

The meeting of the Douglass Township Board of Supervisors was called to order at 7:05 P.M.

Attending were Chairman Tony Kuklinski, Supervisor Alan Keiser, Solicitor Robert Brant, Josh Hagadorn from Gilmore & Associates, Chief Templin, Bob Dries, Mike Heydt, Andy Duncan, Pete Hiryak, and approximately 23 residents.

Mr. Kuklinski led us in the Pledge of Allegiance. Mr. Kuklinski announced that there was an Executive Session this evening involving litigation matters, no decisions were made and the meeting will be recorded tonight in the absence of the Township Secretary.

Mr. Kuklinski asked if there were any changes, corrections, or comments on the minutes of October 17th, 2016 Board of Supervisors Meeting, no comments, changes, or corrections were given.

A motion was made by Mr. Kuklinski, seconded by Mr. Keiser to approve the minutes of October 17th, 2016 Board of Supervisors Meeting. Keiser-Aye, Kuklinski-Aye. Motion passed.

Mr. Kuklinski asked if there were any changes, corrections, or additions to the November 7th, 2016 Agenda, no changes, corrections, or additions were given.

A motion was made by Mr. Kuklinski, seconded by Mr. Keiser to approve the agenda of November 7th, 2016 as presented. Keiser-Aye, Kuklinski-Aye. Motion passed.

Berks-Mont Trading Co, 747 Swinehart Rd, ZHB Application, the P/A recommended approval. Mr. Dan Becker was present to represent Berks-Mont Trading Co, formerly Good's Furniture store and currently operating as a furniture consignment shop, for a proposed indoor auction area and outdoor flea market & auction area. The property owners, Mr. & Mrs. Akins, Mr. & Mrs. Zimmers, have improved the site which is a little less than 3 acres. The owners of the property are looking for the BOS support for their zoning hearing application proposal. Mr. Kuklinski asked Mr. Becker to give a quick summation of this proposal, the Board is not in a position to vote on this tonight because Mr. Ziegler is not present this evening and Dr. Keiser will have to recuse himself from a vote because Mrs. Keiser serves on the Zoning Hearing Board. Mr. Kuklinski wanted this on record and asked Mr. Becker if he understood the Board's position, Mr. Becker stated that he understands and will keep it brief. Mr. Becker stated that the owners want to use a pre-divided section of the building for an indoor auction area with about 76 seats and set up an area in the rear of the property for 28 outside tables for a seasonal flea market area operating on Sundays from 8am-4pm and an outdoor seasonal auction area operating on Saturdays from 9am-5pm. The relief asked for would be for expansion of a pre-existing non-conforming commercial use. A Special Exception is needed to allow expansion of the current use by less than 50%, the applicant proposed an increase of 48.5%, we would have 6 more parking spaces than is required by the ordinance, and signage variances for 5 directional signs located above the doors and relief for a raised letter sign (Berks-Mont Trading Co) with 1 foot letters and 16 feet long across the front of the building with lights above the sign, it's a good use for the property and the owners have really cleaned up the property. Mr. Brant suggested that the fair thing to do is to come back to the next BOS meeting on November 21st, 2016 for Mr. Ziegler's benefit and possible recommendation, Mr. Keiser will not be voting on this at all. Mr. Brant stated that the hearing is scheduled for December 1st, 2016. Mr. Becker also noted that they have included P/A suggestions into their proposal with adding an exit onto Brookside Drive, moving parking spaces to the rear, and adding green areas in the front of the building. Notices will be sent to the property owners surrounding this proposal. No further action was taken by the Board of Supervisors.

Robert Blue/Brandon Blue – 153 Rick Road, 8 acres in the M-1 Adult Overlay District, New Proposal Introduction. In 2004 they came in front of the Board for a zoning change because there was no interest in purchasing the property for office/industrial use at that time, the owners also attempted developing a plan for smaller industrial uses however there was no market interest in this idea. In 2004/2005 we approached the Board to discuss an Age Restricted Development, which suited the market at that time, so the ordinance was

written as an Overlay Zoning District meaning that the use was M-1 with an Age Restricted Use Overlay for single family homes, twins, or townhouses. All at that time (Planning Agency, MCPC, BOS) felt this was a good use, after this was done the market dropped in 2007 so the plan did not develop. The original use is M-1 Industrial and is still the current use, the Age Restricted market may be probable in Bryn Mawr for \$500,000 per unit with elevators however the market does not dictate that here in Douglass Township. We are asking tonight if we could eliminate the Age Restricted Use on the property in order to build townhomes, singles, or twin homes which would conform with the single homes across the street on Rick Road, we thought putting singles along the road frontage would be a better than placing townhomes along the frontage. There is just no market for Industrial or Age Restricted areas at this location so we are here to ask that the Board to consider allowing us to work with the Township and come up with a text amendment of the existing ordinance, Mr. Kuklinski stated that he received this packet of information on Friday and have reviewed this over the last three days and basically you came before the Board in 2004/2005 and got an M-1 Adult Overlay District Amendment now you are coming back to a different Board to get it swapped over to something else, Mr. Blue replied that we are asking to remove the Age Restriction clause, Mr. Kuklinski replied that the market was what it was back in 2004, the Board was gracious with this because we gave up an Industrial/Commercial use area, Douglass Township as well as surrounding municipalities, were involved with Pottstown Metropolitan Regional Planning Commission for this Overlay Use and altered our Towns' focus toward the Rt. 100 Corridor. I'm not so sure that the Board needs to revisit this because you got what you wanted the first time at a lot of work and expense we've moved on with our plans for Douglass Township and I'm just comfortable with where it is at and asked Mr. Keiser what his thoughts were. Mr. Keiser felt that it would take an immense amount of time and effort for the Township to re-change the zoning, it once again seems like a monumental task – Mr. Keiser agreed with Mr. Kuklinski. Mr. Kuklinski stated that we are not willing to entertain anything on this at this time, their stand is to keep it at the zoning that was given back in 2004. We set up our plans around that and have moved on from that (2004/2005) Board's decision and in 2016 we are looking at the development of Market Street across Rt.100 and I'm just not sure that what you are proposing here will fit in the model that we are doing, I can't speak for future Boards but at this juncture I just think that we are not willing to entertain anything. Mr. Blue asked if the Board can give any other direction other than to stick with the Age Restricted, or as an industrial facility, the original zoning is M-1 and he felt that those uses would not be particularly friendly to the neighbors, if you could give us some guidance in what you would like to see there, Mr. Kuklinski stated that I am in no position to offer this type of advice, I am missing a Board member and he is entitled to his input on this. I think the previous Board was pretty thorough in regards to this and the Township has moved on, I don't know that we are prepared to give you any kind of relief or other changes to the existing zoning district. Mr. Brant told Mr. Blue that I go back a long way with you and I don't know this Board as long but I think you had a very frank discussion with this Board and I think if you took it back to the Planning Agency and went through the process again you would get the same result as tonight, this Board tries to be direct and sometimes a developer doesn't always get the zoning changes that they ask for. Mr. Blue responded that unfortunately his partner went bankrupt so now this falls upon him, Mr. Brant thanked Mr. Blue for addressing the Board this evening.

Solicitor's Report – Robert Brant

Mr. Brant announced that there will be a Public Hearing on Monday December 5th, 2016 for the proposed 2016-06 Emergency Services Board Draft Ordinance, there was an oversight that the Chairman of the ESB had to be a Supervisor, so the text has been tweaked. Mr. Brant asked for authorization for advertisement. No questions were given.

A motion was made by Mr. Kuklinski, seconded by Mr. Keiser to authorize the advertisement for a public hearing on Monday December 5th, 2016 for 2016-06 for the Emergency Service Board Draft Ordinance. Kuklinski-Aye, Keiser-Aye. Motion passed.

A motion was made by Mr. Kuklinski, seconded by Mr. Keiser to accept the Solicitor Report as given. Keiser-Aye, Kuklinski-Aye. Motion passed.

Engineer's Report – Josh Hagadorn, Gilmore & Associates

Mr. Hagadorn stated that G&A is reviewing sidewalk work for Cobblestone Crossing and Douglass Estates and has been working with the Township on what projects we will be taking on in 2017, preparing budgets and estimating costs. Mr. Kuklinski asked if he estimates what will be the cost to finish Specht Road Project, Mr. Hagadorn replied several hundred dollars, the Board gave approval to Mr. Hagadorn. Mr. Kuklinski asked if there were any questions for Mr. Hagadorn, no one replied.

A motion was made by Mr. Keiser, seconded by Mr. Kuklinski to accept the Engineer's Report as given. Keiser-Aye, Kuklinski-Aye. Motion passed.

ESB Report – Andrew Duncan

We are coming down to our 2 year stretch as far as Emergency Service Board terms so really not much is going on, we did discuss a joint grant between F&R and GACAS for the Berks County Emergency Services Grant to purchase bullet proof vests. We all reviewed the amendment to the Emergency Service Board Ordinance that was just approved for advertisement. We had two discussions on the intersection of RT100 and RT73, one being that there was a non-profit cheerleading organization collecting donations at that area with no vests and walking in and out of traffic which is a safety concern, Mr. Kuklinski stated that PennDot has softened the stand on this because of Fire Company Boot Drive Fundraisers and Ambulance Services that help sustain the small fire companies and the Ambulance Companies however Chief Templin, Chief Schmoltze, Deputy Chief, and Chief Smith should get together to discuss and recommend what would be required by these other organizations. We should make it a point to get contact information from these organizations in order to send requirement to their representatives, and also put a public announcement on our website for the safety requirements involved with fundraising on the streets. Mr. Duncan also stated that the bridge guiderails are low and maybe we could put some fencing on the guiderails for safety, Mr. Kuklinski stated that PennDot should be contacted on that issue. No questions or comments were given.

A motion was made by Mr. Kuklinski, seconded by Mr. Keiser to accept the ESB Report as given. Keiser-Aye, Kuklinski-Aye. Motion passed.

Police Report – Chief Templin

As of October 19th, 2016 all officers of the Douglass Township Police Department are carrying the Naloxone (Narcan), and thanked Chief Schmoltze for getting the agreement signed to get this in place so fast. On November 2, 2016 Officer Ziegler had the police department's first save by administering the Naloxone to a 21 year old female who had overdosed on heroin. The Drug Enforcement Agency's National Take Back Initiative XII was held here at the Township building on October 22, 2016 (Sat) 1000-1400 hrs. I am pleased to announce that we turned over 97.6 lbs. of unwanted, unused, and expired medications for proper disposal. I would like to thank all who have participated in this program. It is our intent to keep these medications out of the hands of our children and see that the medications are properly disposed. On October 31, 2016 our Officers distributed one hundred (100) trick-or-treat bags to various children of the Township. All treats were donated by the officers and secretarial staff of the Douglass Township Police Department. Our purpose was to make sure our children had a fun and safe Halloween. You can check out some pictures of the event on our Facebook page. We have heard back from many residents; praising the police department for its involvement in the community, I spoke with Chief Smith about having the fire company and the ambulance service get involved with this next year to cover more areas in our community. On November 2, 2016 I attended the Walk Ability Study at the Boyertown Elementary School. The purpose of the meeting was to look into revamping the area around the Boyertown Elementary School and the Boyertown Junior High West Center providing better safety for our children walking to these schools. This was spear headed by one of our Township resident's, Mr. Burns, months ago. Each team member is being asked to perform a self-assessment of the area, some of the improvements may piggy back off the Boyertown Junior High West Center's

renovation project set to kick off in March of 2017. Our next meeting will be held on November 30, 2016 (Wed) 1000hrs. at the Boyertown Elementary School. This will be to review our self-assessments. I will continue to keep the Board up to date on the progress of this Walk Ability Study.

A motion was made by Mr. Keiser, seconded by Mr. Kuklinski to accept the Police Report as given. Keiser-Aye, Kuklinski-Aye. Motion passed.

Manager's Report - Pete Hiryak

1. The Manager reviewed the upcoming meetings as follows: Thursday November 10th P/A Meeting @ 7pm, Act 209 Workshop Meetings will not be scheduled until after budget is finalized. Monday, November 21st Open Space @ 6pm, BOS Agenda Meeting @ 6:30pm, BOS Meeting @ 7pm.
2. Trash/Recycling Bid Opening, Monday October 10th 2016 @ 10am – Six people bid on the contract and the Board directed staff to put together a flow chart to come up with the costs of the bids. We attempted to do so but it appears that the bidders bid in different ways making it very difficult to compare all the bids accurately and evenly. Staff is not confident that we can comfortably provide the Board with the lowest responsible bidder. We are going to recommend to the Board that they reject all bids and we are going to recommend that we re-bid the contract with the following things: going from five pages of numbers down to one page, we are looking for a fixed cost on the collection of trash & recycling and a fixed cost for waste disposal per ton, we are going to review and rewrite the actual contract and the actual bid package. We have been working with Blake Dunbar with Mr. Brant's office and we request that we continue to work with Mr. Dunbar through this process. In addition we will have to re-advertise the Bids and hold a pre-bid meeting so that if there are any questions prior to the bid process that we can resolve any of the issues involved. We ask the Board to consider these recommendations and act on them and hopefully we can get everything completed and make a recommendation by the end of the year. Mr. Kuklinski stated, so you are asking us to reject the bids, Mr. Brant stated that it would be a motion to reject all bids.

A motion was made by Mr. Kuklinski, seconded by Mr. Keiser to reject all six bids for the trash/recycling collection for Douglass Township that were received for trash disposal and trash collection. Keiser-Aye, Kuklinski-Aye. Motion passed.

A motion was made by Mr. Kuklinski, seconded by Mr. Keiser to advertise for bidding or bid of trash collection to include a pre-bid conference with all bidders and simplify bid package from five pages to one page and to assign Blake Dunbar as representative to Douglass Township in this process. Keiser-Aye, Kuklinski-Aye. Motion passed.

Mr. Brant stated to the manager that a very simple letter be sent out to all six bidders stating that at the meeting of November 7th, 2016 that the Board of Supervisors of Douglass Township voted to reject any and all bids, the manager stated that he will forward the letter to Mr. Dunbar for review prior to mailing.

3. ZHB scheduled for 12/1/16 @ 6:30pm Gilbertsville Veterinary Hospital Expansion, and 7pm Berks-Mont Trading Company.
4. Highway Department – 2003 Ford F350 Highway Truck – Mr. Heydt is asking for authorization to place this vehicle out for bid on Municibid.

A motion was made by Mr. Kuklinski, seconded by Mr. Keiser to authorize Mr. Heydt to advertise the 2003 F350 Highway Truck to include the assigned plow and salt box to sell on Municibid. Keiser-Aye, Kuklinski-Aye. Motion passed.

Mr. Kuklinski stated that Mr. Heydt has also asked for authorization from the Board to allow him to initiate the process to purchase a 2017 Dodge 3500 or GMC Truck with new plow meeting all required specifications to be purchased through Costars paid for through the Liquid Fuels Account not to exceed \$36,000.00.

A motion was made by Mr. Kuklinski, seconded by Mr. Keiser to authorize Mr. Heydt to initiate the process to purchase a 2017 Dodge 3500 or GMC Truck with new snowplow meeting all required specifications to be purchased through Costars and to be paid through the Liquid Fuels Account not to exceed \$36,000.00. Keiser-Aye, Kuklinski-Aye. Motion passed.

A motion was made by Mr. Kuklinski, seconded by Mr. Keiser to accept the Manager's Report as given. Keiser-Aye, Kuklinski-Aye. Motion passed.

Public Comment

Mr. Brumwell asked about the budget meetings, Mr. Kuklinski stated that the meetings were already held, there was a resident, a Supervisor, and staff that attended each meeting, these were advertised and the manager went over each date at prior meetings. The manager stated that the review of the budget meetings will be given on November 21st, 2016 at the Board of Supervisors Meeting. Mr. Brumwell asked what happens if you have residents that do not agree with the amounts of money to be spent, Mr. Kuklinski stated that is why we open it up for public comment to make your concerns known. There was a comment about past tax increases. The only tax increase was the .1 mil for the fire company and ambulance, you are thinking of the school taxes which we do not determine, the Board of Directors for the School District determined that increase. No other comment was given.

Old Business/New Business

Mr. Caruso of the Summer Hill HOA stated that they sent their agreement to the Gambone Organization that Mr. Gambone agreed to remove the Tot Lot at their expense and they have not removed it yet. The manager stated that we have received that agreement for the Open Space area on Grosser Road and the Township has taken over the maintenance of that area, the manager stated that the agreement was done by the former Solicitor so the Manager will go over the agreements with Mr. Brant and talk with Michael Gambone on what needs to be done with the Tot Lot issue. Mr. Brant will review the information and contact Mr. Gambone. No other business was given.

A motion was made by Mr. Kuklinski, seconded by Mr. Keiser to adjourn the meeting at 8:10pm. Kuklinski-Aye, Keiser-Aye. Motion passed.

The next Board of Supervisor's meeting will be held on Monday, November 21st, 2016 @ 7:00 pm.

Respectfully submitted by,
Marcy Meitzler