

The meeting of the Douglass Township Board of Supervisors was called to order at 7:31 P.M. Attending were Chairman Fred Ziegler, Supervisors John Stasik & Fred Theil, Solicitor Paul Bauer, Robert Campbell, Mike Heydt, Chief Templin, Cynthia O'Donnell, Pete Hiryak and approximately 25 residents/developers.

Mr. Ziegler led us in the pledge of allegiance. Mr. Bauer announced that there was an Executive Session held prior to the Board of Supervisors Meeting involving two litigation matters and a possible vote, no votes were taken. The Board received a Release of Claims from Joseph Werner; Mr. Bauer recommends accepting the Release of Claims from Joseph Werner.

A motion was made by Mr. Ziegler, seconded by Mr. Stasik to accept, on recommendation by Mr. Bauer, the Release of Claims by Joseph Werner. Stasik-Aye, Ziegler-Aye, Theil-Aye. Motion passed.

Mr. Ziegler asked if there were any changes, corrections, or comments on the minutes of June 18th, 2012 Board of Supervisors Meeting, no changes or comments were given.

A motion was made by Mr. Theil, seconded by Mr. Ziegler to approve the minutes of the June 18th, 2012 Board of Supervisors Meeting. Stasik-Abstain, Ziegler-Aye, Theil-Aye. Motion passed.

Ambulance Report – Warren Moser

Mr. Moser thanked the Board for their contribution to the Gilbertsville Area Community Ambulance Service. The total number of calls for the month of June 2012 was 116; 51 calls were from Douglass Township. 87 patients were transported, 10 cancellations, 15 refusals, 3 no treatment required, and 1 expired on scene. Major work was recently completed on 332-1 & 332-3 at Fred Beans Ford. Continuous problems with 6.0 diesel motor. EGR and valve cover gaskets for 332-1 & 332-3 A/C compressor was replaced, total costs for the repair of both vehicles \$7,787.00. Ford claims that the repairs done to 332-1 should have a positive impact on the way the vehicle runs. We are awarding bid to Keystone Emergency Vehicles for the purchase of a 2013 Braun Chevrolet Diesel Ambulance, finalized production drawings are being done now. We should have the new truck by November 2012. Donation: The family of the late Steven C. Girard entered GACAS in the O2 fur life program. The family presented GACAS with a full set of resuscitation masks for dogs, cats, and other animals. The masks have been placed into service on our Truck 332-2 which is our ALS, REHAB truck for fire calls. No questions were asked.

A motion was made by Mr. Stasik, seconded by Mr. Theil to accept the Ambulance Report. Stasik-Aye, Ziegler-Aye, Theil-Aye. Motion passed.

Trustee's Report – Charles Haddad

1. Bingo – As may be further discussed by Chief Smith, The BINGO operation is going very well. It would appear the profit generated since it is taken over by F&R and assisted by GFC No.1 will exceed that previously generated by the other operator with the profits being deposited in the Vanguard account for F&R. GFC No.1 also contributes one-half of the gross food sales to F&R.
2. Small Games of Chance – (SGC) The new law relating to SGC has increased the amount that may be paid out in a single prize to \$1,000 but at the same time creates more regulations & oversight. GFC No.1 is a Club Licensee for its pull tab and as such is considered a Club Licensee and must submit a semi-annual report to the state. The major change occurs in the use of profit. 30% for upkeep & maintenance, 70% for public purpose; however, that 70% may be used for a substantial purchase or project, but notice of intention must be filed with the semi-annual report. There needs to be an open discussion on this as there are much needed purchases and upgrade projects.
3. Water Settlement - There needs to soon be a resolution over what the BOS will accept in the release. Perhaps a meeting can be set to discuss this.

4. Transfer of Real Estate – As you know, I have requested the real estate currently in my name be transferred to a new entity. There have been discussions with F&R and GFC with my recommendation being to transfer to GFC the real estate with a joint governing board. That proposal is still being reviewed, discussed and going through a number of “What If” scenarios. The choice is rather limited, either the parties reach agreement or give it to the judge to decide. Mr. Theil commented that one issue he has is that he wanted Mr. Haddad to consider staying on as a mediator; Mr. Haddad announced that he would stay on as a mediator if agreed upon by both No.1 and F&R. Mr. Theil also had concerns about what would happen if a catastrophe would strike No.1 and it would be foreclosed upon, Mr. Haddad stated that Chief Smith and Mr. Sacks can work on an agreement on that matter. No other comments were given.

A motion was made by Mr. Stasik, seconded by Mr. Theil to accept the Trustee’s Report. Stasik-Aye, Ziegler-Aye, Theil-Aye. Motion passed.

Fire & Rescue Report presented by Chief Smith- Fire report for June 2012: 2 fires, 1 brush/trash fire, 1 vehicle fire, 1 fire alarm/CO2 alarm, 3 vehicle accidents, 1 vehicle rescue, 3 fire police, 4 assists to other departments, and 1 special service for a total of 17 calls. The Fire Company was in service for 22 hours and 59 minutes. Chief Smith commented that the fund drive to date is \$22,650.00 ahead of last year at this time. Bingo has really taken off within the last month we had a headcount of 93 people and \$21,212.91 has been put toward our new truck fund. The next truck will cost \$800,000. Mr. Ziegler commended all of the services for their efforts. No other comments were given.

A motion was made by Mr. Theil, seconded by Mr. Stasik to accept the Gilbertsville Fire & Rescue report. Stasik-Aye, Ziegler-Aye, Theil-Aye. Motion passed.

Gilbertsville Fire Company No. 1 presented by Terry Sacks

Mr. Sacks thanked the firemen for moving tables for No.1, he also announced that they will be hosting a fundraiser breakfast benefit for Maws & Paws Dog Rescue and next month the hall is booked. Bike Night will be held on August 18th, 2012. The last pad will be done within the next month and after that is completed they will start the handicapped ramp. No. 1 is looking for a generator that will run the entire building and will look into pricing, the electric was off four different occasions in July alone. They are also getting prices for a new A/C system; other than a roof system. Mr. Theil stated that No.1 should look into recouping the costs from the last outage caused by an accident. No other comments were given.

A motion was made by Mr. Theil, seconded by Mr. Stasik to accept the Gilbertsville Fire Company No.1 Report. Stasik-Aye, Ziegler-Aye, Theil-Aye. Motion passed.

Old Business/New Business

Bay Ridge Development – Mr. Richard Defalco presented a brief overview of a preliminary sketch plan of a proposed Veteran’s Assisted Living Community to be located at the Mashintonio property on Linsenbeidler Road utilizing 20 out of 122 acres. The housing would consist of one bedroom 3-story condominiums, a medical facility not only for Veterans but an urgent care facility with a heliport for emergencies and a commercial greenhouse with separate access. This is open farm fields the floodplain would not be touched, the greenhouse would need a special exception; the heliport would also require a variance and the Assisted Living Community and Urgent Care Facility would require either a zoning change or a use variance. Mr. Ziegler asked what would be grown in the greenhouse, the engineer replied that the greenhouse would be 4 acres or 175,000 square feet, the agriculture produce would be tomatoes, lettuce etc. The Veteran’s living in this community would range from the Vietnam War through the Persian Gulf War, a building for an independent living community is being proposed next door in New Hanover Township. Mr. Bauer commented that this sounds like a good proposal and

suggested that a formal staff meeting be scheduled and then submit the proposed plan to the P/A for normal review process, he also recommended that an escrow account in the amount of \$5000 be written up and agreed upon for the review process to start. Mr. Yarnall stated that this property is Permanently Preserved and that should be addressed first, Mr. Bauer replied that Bay Ridge Development must address those issues with the County however an escrow with the Township will save the taxpayers from paying out for these meetings and reviews. Mr. Stasik asked if the greenhouse would be all year round and be used as a rehab for the Veterans, the developers replied yes that is correct. Mr. Ziegler asked if security would be 24/7, Mr. Defalco replied yes and it would have closed gates and its own transportation system within. There would be approximately 100 Veterans on this property and approximately 500 Veterans in New Hanover, it was asked if it would be Veterans only or their families also, the developers replied that they are looking at Veterans & spouse, no children. Ms. O'Donnell asked if they will own the condos, the developers replied no they will be leased. The medical facility will be for Veterans and also opened to the general public, this project is privately funded it is not through the Veterans Administration; water would be on-site or extend public water from the far side of Middle Creek Road. Mr. Hunter asked who would pay Real Estate Tax, Mr. Stasik replied that those details should be worked out as per the County. Mr. Bauer asked to exchange information so he can write up an escrow agreement; since the funding would be private you are not at risk to lose the funds based on a timetable.

Wawa – The Township received a letter requesting that Douglass Township Board of Supervisors allow their traffic engineer to work with Pennoni Associates to workout traffic issues. Mr. Bauer was concerned that since this was in a sketch plan phase, Wawa does not have an escrow agreement and recommended to the Board that an escrow agreement should be drawn up and a \$5000 escrow be posted. Mr. Campbell stated that all developers are on board with the Rt100 Corridor Concept Plan, we are probably looking at a September timeframe for submittal to PennDot. Mr. Bauer stated that he will work with Mr. Kerns and Mr. Campbell on moving this forward.

A motion was made by Mr. Ziegler, seconded by Mr. Stasik to authorize Mr. Bauer to write up an escrow agreement requesting a \$5000 escrow be posted by Pineville Associates LP and also authorizing Pennoni Associates to work with Wawa traffic engineers and work out traffic issues. Stasik-Aye, Ziegler-Aye, Theil-Aye. Motion passed.

Mr. Ziegler announced that he wanted to rescind his motion that he made last month to purchase iPads and make a motion to purchase iPhones for staff.

A motion was made by Mr. Ziegler, seconded by Mr. Theil to rescind the purchase of iPads and purchase iPhones for staff instead. Stasik-Aye, Ziegler-Aye, Theil-Aye. Motion passed.

Police Department Report – Chief Templin

Statistics for June 2012 – 482 incidents reported, 12 reportable accidents, 3 non-reportable accidents, 54 criminal investigations, 19 criminal arrests, 144 traffic citations, 30 non-traffic citations, 14 parking tickets, 9,547 miles traveled, money received by the Township \$7,638.11. Chief Templin stated that he looked into a complaint received in reference to the dangers posed to pedestrian traffic and various parking issues in the Greenbriar development. There was discussion on posting “No Parking” signs throughout the development. There was also some discussion on speeding issues as well. The results of the survey are as follows: 253 vehicles were recorded traveling through the targeted area during the targeted time frame. The highest speed recorded during targeted time frame was 27mph. The lowest speed recorded during targeted time frame was 10 mph. The average speed

recorded during targeted time frame was 13.33 mph. Speed of the vehicles in the 85th percentile during the targeted time frame was 16 mph. We currently have the Smart Trailer 5705 on Hawthorne Avenue. Our police department will continue to monitor this situation and surely can enforce any speed violation under the law. The Board agreed to table this issue until next meeting to allow them time to review the entire report on this issue. Chief Templin announced that he will be on vacation from July 23rd – July 29th, 2012. Mr. Ziegler asked if there were any questions, Mr. Moser mentioned that Colebrookdale returned their assault rifles, did we ever receive ours, Chief Templin replied that we did receive the assault rifles. Mr. Theil commented on the nice article in the newspaper about shed break-ins, Chief Templin stated that the police department apprehended the thieves and we are tracking down the rightful owners of the stolen items.

A motion to accept the police department report was made by Mr. Stasik, seconded by Mr. Ziegler. Stasik-Aye, Ziegler-Aye, Theil-Aye. Motion passed.

Recycling Report presented by Andrew Duncan

For the month of June/July 2012: 2 loads of cardboard to Reading and 3 loads of light iron to Pottstown. The chipper was out to 12 residences for curbside chipping this month. All were exempt due to storm damage. We have mulch and leaf compost available for sale, the pile of brush was tub ground last Tuesday. The cost is \$10.00 per scoop, and if you bring in the coupon from your trash bag inserts the cost will be \$5.00 per scoop. One coupon is required per visit. We will be the proud recipient of the 2011 Waste Watcher Award. This award is given to organizations for recycling efforts for calendar year 2011. This will be the third year in a row that we are receiving this award. There are only two other municipalities in Montgomery County receiving the award this year. The DEP 904 grant has just been opened and I will have the rough draft with numbers prepared for Cindy by the end of the week for 2011 recycling tonnages. Mr. Theil made a motion to authorize Mr. Duncan to personally go to Lancaster to receive the award, with his family if they wish, with all expenses paid.

A motion was made by Mr. Theil, seconded by Mr. Ziegler to authorize Mr. Duncan, and his family if they so choose, to attend the PROP Awards Ceremony in Lancaster to accept the Waste Watchers Award on behalf of the Township with all expenses paid. Stasik-Aye, Ziegler-Aye, Theil-Aye. Motion passed.

A motion was made by Mr. Theil, seconded by Mr. Stasik to approve the Recycling Report. Stasik-Aye, Ziegler-Aye, Theil-Aye. Motion passed.

Engineer's Report – Robert Campbell

1. BUI/Jordan Drive Subdivision – Conditionally approved at the September 15, 2008 meeting. Resolution approved at October 6, 2008 meeting. Final plans submitted April 12, 2012. Met with the developer's engineer on May 17, 2012 to discuss requirements for recording plans.
2. Hollenbach-Warehouse-Expansion-Conditionally approved at the May 5, 2008 Supervisors meeting. Final plans and financial security request have not been received.
3. Hallowell (Danny Jake)-Staff meeting on November 15, 2011 to review layout and discuss potential concerns prior to developer going ahead with engineered plans.
4. 400 Gilbertsville Road – Conditionally approved at the May 16, 2011 Supervisors meeting. Received resubmission on January 31, 2012. Developer needs to address sewer easement description (exclusive sanitary sewer).
5. Hoffman Subdivision – Received sketch plans for 114 lot subdivision, with 17 lots all or partially in Douglass and the remaining lots in Washington Township. Prepared review letter dated June 28, 2011, revised July 5, 2011. Planning Commission is evaluating zoning concerns and will offer an opinion to the Township at a future date.
6. Berwind II – Received preliminary plans for 71 residential units. Prepared review letter dated December 5, 2011. Met with the Developer's Engineer on December 22, 2011 to review storm water design. Granted a 180 day extension on February 29, 2012.
7. Clover Hill – Property spans Washington Township and Douglass Township with 17.5 acres in Douglass

Township. Douglass Township portion is Zoned R-1 and was originally submitted as a 13 lot subdivision. Developer now proposing to resubmit as a 3 lot subdivision with 2 lots as flag lots and a single access driveway off Niantic Road. Discussed at February 9, 2012 Planning Meeting. Planning Commission responded favorably. No plan submission received to date. Zoning issues will need to be addressed.

8. Quigley Bus Service – 290 Middle Creek Road – Presented before the Planning Commission meeting on February 9, 2012 and the main concern is traffic and logistics of moving a high volume of school buses from the location. Received plans dated January 2, 2012. Review letter dated March 1, 2012. Received conditional approval by Zoning Hearing Board.
9. Wawa; Rt.100 and Grosser Rd. – Presented a sketch plan to Planning Commission at the July 12, 2012 meeting and requested cursory review.
10. Cobblestone Crossing-Phase 3- Beazer. Residential construction on-going.
11. Hartford Retail-Douglass Town Center – Hartford Retail cut back the slope at Holly Road access drive to improve the site distance and completed tree replacement. The punch list is 100% complete.
12. Market Street/Act 209 – Preparing conceptual road improvement layout for presentation to PennDot. Prepared a concept plan for the Planning Meeting, being revised per Wawa comments.
13. Congo Road/Philadelphia Avenue Traffic Report – PennDot performed a traffic study and have requested that the Township consider installing new timing devices at both the Congo Road and Gilbertsville Road intersections. PennDot recommends new GPS timing devices and timing adjustments. There were no questions given.

A motion to approve the Engineer's Report was made by Mr. Ziegler, seconded by Mr. Theil. Stasik-Aye, Ziegler-Aye, Theil-Aye. Motion passed.

Solicitor's Report – Paul Bauer

Zoning/Code Violations – Mr. Bauer announced that the judgment from District Court was against Wayside Chapel however he was told that an appeal was filed. Wayside Chapel hired a contractor to clean up the property with very little progress because the owners are not allowing the contractor to remove debris. Mr. Bauer stated that it will now go to the Court of Common Pleas. Mr. Bauer stated that now would be a good time to see if there are more safety issues involving this property. Mr. Bauer stated that Mr. Markofski has contacted him in regards to the concerns with the Gilbertsville Car Wash and has requested to have a meeting.

A motion was made by Mr. Ziegler, seconded by Mr. Stasik to authorize Mr. Bauer to set up a meeting with Mr. Markofski, the owners of the Gilbertsville Car Wash, the Manager, and Mike Heydt to discuss the issues concerning the Gilbertsville Car Wash. Stasik-Aye, Ziegler-Aye, Theil-Aye. Motion passed.

Mr. Adams has a January 1st, 2013 deadline for clean up at his property. Mr. Heydt stated that Mr. Adams is continuing to clean up the property, it looks better. Mr. Ziegler asked Mr. Tarantino if he is happy with the clean up, Mr. Terrantino replied that it is better than it was. Mr. Theil asked if Mr. Bauer received a call from James Markofski about Bill Friel, the manager replied that he received a call from Mr. Markofski asking for a meeting hopefully this week on site. Mr. Bauer stated that he heard that Mr. Friel is addressing the issues pertaining to his situation. No other questions were asked.

Applications which are pending but inactive:

Danny Jake – Hallowell	inactive 2 years
Cobblestone Commons	inactive 1 year
Bui Jordan Drive	inactive 1-1/2 years

A motion was made to accept the Solicitor's Report by Mr. Theil, seconded by Mr. Stasik. Stasik-Aye, Ziegler-Aye, Theil-Aye. Motion passed.

Mike Heydt presented the Highway Report – (June 19, 2012-July 16, 2012) Fixed potholes with cold patch. Weed whacked bridges. Mowed open space properties. Trimmed Hoffmansville Road. Constructed French drain along Green Hill Road. Cleaned out pipe at Ehst Kitchens. Cut driveway in for millings from Hoffmansville Road. Helped with the milling of Hoffmansville Road. Road crew was called in for tree damage and electric outages from storms. No other questions were asked.

A motion was made by Mr. Stasik, seconded by Mr. Theil to accept the Highway Report. Stasik-Aye, Ziegler-Aye, Theil-Aye. Motion passed.

Mike Heydt presented the Zoning Report – Mr. Heydt stated that clean up at 1407 E. Philadelphia Avenue has started and he visited Mr. Adams on Mill Street and he had another dumpster removed from site and is continuing the cleanup process. He visited Wayside Chapel last week and two dumpsters full of scrap were removed. Paving will begin on Hoffmansville Road on Wednesday or Thursday. Mr. Heydt asked to consider adding a generator in next year's budget for the office and police department, when the electric goes out we have no phones. Mr. Ziegler asked Mr. Heydt to get prices and maybe we could get EOC funding. Mr. Heydt also wants to contact Signal Service to install a new shield on the Rt. 100 traffic signal to protect it from lightning strikes. No other questions were asked.

A motion was made by Mr. Stasik-Aye, seconded by Mr. Theil to accept the Zoning Report. Stasik-Aye, Ziegler-Aye, Theil-Aye. Motion passed.

Treasurer's Report – Cynthia O'Donnell

The treasurer stated that the unpaid bills totaled \$130,419.04 including a late bill from Hopewell Nursery Trucking for tub grinding and asked for the Board's authorization to pay the bills. Unusual items are Boyertown Area YMCA for Douglass Parks Summer Camp, Cardmember Service, Chemung Supply, Hydrocon Services, Rebecca Zern – Tax Collector, Upbeat Inc. for park supplies, and Waste Zero for Douglass Township trash bags.

A motion was made by Mr. Theil, seconded by Mr. Stasik to authorize payment of the bills. Stasik-Aye, Ziegler-Aye, Theil-Aye. Motion passed.

Included in the billing from Pennoni is \$1,208 for the Route 100 Concept Plan, Mr. Bauer suggested to bill Mr. Gambone when all the developers receive a copy of the concept plan, he will give Cindy an updated address for Mr. Gambone. The Treasurer stated that she sent an invoice for the cleanup that was performed at one property that was in violation per the Township ordinance for vegetation nuisance. No response was received to date. The invoice was issued on June 19th for \$605.00. Mr. Bauer suggested sending a second notice certified with payment due in 10 days, if there is no response we will file at the District Justice office. The Township will have the annual Workers Compensation Audit on Wednesday, July 25th at 10:00am. We are in receipt of the refund in the amount of \$25,921.28 from Independence Blue Cross for the duplicate billing done for the month of January 2012. The refund will be reflected in next month's reports. As of July 16th, the year to date income is 3.1% ahead of last year's income to date. This is a \$60,038 change. The increase is due to higher collections of real estate taxes - \$18,841; local enabling taxes 0 \$8,242, building permits - \$17,850, and refunds of prior year expenses - \$24,167. The year to date income is \$2,020,793, which is 70.4% of the 2012 budget for income (On Target). I am in the process of gathering information to assist in decision making for how to proceed with the trash and recycling program fees. I will meet with Township staff to discuss the information. Mr. Brumwell stated that there is a line item for the Treasurer with the amount of \$4,702.50, is this what you are paid per month, the Treasurer replied that she has an hourly rate so it different each month. Mr. Brumwell asked if she would state her hourly rate, the Treasurer replied that her rate is \$66 per hour. Mr. Theil stated that he has received complaints that we have too much money in surplus but 1.1 million in unfunded mandates for health benefits for police retirees would eat up our surplus, we should wait for an actuary study to be done before spending any surplus. No other comments were made.

A motion by Mr. Theil, seconded by Mr. Stasik to accept the Treasurer's report. Stasik-Aye, Ziegler-Aye, Theil-Aye. Motion passed.

Pete Hiryak presented the Manager's Report.

1. The Manager reviewed the upcoming meetings as follows: P/A Workshop Meeting on Thursday, August 9th @6pm, P/A Meeting @7pm – Property Maintenance/Renters Ordinance. Board of Supervisors Meeting Monday, August 20th @ 7:30pm, Supervisors Agenda/Executive Session 7pm.
2. Mountain Mulch-Sassamansville Road Truck Traffic Complaint – Mr. Theil and the manager met with owners of Mountain Mulch, it was a good meeting and they provided the truck logs for review. Mr. Theil stated that in reviewing the truck log the average number of trucks per day was eight, only on two separate occasions were there more than eight trucks. Mr. Theil stated that they are doing everything the right way unlike another operation in the Township that does not comply to the conditions set by the Zoning Hearing Board. The Township will continue to monitor the traffic situation.
3. Gilbertsville Road-Repaving Project – Allen Myers will repave Gilbertsville Road beginning Wednesday evening on July 18th from 6pm-6am; 1week milling, 2weeks repairs, and 1 week overlay – 15-18 trucks.
4. Wayside Chapel meeting Monday, July 30th @ 10:00am, to review progress on the court appointed clean up operations.

The manager announced that BMMA will be repairing sewer lines on Grosser Road next weekend and will be working through the night. No questions were asked.

A motion was made by Mr. Ziegler, seconded by Mr. Theil to accept the Manager's Report. Stasik-Aye, Ziegler-Aye, Theil-Aye. Motion passed.

Public Comment

Mr. Brumwell stated that he heard a rumor that we will be hiring a private contractor as a permanent Township employee. Mr. Ziegler stated that he didn't understand what Mr. Brumwell was talking about, the manager replied that this is regarding our Treasurer being hired full time and it has been discussed but nothing was decided. There is a question if Ms. O'Donnell is even interested in becoming full time. Mr. Theil stated that he is in the administration building 2-3 hours a day and Manager Hiryak and Mike Heydt get complaint calls from residents and they invite me to go along to check it out, just today they had to handle complaints that the sewer authority should have handled. These two guys are good employees and they are very busy doing their jobs they are not just sitting around. Mr. Ziegler stated that he never heard any complaints about staff, only complaints from residents that you spend too much time taking up our employees' time. Mr. Stasik stated that everyone is usually very supportive of the staff. No other comments were given.

A motion to adjourn the meeting at 9:30pm was made by Mr. Ziegler, seconded by Mr. Stasik. Stasik-Aye, Ziegler-Aye, Theil-Aye. Motion passed.

The next Board of Supervisor's meeting will be held on Monday, August 20th, 2012 @ 7:30 pm.

Respectfully submitted by,
Marcy Meitzler