

Board of Supervisors Meeting

March 11, 2024

Opening: Chairman Elston opened the regular scheduled meeting on Monday, March 11, 2024, at 7:00 P.M. at the West Nantmeal Township Building.

Roll call was taken, and present were supervisors: Gary C. Elston, Nelson R. Beam, Frank V. Daniel, Jr via FaceTime, Craig Kologie, Zoning Officer, and Kim Venzie, Solicitor.

Public Comment: Chairman Elston called for public comment on tonight's agenda which was available at the meeting and posted on the Township Building and website.

- James Doyle, representing Dennis and Tracy Cronin, addressed the Board regarding the Zoning Hearing for 165 Reeder Road and advised they will seek party status at the hearing.

Minutes:

Motion: Mr. Beam made the motion to approve the February 12, 2024, meeting minutes and Mr. Daniel made the second. Motion carried 3-0.

Treasurer's Report:

The Treasurer's Report stands approved until further audit. Balances were as follows:

- **Operating Accounts:**

Victory Bank General Fund- Money Market @ 5.36%	946,629.25
Victory Bank General Fund- Checking @ 4.89%	<u>17.56</u>
Total Operating Funds:	\$946,646.81
- **Designated Accounts:**

Victory Bank – ARP Funds @ 5.36%	161,677.36
Victory Bank - State Fund @ 5.36%	6,533.63
Victory Bank – Community Day @ 5.36%	2,374.13
Victory Bank – Community Day Donations @ 5.36%	3,790.11
Victory CD 2 – Truck Fund –matures 8/22/24 @5.0%	130,438.10
Trumark CD - Elverson-Honey Brook EMS –matures 12/29/24 @ 5.25%	34,823.39
Trumark CD - Twin Valley FD –matures 10/1/24 @ 5.25%	34,828.06
Trumark - Savings - @ .02%	6.21
PLGIT Term CD 5- WNT Emergency Fund –matures 7/17/24@5.89%	144,970.31
PLGIT - FIRE/EMS - Prime MM @ 5.47%	2,811.51
PLGIT - Act 209 - Prime MM @ 5.47%	2,161.81
PLGIT General Fund - Prime @ 5.47%	868.26
PLGIT Recreation - MM @ 5.47%	<u>11,015.96</u>
Total Designated Funds:	\$ 536,298.84
- **Investment Accounts:**

PLGIT CD 1 Term @ 5.69% matures 8/16/24	211,461.95
PLGIT CD 2 Term @5.87% matures 6/20/24	129,783.25
PLGIT CD 3 Prime @ 5.47%	473.05
PLGIT CD 3 Term @ 5.51% matures 8/30/24	137,981.49
PLGIT CD 4 @ 5.77% matures 8/8/24	210,388.14
PLGIT CD Term @ 5.66% matures 3/1/24	210,564.10

March 11, 2024

PLGIT CD Term @ 5.87% matures 7/15/24	173,727.09
Trumark CD 1 @ 5.3% matures 6/4/24	104,207.35
Trumark CD 2 @ 5.3% matures 6/4/24	208,734.69
Trumark CD 4 @ 4.65 % matures 9/18/24	104,465.06
Trumark CD 3 @ 5.3% matures 6/17/2024	102,667.17
1 st Resource CD 1 @5.25% matures 1/10/25	200,000.00
1 st Resource Truck Fund CD @ 5.25% matures 1/10/25	50,000.00
Victory Bank-Investment MM @ 5.36%	275,070.25
Victory Bank CD 3 @ 5.0% matures 8/22/24	<u>130,438.10</u>
Total Investment Funds:	\$2,249,961.69

- **Escrow Accounts:** \$ 25,081.70
- **Total Funds under management:** \$ 3,757,989.04

AUDIENCE:

- Audience topics are noted under new business.

Engineering:

- Yoder Road culvert – work will occur in August and will take 3 weeks per Mr. Kologie.
- 2024 Road projects – Road project is on PennBid and will be awarded at the April 8 meeting. Tim Mc Ewen is preparing an estimate for repairs to inlets.
- Bollinger Road Park Expansion – Mr. Kologie discussed the DCNR grant application.
Motion: Mr. Beam made a motion to approve the signing of the DCNR grant application Resolution page and was seconded by Mr. Daniel. Motion carried 3-0.

Zoning Report:

- Goodfellow's Garage – has begun to clean up excess vehicles on property.
- 688 N Manor Rd – property owner has been in contact and progressing toward compliance.
- 247 Lippitt Rd – filed in District Court with proposed hearing on March 29.
- St Mary's of Providence – residents have expressed safety concerns. Ms. Camp suggested a letter to St. Mary's regarding safety issues. Barclay Hargreaves will plan a visit and coordinate with Mr. Kologie.

Solicitor's Report:

- 165 Reeder Road Zoning Hearing –Board requested representation at the hearing.
Motion: Mr. Elston made a motion for Ms. Camp or Ms. Venzie to attend the 165 Reeder Road Zoning Hearing and was seconded by Mr. Beam. Motion carried 3-0.
- 11 Fairview Road – Application received for a Conditional Use hearing to change from an 11-lot plan to a 7-lot plan. This will be scheduled for 6 PM on April 8.

Planning Commission:

- 2416 Chestnut Tree Road – Applicant provided the need for 3 variances. The Planning Commission added additional comments for the Board to consider.
- 165 Reeder Road – Property owner discussed the need for a zoning variance. After discussion, the Planning Commission did not support the application.
- 3020 Creek Road – Reviewed and supported the variance needed due to hydric soils.
- Bollinger Road Parking Lot Expansion – Reviewed updated sketch plan with pickleball courts.

March 11, 2024

- Ordinance 1-2024 for Short Term Rentals – Reviewed and supported by the Planning Commission.

Roads:

- The Freightliner truck has been repaired and is back in service.

Parks and Recreation:

- May 4 – Community Yard Sale (rain date May 18); June 14 – Movie in the Park (possible rain date June 28) tentative movie is Wonka.
- Bollinger Road parking – questioning pervious vs impervious surface for parking expansion.
- Walking trail – Mr. Kologie will check on drainage issue.
- Student member- Ms. Camp advised that clearances would not be needed for the students' participation with the committee.

Historic:

- Rob Brown presented the 2023 Treasurer's report for review and discussed the need for a lock box installation to allow members evening access to the building. Work is moving forward on developing the West Nantmeal Historic District.

EMS: No report

OLD BUSINESS:

1. Fidelity Contracting Plans and Agreements –Board signatures were completed on the plan that was approved at the February 12, 2024 meeting.
2. Updated Property Maintenance Code - reviewed and will be adopted at the April meeting.
Motion: Mr. Beam made a motion to advertise the April 8 adoption of the Updated Property Maintenance Code and was seconded by Mr. Elston. Motion carried 3-0.

NEW BUSINESS:

3. 2416 Chestnut Tree Road Zoning Hearing March 13 – The solicitor and engineer for the project presented information to support the need for variances due to hydric soil and 2 pipelines on the property with the usable area reduced from 11.996 acres to 4.65 acres. The plan shows a 50,000 sq ft building to manufacture and test firefighting equipment.
4. 165 Reeder Road Zoning Hearing application- Property owner and his attorney provided a drawing of his plan and the request for a variance for a meat processing operation. Will be a family-owned business with one box truck in and out per week and will not be using a generator. Plan will be provided to James Doyle prior to Zoning Hearing on April 10.
5. 3020 Creek Road Zoning Hearing application – Adam Brower presented the need for a variance to place sewer and well on site due to hydric soil on the 40-acre property.
6. Park Grant application resolution – Mr. Kologie discussed the DCNR grant application.
Motion: Mr. Beam made a motion to approve the signing of the DCNR grant application Resolution page and was seconded by Mr. Daniel. Motion carried 3-0.
7. Auditors' letters - Auditors requested that five random property owners be contacted to confirm payment amounts of Township real estate tax. Letters will be mailed within the week.
8. Tiska Easement Agreement –Agreement needed to proceed with the Yoder Road culvert project. Ms. Venzie will take the agreement to be recorded at the County.

OTHER BUSINESS: None

March 11, 2024

BILLS: The bills to be paid this evening were reviewed.

Motion: Mr. Beam made the motion to pay the bills and was seconded by Mr. Daniel. Motion carried 3-0.

General Fund

\$50,024.96

ADJOURNMENT: With no further business to discuss, adjournment took place at 9:30 P.M. with Mr. Beam making the motion to adjourn and seconded by Mr. Daniel. Motion carried 3-0.

Respectfully submitted,

Deborah M. Kolpak, Secretary

March 11, 2024