

The meeting of the Douglass Township Board of Supervisors was called to order at 7:02 P.M. Attending were Chairman Joshua Stouch, Vice Chairman Tom Wynne, Supervisor Alan Keiser, Solicitor Wendy McKenna, Josh Hagadorn of G&A, Khal Hassan of Pennoni & Associates, Pete Hiryak, Andrew Duncan, Mike Heydt, Chief Templin, and approximately 12 residents/developers.

Mr. Stouch led in the Pledge of Allegiance. A reporter was present at this evenings meeting. Mr. Stouch announced that an Executive Session was held on Thursday June 4th from 4pm to 6pm involving budget & financial matters and an Executive Session was held tonight prior to the meeting from approximately 5:30pm to 6:15pm involving personnel matters and potential litigation matters. No decisions or votes were taken.

Mr. Stouch asked if there were any additions, corrections, or comments to the minutes of May 18th, 2020 Board of Supervisors Meeting, none were given.

A motion was made by Mr. Stouch, seconded by Mr. Wynne to approve the minutes of the May 18th, 2020 Board of Supervisors Meeting. Keiser-Aye, Stouch-Aye, Wynne-Aye. Motion passed.

Mr. Stouch asked if there were any questions, comments, or corrections to the June 15th, 2020 Board of Supervisors Agenda, none were given.

A motion was made by Mr. Keiser, seconded by Mr. Stouch to approve the June 15th, 2020 Board of Supervisors Agenda as presented. Keiser-Aye, Stouch-Aye, Wynne-Aye. Motion passed.

Treasurer's Report (Authorization to pay the bills) – Peter Hiryak

Manager Hiryak stated that the bills to be paid for May 2020 total \$218,208.31. Public copies of the financial report are available in the lobby. No questions were given on the bills.

A motion was made by Mr. Stouch, seconded by Mr. Wynne for authorization to pay the May 2020 Unpaid Bills in the amount of \$218,208.31. Keiser-Aye, Stouch-Aye, Wynne-Aye. Motion passed.

Manager's Report - Pete Hiryak

1. The Manager reviewed the upcoming meetings as follows: Thursday, July 9th, P/A Meeting @ 7pm, Workshop for Landscape Ordinance Review @ 6pm. Monday, July 20th, 2020 BOS Agenda Meeting @ 6:30pm, BOS Meeting @ 7pm.
2. Non-essential meeting/events canceled, temporary restricted lobby access to public will remain in effect but hopefully a slow transition to normal operations will begin in the next few months.
3. 2020 Census Continuing – Montgomery County responses are at 73%, Douglass Township is nearing 80% responses. Montgomery County residents are urged to complete these census forms by mail, phone, or online.
4. Trash/Recycling Contract – Advertisement for Bids pending final review, nearing final draft.
5. Nick Conti – Cobblestone Commons, 13 acres in the CC Zoning District – Mr. Conti stated that for about 10-15 years this property has been going back and forth between a mixed residential & commercial use and just a commercial use, no one is interested in putting a shopping center on this property and a high density unit apartment complex might not be the right fit for that area, a fueling station is allowed in Convenience Commercial and there are already acceleration and deceleration lanes on the existing plan. Mr. Conti stated that he is open to ideas of what the Township would like to see on this property and presented the BOS with a senior living apartment sketch drawing for consideration. Mr. Stouch stated that the Board will take it under advisement.
6. Rick Mast – Country View “Hallowell Tract” – Mr. Mast stated that he hoped to get Final Approval from the BOS next month. After Preliminary Plan Approval in 2014 the Township approached the Applicant about performing additional road improvements to Congo Road from Linsenbeidler Road to Hoffmansville Road in lieu of Traffic Impact Fees: (restore Congo Road roadway crown and full width

wearing course overlay from Linsenbeidler Road to the Country View southern property line, and restoration of the crown and full width wearing course overlay of Congo Road from the northern property line to Hoffmansville Road, and various swale and storm drainage improvements along Congo Road including replacement of an aging existing storm sewer system north of the intersection of Hallowell Road), resulting in a newly paved roadway with improved drainage from Linsenbeidler Road to Hoffmansville Road. Mr. Mast stated that the Phase I improvements were enough to exceed the Traffic Impact Fees. The manager stated that the traffic impact fees would amount to \$268,000.00 and the roadway improvements would amount to an estimated \$292,000.00. Mr. Keiser asked Ms. McKenna and Mr. Wynne if legal and Planning Agency were agreeable to everything, Ms. McKenna and Mr. Wynne replied yes. Mr. Keiser asked if these dollar figures were current 2020 figures, Manager Hiryak replied yes these are current figures. Mr. Mast stated that NPDES permits require the use of amended soils however Township Staff didn't want amended soils around the houses because of building decks, patios, and such. We relocated amended soils to the open space areas which is an allowable use under NPDES permitting and no building would be done on open space anyway. The HOA has the responsibility of maintenance for rain gardens, retention basins, swales. Mr. Stouch said that he didn't know what agreement they made with the farm and estate lot, but something must be in writing that the people buying these homes know that there is an active farming operation in this development, we do not want people complaining about the smells, noise, livestock, and other issues pertaining to farming. Mr. Rutt from Keystone Homes stated that they have an agreement in place for limitations of livestock on this estate lot, Mr. Stouch asked who will be enforcing this, it must be documented because the Township will not be enforcing the number of cows. Ms. McKenna asked for a copy of the sales agreement so she can review it. Mr. Hiryak asked Mr. Mast to look over the Congo Road Bridge replacement schedule to coincide with these roadway improvements, Mr. Mast stated that the water extension could be done by the end of this year and they have an easement agreement to run water parallel with the sewer lines. Mr. Rutt will make sure Ms. McKenna gets a copy of the Estate Agreement. No other questions were given.

7. Escrow Release #9 Zern Tract Phase 1 (\$82,327.55) - Previously approved, BOS signatures required on paperwork.
8. Public Hearing for two proposed Zoning Amendments scheduled for July 20th, 2020 @ 7:00pm (M-1 Office & Light Industrial Height Amendment and R-4 Density Amendment).
9. Stafy II – Final Resolution Pending, 14 Lot Subdivision on Smith Road – This development is a connection from Phase I (Stafy I) to Phase II (Stafy II). The developer has done storm water remediation work on the adjoining properties in the approximate amount of \$41,820.00 and has asked the Board to consider the expense of this work in lieu of the sidewalk waiver fees. They are to comply with all recommendations by the P/A and Montgomery County. The impact fee is \$44,165.60 and the in lieu of trees fee comes to \$26,300.00, waivers are recommended by the P/A and Montgomery County.

A motion was made by Mr. Keiser, seconded by Mr. Wynne for Final Resolution Approval for the Stafy II Subdivision contingent upon all Impact Fees and In Lieu of Fees settled with the Township, and the compliance to all recommendations and waiver approvals by the P/A and Montgomery County. Keiser-Aye, Wynne-Aye, Stouch-Aye. Motion passed.

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

Public Comment

No public comment was given.

Old Business/New Business

Mr. Stouch stated that in 2018 there was an Evaluation Study performed involving the Douglass Township Police Department with comparisons to other Police Departments and Departmental Standards and Procedures, the Douglass Township Police Department received a very favorable evaluation. The Study has been prepared and will be ready for public review in August/September. No questions were asked.

A motion was made by Mr. Wynne, seconded by Mr. Keiser to adjourn the meeting at 7:43pm. Keiser-Aye, Stouch-Aye, Wynne-Aye. Motion passed.

The next Board of Supervisor's Meeting will be held on Monday, July 20th, 2020 @ 7 pm.

Respectfully submitted by,
Marcy Meitzler