

UPPER MILFORD TOWNSHIP
BOARD OF SUPERVISORS
TOWNSHIP BUILDING, OLD ZIONSVILLE, PA 18068
DECEMBER 30, 2015 AT 7:30 P.M.
REGULAR MEETING MINUTES

ATTENDANCE: Supervisors; George DeVault, Daniel Mohr, Robert Sentner; Township Manager, Daniel DeLong; Asst. Township Manager, Timothy Haas; Solicitor, Marc Fisher

Meeting called to order at 7:31 P.M.

Pledge of Allegiance to the flag.

ANNOUNCEMENTS:

This meeting is being recorded principally to aid in the preparation of Minutes and for such other purposes as the Board sees fit. For that reason, will each person wanting to give any comments during this meeting, please state your name for the record and address the Board of Supervisors.

PUBLIC INPUT: None

ACCEPTANCE OF MINUTES:

December 3, 2015 Workshop & Regular Meeting Minutes

MOTION:

Supervisor Sentner made the motion to approve the December 3, 2015 Workshop & Regular meeting minutes. Chairman DeVault seconded the motion. Any questions or comments, all were in favor, and the motion carried unanimously.

RATIFICATION AND APPROVAL OF BILL PAYMENTS MADE BY THE TREASURER DUE TO THE CANCELLATION OF THE MEETING SCHEDULED FOR DECEMBER 17th, 2015 PER RESOLUTION NO. 2011-031:

GENERAL FUND:

PLGIT XXXX7096 - Check No's 15217 to 15243 in the amount of \$11,693.88

PAYROLL FUND:

PLGIT XXXX7015 - Check No. 7325 in the amount of \$96.56

STREETLIGHT FUND:

PLGIT XXXX7125 - Check No's 1263 to 1264 in the amount of \$2,434.90

APPROVAL OF PAYMENT OF BILLS:

GENERAL FUND:

PLGIT XXXX7096 - Check No's 15245 to 15261 in the amount of \$24,450.17

ESCROW FUND:

PLGIT XXXX7109 – Check No. **123** in the amount of **\$2,000.00**

PAYROLL FUND:

PLGIT XXXX7015 - Check No. **7326** in the amount of **\$240.42**

ACKNOWLEDGEMENT OF BANK TRANSFER(S):

Transfer #2015-064 to #2015-067

MOTION:

Supervisor Sentner made the motion to pay the bills as read and acknowledge the bank transfers. Supervisor Mohr seconded the motion. Any questions or comments, all were in favor, and the motion carried unanimously.

OLD BUSINESS:

1.) Mr. Aaron Sharper's request regarding posting speed limit signs on Sweetwood Drive.

a. Memo from Township Manager, Daniel DeLong, dated December 4, 2015.

Manager, DeLong summarized for the Board that a resident can provide funds to a Township for the purchase and installation of a Speed Limit sign within the Township. If the Board is so inclined, they can accept funds from a resident for a specific purpose. The projected cost for the project is approximately \$1,000.00. Currently, Mr. Aaron Sharper has not responded to the Memo sent from Manager, DeLong.

Supervisor Sentner and Supervisor Mohr agreed that they would be okay with accepting funds to erect Speed Limit signs along Sweetwood Drive.

Solicitor Fisher reminded the Board that any erected Speed Limit sign must first be backed by an Ordinance.

Resident, Phil Casey believes that the Board should wait until the Township receives firm commitments from Mr. Aaron Sharper before moving forward.

The Board decided to not take action at this time until funds would be received from Mr. Aaron Sharper for the project.

2.) 2016 Upper Milford Township Budget-Adoption.

MOTION:

Supervisor Sentner made the motion to adopt the 2016 Upper Milford Township Budget as provided to us by the December 30, 2015 Budget Packet. Supervisor Mohr seconded the motion. Any questions or comments, all were in favor, and the motion carried unanimously.

NEW BUSINESS:

1.) Resolution No. 2015-035.

a. Tax levied on all real property within the Township.

Manager, DeLong summarized that the current millage rate is .171, averaging \$38.00 per property.

Resident, Tracy Houseknect asked if passing Resolution 2015-035 would affect the Township's ability to adjust the budget in the future upon a possible purchase regarding the Kohler Tract.

Manager DeLong summarized that the Board has the ability to adopt a revised budget by February 15, 2016 if that were to occur.

MOTION:

Supervisor Sentner made the motion to adopt Resolution No. 2015-035. Supervisor Mohr seconded the motion. Any questions or comments, all were in favor, and the motion carried unanimously.

2.) Destruction of Township Records per Resolution 2015-033 (update).

Chairman read a memo from Treasurer, Jessi O'Donald dated December 10, 2015. Confirming the successful destruction of the records so authorized.

3.) 94th Annual PSATS Convention (Discussion).

4.) Resolution No. 2015-036.

a. Authorizing the Township to enter into a pre-construction agreement with the Fields at Indian Creek, LLC.

Manager, DeLong briefly summarized that the agreement would only permit limited items to be executed by the developer, as well as establish an escrow of \$6,000.00 from the developer to the Township.

MOTION:

Supervisor Sentner made the motion to hesitantly adopt Resolution No. 2015-036. Supervisor Mohr seconded the motion. Any questions or comments, all were in favor, and the motion carried unanimously.

5.) Establishing a policy regarding employee response to fire calls and use of Township vehicles (Discussion).

After a brief discussion the Board decided to table the policy, while final details are ironed out.

6.) Recognizing Eagle Scout, Mr. Justin M. Dressel (Proclamation).

SOLICITOR'S REPORT: Solicitor Fisher indicated no report.

DEP MODULES / SEWAGE PLANNING: None

PLANNING COMMISSION – OLD BUSINESS: None

PLANNING COMMISSION – NEW BUSINESS:

1.) Planning Commission Recommendation Regarding Kohler Tract.

a. Letter from Planning Coordinator, Brian Miller, dated December 29, 2015.

SUBDIVISIONS – IMPROVEMENTS: None

CORRESPONDENCE:

1.) Emmaus Public Library 2016 Approval of Library Service Agreement.

a. Letter from Ms. Krista Pegnetter, dated December 5, 2015.

MOTION:

Supervisor Mohr made the motion to approve the contract as received. Supervisor Sentner seconded the motion. Any questions or comments, all were in favor, and the motion carried unanimously.

2.) Open Space Committee Vacancy.

a. Letter from Ms. Jessamy Killingsworth, dated December 12, 2015.

MOTION:

Supervisor Sentner made the motion to appoint Ms. Jessamy Killingsworth to the Open Space Committee for a term set to expire January 8, 2018. Supervisor Mohr seconded the motion. Any questions or comments, all were in favor, and the motion carried unanimously.

3.) Kohler Tract Petition.

a. Memo from Assistant Manager, Timothy Haas, dated December 29, 2015.

Resident, Phil Casey asked when settlement would occur on the Kohler Tract if the Board would be so inclined to purchase it. He also raised concerns regarding the potential

purchase of the Kohler Tract: The Board is leading from behind (past opportune times to purchase the tract are no longer available options); the cost of purchasing the property would be too high; if it was purchased even more money would be required from the Township to develop it; more Township staff required to maintain the parcel; if purchased the Township would be taking a lot of tax money out from the tax rolls; the Township should not "put out the fire" with tax dollars; are all 288 signatures from the petition all voters of the Township; the Board should consider a referendum to decide the fate of the Kohler Tract.

Resident, Francis Caputo rebutted the comments with concerns he raised regarding worsening traffic, and tax increases for the Township residents to purchase the Kohler Tract would be minimal.

Resident, Lynn Sallash mentioned that there would be costs to the Township if it were to be developed, i.e.- paving, plowing, etc; asked if financial assistance would be available through grants if the Township were to turn the tract into a park; the area schools are quickly becoming overpopulated;

Resident, Matthew Skekel asked if money is set aside from the Fields at Indian Creek project is available.

Solicitor Fisher answered that at the present time there is no money available from the Fields at Indian Creek project.

Resident, James Underwood raised concerns regarding the Kohler Tract: A development will increase school taxes; what would the development density consist of; traffic would increase with a development; he would not move into Mink Estates if the property gets developed; where the Township wants their parks.

Resident, Tracy Houseknect asked if a development would be the best thing for the community, even if it "fits" in that area; The Township should consider saving its open spaces.

Chairman DeVault thanked everyone for their comments. He further clarified that the Kohler Tract will be developed in some way, whether by a development of houses or a park. It will no longer remain an open farm field.

4.) Recreation Commission Recommendation Regarding Kohler Tract.

- a. Letter from Recreation Commission Chairman, Philip Vanim, dated December 21, 2015.

Chairman DeVault read the 13 additional points included as an attachment to the letter.

Supervisor Sentner and Resident, Philip Vanim discussed properties for sale, the Township's process of pursuing available property, and the Township's Official Map. Resident, Francis Caputo rebutted the 13 points laid out within Mr. Vanim's letter.

Supervisor Mohr summarized the history of the Kohler Tract with the Township.

Resident, Phil Casey mentioned the property along Bachman Road would more than function as a park and the Township should be interested in that property; you can't compare any of this to Lower Macungie Township; believes that the Township is the largest land owner in the Township.

Resident, Lynn Sallash believes the Township should consider being more proactive in purchasing properties to prevent overdeveloping; asked if it's possible for the residents to donate money to aid in purchasing the Kohler Tract.

Resident, Gary Miller asked who will be responsible for future traffic control upgrades if traffic becomes a problem from a development.

Supervisor Mohr answered that the Board and the Township would be held responsible.

Resident, Jason Tapler would be okay with a tax increase. He raised concerns over more development having a negative impact on emergency service response.

Resident, Tracy Houseknect asked how the developer and the development can be controlled; what happens if the Board decides to purchase the Kohler Tract.

Supervisor Sentner answered that the developer would have to abide by all SLDO and Zoning regulations for development.

Solicitor Fisher answered that it would all depend on an agreement between the Board and the property owner or other ways.

Chairman DeVault again thanked everyone for their comments.

5.) Open Space Commission Recommendation Regarding Kohler Tract and Vacancy.

a. Memo from Assistant Manager, Timothy Haas, dated December 29, 2015.

6.) Resignation letter from Barry Williams, dated December 29, 2015 Regarding Position on Recreation Commission.

The Board thanked Barry Williams for his service and requested him to stay involved in any way he can.

Ms. Cindy Kuhns informed the Board that Barry Williams did indicate his intentions to stay involved as much as possible.

EXECUTIVE SESSION:

The Board of Supervisors held an executive session from 8:57 to 9:39 PM to discuss real estate matters.

OTHER ISSUES:

MOTION:

Supervisor Sentner made the following motion: That the Board of Supervisors state that their current intention is not to condemn the Kohler Tract. However, that the current intention of the Board of Supervisors is contingent upon the Developer providing suitable acreage for a neighborhood park in a location, size, and with appropriate facilities and amenities to the satisfaction of the Board of Supervisors.

Supervisor Mohr seconded the motion. Any questions or comments, all were in favor, and the motion carried unanimously.

REPORTS:

Emmaus Library: Ms. Lisa Marten thanked the Township for their continued support. Library card registrations have increased, especially from the Township.

Township Emergency Management Coordinator: None

Fire Departments: Asst. Chief, Jason Tapler updated the Board that Citizen's Fire Company had joint training on December 17 for MVA rescue. The Fire Departments are working on another joint training date for January, 2016. He also advertised the upcoming Western District Fire Department's monthly breakfast is Sunday, January 3.

Chairman DeVault passed along a check for \$500.00 to Citizen's Fire Company from an outfit in Seattle, Washington, who came across George's book, "Fire Call" via the internet, and wanted to donate funds to aid in the fire department's operations.

Recreation Commission: Passed along his thanks to Barry Williams for his service.

Fire Company Steering Committee:

1.) November Call Report (Western District)

a. Report from Assistant Manager, Timothy Haas.

Assistant Manager, Haas summarized the call report from November. Western District Fire Department had eight (8) calls in the month of November. The Fire Company Steering Committee had a great visit to the Macungie Ambulance Corps and the 911 Call Center in Allentown. The next meeting of the Steering Committee will be January 11, 2016.

Supervisors:

Robert Sentner – The Southwest Regional Plan meeting will be held January 14, 2016. The link to the meeting is on the Township’s website. He was excited that there was no snow thus far in the winter.

Daniel Mohr – Indicated no report.

George DeVault – Indicated no report.

Township Manager:

Dan DeLong - Advertised the upcoming Reorganizational meeting, which will be held next Monday, January 4, 2016 at 7:30 PM.

ADJOURNMENT: 9:45 P.M.

George D. DeVault, Chairman

Date

Timothy A. Haas, Asst. Twp. Manager/Secretary