

**EAST ALLEN TOWNSHIP**  
**Board of Supervisors**  
**Regular Meeting**  
**July 22, 2010**

**CALL TO ORDER**

The recorded meeting was called to order at 7:30PM by Chairperson, C. Colitas who led the pledge of allegiance.

**ROLL CALL**

Present were: Chairperson, C. Colitas; Vice Chairperson, J. Ladonis; Supervisor, D. Heiney, Township Solicitor, J. Leeson; Township Engineer, J. Birdsall; Township Manager, D. Seiple; Public Works Coordinator, G. Mathesz and Secretary/Treasurer, R. Wedde. Supervisors M. Schwartz and R. Unangst were absent.

**PUBLIC COMMENT**

There was no public comment.

**APPROVAL OF MINUTES**

MOTION made by J. Ladonis to approve the June 24, 2010 and July 14, 2010 meeting minutes. Seconded by D. Heiney. VOTE: D. Heiney, yes; J. Ladonis, yes; C. Colitas, yes. THREE IN FAVOR. MOTION CARRIED.

**ENGINEER REPORT**

**Engineer Report**

A copy of the monthly engineer report was distributed.

**Phillips Feed 2-Lot Subdivision/Land Dev. Plan – Reconstruction of Silver Crest Rd and Request for Extension**

J. Birdsall explained Phillips had a conditionally approved Subdivision and Land Development plan with a deadline of December 9, 2010 to complete the conditions and record the plan. One of the conditions of the Phillips Plan is to improve the front of their property. In the meantime the Township is working on the reconstruction of Silver Crest Road that is beyond the Phillips property. The Township Manager has entered into negotiations with Mr. Phillips to participate in the reconstruction project and have the improvements of Silver Crest Road done at the same time. There have been discussions back and forth and Mr. Phillips is requesting an extension for his Land Development Plan and would like to have the two lot subdivision recorded, which would entail the improvements of the frontage of his property on Silver Crest Road. He could piggyback on the Township's bid even though it would be prevailing wage. He is looking to enter into a Developer's Agreement so everyone knows where they stand with this project. Mr. Phillips was looking for an extension until 2015 or beyond but is now looking at July 2, 2013 and he would agree to post security and do the frontage of the property as part of the agreement. J. Birdsall stated that if the Township enters into this agreement it would allow Mr. Phillips to record the two lot subdivision but not the land development plan and this would need to take place before the award of the bids for the work in front of the Phillips property. Mr. Phillips would also like the Township to consider relief of extending sewer to the existing lot as part of the two lot subdivision approval. The existing lot already has on lot sewage and Mr. Phillips realizes that the second lot would need to hook up to the public sewer. J. Birdsall stated that a formal vote is not needed this evening but since the Township is going out for bid the Phillips portion could be included in the bid as an option and Phillips would determine whether they award their portion of the bid. J. Leeson suggested that Phillips have their own contract with the bidder instead of a reimbursement agreement. J. Birdsall stated that Phillips would need to have the funds for their portion deposited into a Township account before their portion of the project would be awarded. Discussion ensued on the sewer hook up and the extension period. The Board felt that the sewer would not get relief and the extension should be until December 2011 and the road improvements could be part of the bid. J. Birdsall will let Mr. Phillips know and if he is agreeable it will be included in the bid as an option.

**Request Authorization to Bid Reconstruction of Township Line Road/Silver Crest Road & Drainage Project as revised**

J. Birdsall is requesting authorization to advertise the project and open bids on August 24, 2010 and bring a recommendation to the Board for a vote on August 26, 2010.

MOTION made by J. Ladonis to authorize the Township Engineer to bid the reconstruction of Township Line Road, Silver Crest Road and Drainage Project as presented. Seconded by D. Heiney. VOTE: D. Heiney, yes; J. Ladonis, yes and C. Colitas, yes. THREE IN FAVOR. MOTION CARRIED.

**SOLICITOR REPORT**

**Valley View Estates – Status of Amended Improvements Agreement**

J. Leeson stated he has been in contact with Rouse/Chamberlain and will be preparing a list for them along with Hanover Engineering on what needs to be completed.

### **Arcadia Rte 512 – Status of Amended Improvements Agreement**

C. Colitas questioned status of work on Route 512. J. Birdsall stated that nothing is going on other than the overhead utilities. All of the work was suppose to have been completed by June 20, 2010 and the maintenance period was to commence. According to the state guidelines the work should have already been completed. J. Leeson will draft a letter of default to Arcadia.

### **Upper Nazareth/East Allen Township – Reimbursement Agreement – Township Line Road – Request Approval – Letter dated July 16, 2010**

J. Leeson had prepared a draft agreement and Hanover Engineering has now provided a copy of the contract documents which will be incorporated into the agreement. Upper Nazareth will have their own contract with the contractor for their portion.

MOTION made by J. Ladonis the Board of Supervisors directs the Township Solicitor to prepare and finalize the reimbursement agreement between Upper Nazareth and East Allen Township concerning the Township Line Road Project. Seconded by D. Heiney. VOTE: D. Heiney, yes; J. Ladonis, yes and C. Colitas, yes. THREE IN FAVOR. MOTION CARRIED.

### **Tree Line Homes – Status of Amended Improvements Agreement**

J. Leeson gave a brief update and stated that he received a letter from Hanover Engineering dated July 15, 2010 with the updated costs for the project and will send this information to the developer so they can post their bond.

### **Magistrate Hearings**

Attorney Leeson attended Magistrate Hearings on July 15, 2010 which resulted in the Township being levied \$8,900 in fines. A copy of Attorney Leeson's letter dated July 16, 2010 was distributed to the Board with the breakdown of the hearings and the awarded amounts.

### **MANAGER REPORT**

#### **Wilmar Manor Dedication to Township vs. Dedication to East Allen Township Municipal Authority**

D. Seiple explained that when Wilmar III was finished the developer dedicated the road to the Township they did not dedicate their part to the Municipal Authority. The Municipal Authority will pursue their part.

### **Township Survey Results**

A copy of the survey results was distributed for the Board of Supervisors to review. These results will be discussed during budget time. The Township received about 25% of the surveys back (which is good) and one of the bigger things that came out of the survey is the public's dislike to having to pay \$20 to use the FRCA. The survey results from the second survey will be available at the August meeting.

### **MANAGER/TREASURER**

#### **2010 Budget Review – Latest Monthly Report – 7/21/10**

D. Seiple went over where the Township is at with the 2010 Budget. She then gave a proposed timeline for the 2011 Budget as follows:

- Budget Letters to be sent out late August
- Sept. Workshop Meeting – Preliminary Budget Discussion for 2011
- Oct. Workshop Meeting – Presentation of Draft 2011 Budget for Discussion
- Oct. Reg. BOS Mtg. – Cont'd discussion from Workshop Meeting
- Nov. Workshop Mtg. – Presentation of 2011 Budget

### **TREASURER**

R. Wedde presented the monthly financial reports for July.

MOTION made by D. Heiney to accept the financial reports and pay the bills in the amount of \$79,304.73. Seconded by J. Ladonis. VOTE: D. Heiney, yes; J. Ladonis, yes and C. Colitas, yes. THREE IN FAVOR. MOTION CARRIED.

### **PARKS & RECREATION**

C. Frantz gave his monthly report. SummerFest is on Saturday, July 24, 2010. The vendors will start setting up tomorrow and the Boy Scout will be sleeping over in the park.

A dedication of trees for late Supervisor Dr. Jerry Odenwelder will take place on August 2, 2010 at 12:00pm. This is a significant date, it was Jerry and Judy's wedding anniversary.

## **PUBLIC WORKS**

G. Mathesz gave his monthly report.

### **2010 Road Projects Update**

The contractor the Circle Drive Project is looking to start July 29, 2010 and the contractor for the Victoria Square Project will be starting on August 2, 2010.

### **EATVFD/EATVAC/EMA**

J. McDevitt stated that it has been a busy summer with a lot of fires. He also reported that there are NIMS courses coming up if anyone needs to take them.

### **MUNICIPAL AUTHORITY**

A copy of the June 16, 2010 minutes was distributed.

#### **Management Agreement**

In the last few months the Municipal Authority has been relying on the Township Manager to oversee the Authority operations. The Municipal Authority presented the Board of Supervisors a letter which lays out a stipend to be paid to the Township Manager for 7 ½ hours a week. The Municipal Authority will pay the funds to the Township to pay D. Seiple \$30.00 an hour for the 7 ½ hours a week. J. Leeson explained the Board of Supervisors would need to approve this agreement since D. Seiple is employed by the Township.

MOTION made by J. Ladonis to accept East Allen Township Municipal Authority's proposal to the Township to offer a temporary stipend to be paid by the East Allen Township Municipal Authority and authorize the Chairperson to sign the agreement. Seconded by D. Heiney. VOTE: D. Heiney, yes; J. Ladonis, yes and C. Colitas, yes. THREE IN FAVOR. MOTION CARRIED.

#### **Draft Agreement with City of Bethlehem**

D. Heiney stated the Authority is working on a negotiation agreement with the City of Bethlehem. The Municipal Authority has requested information from other parties (Northampton Borough and Bath Borough) to use for comparison with the City of Bethlehem. J. Birdsall stated that the Authority is not quite ready to recommend approval of the interim agreement. There are some questions and clarifications that the Authority would like from the City before signing the agreement. This will come back to the Board of Supervisors when the Authority is ready.

D. Heiney reported that he met with Ken Fulford and DEP and there were two well inspections today. They looked at the well house in East Allen Gardens and also at systems on Route 512. D. Heiney learned there are some new monitoring devices that will need to be put in place in the next few years.

D. Heiney stated the Municipal Authority has suggested a meeting be held with Allen Township to discuss the mutual planning ideas for water and sewer. The attendees at the meeting should include the two Township Managers, the two Township Engineers and one member from each of the Board of Supervisors. D. Heiney stated he will be the representative for East Allen Township.

MOTION made by J. Ladonis that Supervisor D. Heiney is designated as the representative to meet with Allen Township to engage in discussions concerning the subject of water service by the Municipal Authority in Allen Township. Seconded by D. Heiney. VOTE: D. Heiney, yes; J. Ladonis, yes and C. Colitas, yes. ALL IN FAVOR. MOTION CARRIED.

**Linda Eddinger of Prospect Drive** – questioned there is a third well in East Allen Gardens that is sulfur water and is concerned if it would be used because she is allergic to sulfur.

D. Heiney stated the well is listed as a reserve and would have to go through a series of tests before it could be used.

D. Seiple stated that the Township has sulfur water and the water is treated and usable.

C. Colitas questioned why it was being brought up

D. Heiney stated that there was a possible leak in the area and they thought they may have needed to use the well. It turned out it was a leaking valve and the well does not need to be used.

## **ZONING**

The Zoning Hearing #2010-03 Richard and Rhonda Bartolacci has been postponed until August 17, 2010. A copy of a letter dated July 13, 2010 addressed to the Zoning Hearing Board from Attorney Leeson was distributed. The letter addresses the position of the Board of Supervisors concerning this hearing.

## **FRCA**

A copy of the July 20, 2010 minutes was distributed.

**Update on Demolition of Buildings**

D. Seiple stated a meeting was held at the FRCA and they went through all the buildings to be demolished. Each building is going to be a separate option for bid, so that if the bids come in and there is not enough grant money they can do some of the buildings without having to start the process all over again.

**Request to Amend Agreement with East Allen for Weaversville Property**

A letter dated June 15, 2010 was received from Attorney Lawrence Center requesting the Board of Supervisors to consider allowing the leased areas at the FRCA to be used for other recycling activities. The Board of Supervisors would like more information before making a decision. D. Seiple will ask Jeff Mouer, Director of Operations to attend the Board of Supervisors meeting in August. D. Seiple will also check with Upper Macungie on who they used for E-Cycling.

**PUBLIC COMMENT**

There was no public comment.

**ADJOURNMENT**

MOTION made by J. Ladonis to adjourn the meeting at 9:18PM. Seconded by D. Heiney. THREE IN FAVOR. MOTION CARRIED.

Respectfully Submitted,  
Rose Wedde  
Recording Secretary