

BOARD OF SUPERVISORS
PERRY TOWNSHIP
September 8, 2020

The regular monthly meeting of the Board of Supervisors of Perry Township was called to order by Chairman Lance N. Adam at 7:30 p.m. on September 8, 2020 from the Perry Township Municipal Building, 680 Moselem Springs Road, Shoemakersville, PA. The meeting was also being held via zoom conferencing to allow residents to attend due to limited social distancing seating in the meeting room. The format for tonight's meeting is in compliance with PSATS. The meeting was also being recorded.

Roll call was held and the following Supervisors were present:

Lance N. Adam
Dean A. Adam
Patrick Daly

Also present at the board meeting were:

Allen Shollenberger, Esq.
Jarrod Emes, via Zoom
Sandra Madara, Secretary/Treasurer

Bell Tract- The Solicitor suggested Joe can give us an explanation of what is being presented and Gene can tell us what the planning commission is doing and has done on this tract. Joe explained that this is the subdivision of the area West of Bellevue Ave., North of 662, called the Bell Tract. Currently it has two residences currently occupied by the Bell family. It is not proposed for development by this plan. There was an outstanding issue with the Municipal Authority pertaining to easements that were added, and we have documentation from the Authority that they were approved. Gene stated that the Planning Commission reviewed these plans several times and everything is in place. There is an affidavit attached from California on a separate sheet. Motion was made by Lance N. Adam to grant final approval for the Bell Tract Sub-division. Motion was seconded by Dean A. Adam. Motion carried with all Supervisors voting yes. Board will execute after the meeting and the plans will be ready to be picked up on Wednesday, September 10, 2020.

Lance N. Adam stated that the meeting is being recorded for the Secretary to be able to transcribe.

Comments: Nancy James stated that she suggested a while ago that a table be set for Joe and Gene to also sit in the front. This will make it easier for them to be heard and look more professional as part of the board.

Approval of Minutes:

Lance N. Adam made a motion to approve the August 4, 2020 and the August 11, 2020 minutes. Motion was seconded by Patrick Daly. Dean A. Adam abstained as he was not present. Motion carried with all Supervisors voting yes.

Treasurers Report: Motion was made by Lance N. Adam to accept the Treasurer's Report dated September 1, 2020. Motion was seconded by Patrick Daly. Motion was unanimous with all Supervisors voting yes.

Bills for Payment:

(See attached list)

Discussion about the Folk Paving Roadwork bill. Joe Body explained the change order and the difference in the dollar amount and difference in the compound that was used. Supervisor Dean A. Adam asked “ why didn’t we use Allen Meyers instead of New Enterprise? They are just up the street? Joe Body responded, “ they could have, but the 12.5 was a special order so they tell me,” Dean A. Adams stated “ You could have waited and gone somewhere else, I told you to use that instead of the 19 because of the asphalt contact, because the patch froze.” At the suggestion of Charles Paris, \$48,034.20 was removed from the base repair from Liquid Fuels. Total Roadwork paid was \$ 205,947.04.

Dean A. Adam made a motion to approve the bills for payment. Motion was seconded by Lance N. Adam. Motion carried with all Supervisors voting yes.

Reports:

The following reports were given to the Board of Supervisors:

Jeff Fiant,(via zoom) Kraft Code Services reported that things are slowing down a little bit with the warehouses. He did 5 CO’s (certificate of Occupancy) 25 inspections in the municipality, issued 12 permits with a combined value of \$2,515,772.00. Jeff stated that he dropped off a box of permits and some closed plans to the office.

EMC-Jarrold Emes-(via Zoom) In cooperation with PEMA and FEMA and Berks County Emergency Services the township needs to review the flood plans and any changes to the current flood plan, looking for any input. Lance N. Adam told Jarrod that he would look to him as the EMC Coordinator for direction, and provide Lance N. Adam with a list of what is needed.

Gene Buck, Planning Commission-The planning commission met on 9/2/20. Bell Tract was approved.

Perry Commercial Center- North of CVS. They have to sub-divide the parcels and the Shoey pool is there and also have to subdivide the CVS property. Issues with truck parking and where to go with that.

Donald Mast, Municipal Authority- We sent out the easements to Hall Road, and got the bids together, we are looking at some time in September/October.

Working down from Hoch mobile home park, there is a water leak, whenever it rains, trying to fix that problem from 1993. Don Mast asked Joe Body, “Where that (Perry Commercial Center) comes out at the light, does that go to Bellevue Ave?” Joe Body responded that is not part of these plans, comes out at Heffner property, we are also expecting sometime the residential development that is over on Bellevue Avenue to progress.

Joe Body, Zoning and Engineering – Permits for August consisted of 2 sheds and an inground pool.

Grass notices were sent to 32 Waxwood Court in Perry Meadows. The other one was 537 Dreibelbis Mill Road. This property is owned by a holding company at the moment. They did reach out to us, exactly where was this property? Hopefully this will get taken care of now.

Glen Gery- They are doing intersection work at Rt 61 and Shoemakersville Road. This is in addition to Rt 61 government project where they were widening the road and putting in turning

lanes. Perry Twp is the applicant. The reason we are the applicant is, it is a township road and a state road. We are allowing them to make these repairs for us.

Met Ed- PUC- new lines across 61 where the railroad tracks are, because of the railroad crossing.

Joe Body reported that he and Dean A. Adam attended the Comprehensive Plan at Perry Elementary school. This isn't the actual working on sections of the comprehensive plan, prior to that we went to the high school and that was the fore-runner of all this and then became the Hawk Mountain Regional Development Initiative Building ramps for the future.

PENN DOT- Winter maintenance agreement- This is for Windsor Castle Road. PENN DOT is going to give us \$14,123.79 over 5 years for the 3.4 miles of this road. Chairman Adam asked "why did we give up 662?" Dean A. Adam stated that the Roadmaster always takes care of this. The Solicitor stated that we may want the Roadmaster to weigh in on this. The Solicitor stated that they oil and chipped it and made it almost impossible for the road crew to properly remove snow. It was so uneven and when Perry Twp took the actions they were not going to do anything because it would butcher up the road and they did not complain at all. The Solicitor suggested he ask the Roadmaster. The winter season begins October 15, 2020, so the board will re-visit the winter maintenance agreement in October.

JB Enviromental- Nothing to report.

Roadmaster – was not present.

Rec Park- Basketball court was repaved and lines painted. Chairman Adam was trying to contact the painting firm to come back to paint lines for volleyball court. The rock out front has been mulched. The swing set was painted. Baseball association spread dirt on the outfield. In the Spring they will get top soil delivered and respread and seed for baseball season. They are putting grass seed down now for the winter. The Porta potty was pushed over Friday night between 11:30 pm and 1:00 am and someone dumped excessive tires throughout the township, 30 tires were dumped and stacked on a Speed Limit sign off the post, stacked the tires inside and outside. 7 tires on Ridge Road between Mountainview and Adams Hotel Road. The road crew will pick them up and take to Kantner's. They were old radial tires. Chairman Adam filed a State Police Report.

Premier Fleet- Allen Shollenberger has been in contact with their bank. The letter of credit has not been received at the township building as of yet. The gentlemen at the bank had the exact letter the Solicitor wanted to see. Plans are still sitting here in the office.

Berks County Assessment Board of Appeal- There are two appeals that the school district has filed. One of them in regard to warehouse development on the west side of 61. There is a difference between the purchase price and the assessed value. The school district has filed an appeal. The other one is a mobile home park because there is a sale price and an assessed value and they are different. The Solicitor reached out to the Solicitor of the School Board and he has not returned the call.

276 Birch Hill Road-- This matter was scheduled to go before the District Judge on Friday. I spoke to him and the tank has been pumped and I will withdraw the action. Mr. Burd is responsible for the fees that have occurred. This will be resolved when he makes the payment.

Underground Storage Tank- There is an inspection due on the tanks. Dean A. Adam stated that this is done every 3 years.

Perry Township Access Ramp- Forms were provided for signatures, all must be original signatures on these forms.

Purchase of a 2021 Dump Truck- Chairman Adam has information on a 2021 Peter Built Dump Truck. We looked at one very similar to the black one we already have. It is a non-CDL. It is a lot easier to find drivers that are non-CDL. Mark Stitzel spoke to the Salesman and Chairman Adam went to Breinigsville to speak to the salesman and pick up the quote. We are buying the Peterbuilt truck and chassis and we have to buy the stainless dump body, salt spreader, plow and other gadgets that make it work. The quote from Hunter Peterbuilt for a 2021 Peterbuilt truck and chassis using Costar state contract- \$ 87,933 for the truck chassis. The other price for stainless steel dump body, plow, salt spreader etc. is from E. M. Kutz is \$64,436.00 to outfit the truck with all the accessories. Dean A. Adam asked if they considered International. Chairman Adam said it was easier to get non-CDL drivers. Dean A. Adam said “ you may be able to save \$10,000. There are never 4 trucks out a time, never 8 people out there to plow snow, let alone 6 people.” Chairman Adam stated that the Peterbuilt the township has is 13 years old and has served the township well. The Solicitor said the best course of action is to get 2 quotes. We are looking for the lowest responsible bidder to compare apples to apples. Dean A. Adam said he is not challenging E.M.Kutz, just the Peterbuilt Truck. Chairman Adam said he will have an International quote for the October 6 meeting, and a final decision will be made. Time is of the essence here.

Comments: Cleon Swartzentruber, 14 Brown Road Shoemakersville- Stated that his experience with International trucks has been negative.

Cleon also asked who is occupying the warehouses? Joe said the small building on the golf course is occupied by Fleetwood Fixtures. The blue one is Kimberly-Clark, other small one is unoccupied and one fully occupied at the top of the hill and another one recently finished.

Kathy DeCarlo asked what was happening with the auditors. Chairman Adam stated that we will be sending out RFP's (request for proposal) this week and that he did speak with Amy Lovins the lead Auditor, and she is very thankful the township was doing this. The township is growing and she likes to see a yearly audit being done. They will be staying on and finish out their year of 2020. The Solicitor stated that a motion will need to be made to make a decision. Chairman Adam will get a letter from Amy Lovins and submit at the October meeting.

Correspondence:

The Board reviewed the correspondence.

Adjourn:

Patrick J. Daly made a motion to adjourn, seconded by Lance N. Adam to adjourn the meeting at 8:35 pm. Motion carried with all Supervisors voting yes.

MINUTES APPROVED ON:
October 13, 2020

RECORDED BY:

Lance N. Adam, Chairman

Sandra J. Madara, Secretary/Treasurer