

**Minutes of the East Rockhill Township Board of Supervisors**  
**Work Session**  
**Tuesday, February 9, 2010**  
**Minutes**

The meeting was called to order at 7:00 PM by Chairman John Cressman. In attendance were Board of Supervisors Chairman John R. Cressman, Vice-Chairman Gary W. Volovnik and Supervisor James C. Nietupski. Also present were Solicitor John B. Rice, Esq., Township Engineer C. Robert Wynn, P.E., and Township Manager Anne W. Klepfer. Public Works Director Jeffrey Scholl was excused due to the commencement of a snow storm. Members of the press and public were also present.

**Item #1. Approval of Minutes**

**On motion** by Mr. Nietupski, **seconded** by Mr. Volovnik, the Work Session Minutes of January 4, 2009 and the Re-organization Meeting Minutes of January 4, 2010 were approved 3-0.

**Item #2. Payment of Bills**

**On motion** by Mr. Volovnik **seconded** by Mr. Nietupski, the Board **voted 3-0** to approve the Bills List totaling \$28,548.57 dated February 9, 2010. Mrs. Klepfer noted that cash balances are still low, even after receiving the Tax Anticipation Note. She advised the Board that she is monitoring the situation and will keep them up to date.

***Public Comment Period #1***

Residents who live adjacent to municipally owned properties were present in response to the direct notification they received that cell towers are being considered locations on the Branch Road Waste Water Treatment Plant property and behind the Township Building at 1622 Ridge Road.

Mildred B. Hendricks of 1020 West Schwenkmill Road was present. She submitted written comments to the Board received by the Township on February 9, 2010 during business hours. Mrs. Hendricks has lived in the Township for more than 40 years. She is adamantly against the proposed communications tower. Mrs. Hendricks expressed her displeasure with the way the Township has responded to previous grievances relating to the activity and operations of the Municipal Complex she lives next to and asked the Township to consider an alternative location for the tower. When asked if the tower would be more desirable if some of the other problems went away, Mrs. Hendricks stated that she thinks all of the problems should go away.

Bob Sellers of the corner of Branch Road and Callowhill identified himself. He confirmed with the Board that the tower would be of monopole construction. He told the

Board that he had serious concerns when the WWTP was constructed that the Township fulfilled its promises with regard to the operations of the sewer plant.

Vickie Sellers asked questions about how the location was selected and what carriers might locate there.

Doug Soroka of 1008 West Schwenkmill Road submitted written comments to the Board for their consideration. He is concerned with who is going to be responsible for regulating the tower and ensuring compliance with OSHA and other safety regulations. He requested a monopole design with camouflage. He objected to the possibility of strobe lights and requested light shields for any lighting.

Lynn G. Kleina of 1008 West Schwenkmill Road asked the Board questions about the proposed communications tower. She submitted her questions and comments in a letter dated February 9, 2010 and asked the Board to consider all their options.

The Board discussed the Township's finances, severe drop in traditional revenues and the need to find alternative revenues for the Township. Chairman Cressman thanked residents for taking the time to write letters and attend a public meeting during a snow storm. The Board said they would take the comments under advisement.

**Item #3. Manager's Report:**

Pennridge Community Day Inc.: Mrs. Klepfer informed the Board that typically the Township buys an ad for the Driving Range by making a Contribution to the Pennridge Community Day Inc. The Board decided that this year they would not participate due to declining revenues.

Road Inspection: Township Manager said, that although the ideas of scheduling Road Inspection in the winter worked well for the budget preparation schedule, the weather isn't cooperating this year. She will reschedule it for a Saturday in April.

Lawn Maintenance Contract – Mr. Volovnik asked for a map of Township Properties that are mowed or maintained and for the map to identify which locations the Township proposes to service in-house and which locations are proposed to be contracted out. Subject to receipt of the map, the Board **voted 3-0** by **motion** of Mr. Nietupski and **second** by Mr. Volovnik to authorize the Township Manager to advertise for bids for lawn maintenance services. It was noted that the Township saved approximately \$7,000 from 2008 figures by requesting competitive bids for the contract.

Pump Station Design Proposals: By **motion** of Mr. Volovnik and **second** by Mr. Nietupski, the Board **voted 3-0** to authorize the Township Manager to get three proposals for design and engineering services for a proposed pump station upgrade. They set a deadline for applicants to respond within thirty days.

Street Light Assessment Billing: Mrs. Klepfer asked the Board to reconsider their November directive to invoice the \$34.00 assessment in two semi-annual invoices. Mrs. Klepfer stated that the amount is so small that she thought that billing residents twice would add to the confusion and create more phone calls and customer service requests. She said that the Township has improved its software capabilities to allow the assessment to be named specifically on the utility bill, but recommended that the assessment only be billed once annually. By **motion** of Mr. Nietupski and **second** by Mr. Volovnik the Board authorized the Manager to invoice the Street Light Assessment once annually by a **2-1 vote**. Mr. Cressman voted against the motion.

**Item #4. Public Works Report: Jeffrey Scholl, Public Works Director**

No Report due to Snow Storm.

**Item #5. PWTA Report: John R. Cressman** – Mr. Cressman reported that PWTA Manager Kevin Franks, Jeff Scholl and himself met with representatives of Hydro, Inc. located on Park Avenue regarding violations for allowing chlorine to enter the sanitary sewer conveyance system. The company feels that they have addressed the problem and have changed their operations to reduce or eliminate the use of chlorine in their processes.

**Item #6. Solicitor's Report: John B. Rice, Esquire**

AT&T Conditional Use Application: Mr. Rice reminded the Board that they have forty-five days from January 19<sup>th</sup> to make a determination on the AT&T Conditional Use application. He will speak to the Board about it during an Executive Session at the end of the meeting.

Real Estate: Mr. Rice advised the Board that an Executive Session to discuss Real Estate is also needed.

**Item #7. Engineer's Report: C. Robert Wynn, P.E.**

Harris Property, 1901 Branch Road: Mr. Gerald Harris and his son Jimmy Harris were present to discuss their proposed farm expansion. The Harris's provided the Board of Supervisors with copies of NRCS Plans last revised 12/09 and NRCS aerial photo plans last revised 2/10 to consider their proposal to construct an approximately 42'x148' dairy barn for agricultural use, expand an existing heifer barn 50'x32' for agricultural use and construct new silos on the above referenced property. The Board agreed that the agricultural accessory buildings were exempt from Land Development. It was noted that the Harris's would need to apply for a height variance for the proposed silos. Also, a zoning interpretation would be needed regarding the proposed construction of a milking facility. The Board asked Mr. Rice to meet with the Township Zoning Officer to make a determination on what course of action Mr. Harris needed to take to get the necessary approvals to begin his project. Also, Township Engineer Bob Wynn was asked to calculate the additional impervious surface from the proposed silos, barn expansion and

milking facility to determine whether or not a storm water management permit was needed.

High Tract: Mr. Clay Heckler owner of the High Tract and his legal representative Michael Kracht were present to ask the Board to reconsider the action they took in January to deny the eight-lot subdivision known as the High Tract. Mr. Heckler is willing to resubmit the project as a three-lot subdivision but would like to continue under the application of record. The Board reviewed a sketch of the proposed three-lot subdivision and told Mr. Heckler they would take his request under advisement.

Municipal Golf Course PennDot Permits: The Board took no action to authorize the Township Engineer to renew PennDot Permits for the previously proposed municipal golf course project.

**Item #8. Other Business:**

Supervisor Nietupski distributed to Mr. Volovnik and Mr. Cressman a draft Resolution that proposes to create an economic development committee to look at ways to broaden the Township's Tax Base. Mr. Nietupski asked fellow Board members to review it for discussion and consideration at a future meeting.

***Public Comment Period #2 –***

David Nyman of Schwenkmill Road noted that if the cell tower gets relocated to a non-municipally controlled property, the residents would still have the Tower but tax payers would not benefit from the rental income.

Mr. Sellers indicated that he would be interested in mowing the wastewater treatment plant for the Township if the Board is interested.

**Item #9. Adjournment:**

The next Work Session will be March 9, 2010 at 7:00 PM. Mr. Volovnik **moved** and Mr. Nietupski **seconded** the motion to adjourn the meeting at 9:45 P.M and called an Executive Session to discuss the Conditional Use Application and Real Estate matters. With no additional comment, **all voted in favor.**

Respectfully Submitted,

Anne W. Klepfer  
Secretary / Manager

Approved: \_\_\_\_\_