \$3,859,581.00 – Broken down as follows: General Fund/Capital Budget: \$3,369,997.00; Fire Tax: \$250,150.00; and Liquid Fuels: \$239,434.00. There were no public comments on the motion. The motion was passed by a vote of 5-0.

NEW BUSINESS: Ms. Daniel informed the Board that there was no New Business for the month of December.

SUPERVISORS COMMENTS

William Patterson wanted to thank everyone who participated in the Limerick Generating Station Exercise involving the Limerick Nuclear Power Plant that was held on November 18, 2015 and a special recognition to Janet Heacock for receipt of a Certificate for completing the NIMS-100 class.

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