

**Minutes - Board of Commissioners
Upper Pottsgrove Township**

October 19, 2009

The meeting of the Board of Commissioners was held on Monday, October 19, 2009, at the Upper Pottsgrove Township Administrative Office, 1409 Farmington Avenue, with Commissioners Dolan, Miller, Noll, Spaide, and Taylor present. Also present were Township Solicitor Charles D. Garner, Jr., Township Manager Jack P. Layne, Jr., and Township Secretary Cynthia Saylor. Mr. Taylor called the meeting to order at 7:00 P.M. There were 20 people and a Mercury reporter present in the audience. Mr. Taylor stated Commissioner Dolan would be arriving late.

MOMENT OF SILENCE - Commissioner Taylor requested a moment of silence in honor of the men and women who have served and are currently serving our country in the armed forces.

PLEDGE OF ALLEGIANCE - Those assembled pledged allegiance to the flag.

PUBLIC COMMENTS:

HENRY BEALER - 1382 Farmington Avenue - Provided pictures to the members of the Board regarding a dead tree that fell onto his property. Mr. Bealer reiterated the necessity of a tree ordinance. When Mr. Bealer questioned the Board as to their intentions with regards to implementing a tree ordinance Commissioner Taylor stated the Township had previously looked into adopting a tree ordinance and noted it was not adopted because it (the ordinance) couldn't be crafted to meet the Township's specific needs. Mr. Bealer noted this is a safety issue and expressed his concern as to who would be responsible if the tree fell and hit someone.

COMMISSIONER NOLL - Questioned how a situation like Mr. Bealer's would be handled since the Township does not have an ordinance regarding dead trees. Attorney Garner stated that if the Township does not have an ordinance in place it would be handled among the property owners.

GILBERT DUNCAN - 72 Hanover Drive - Referenced the Winpenny property and questioned why it's not hooked up to the public sewer system. Mr. Duncan expressed his concern that the floor boards are rotted inside the property and said someone could fall through them. Mr. Duncan stated this is a health and safety issue. Mr. Layne reported the Township's Code Enforcement Officer has talked to the property owner regarding cleaning up her property. He further reported the Township is aware of the problems and they are being addressed.

REPORTS:

EMERGENCY SERVICES - Commissioner Noll reported a copy of the monthly report will be posted on the bulletin board. **FIRE REPORT** - Commissioner Noll stated a copy of the monthly report will be posted on the bulletin board. He further stated that the Fire Company is sponsoring a fund drive on October 30th at the Gilbertsville Fire Company.

PUBLIC WORKS REPORT - Commissioner Spaide reported a copy of the monthly report will be posted on the bulletin board.

PARKS, RECREATION AND OPEN SPACE REPORTS - Mr. Layne reported the Township purchased the Hartman property last Friday. Mr. Layne expressed his appreciation to Commissioner Miller and Attorney Garner for their efforts relating to the Harman open space purchase.

TOWNSHIP ENGINEER'S REPORT - It was noted that a copy of the monthly report will be posted on the bulletin board.

TOWNSHIP SOLICITOR'S REPORT - Attorney Garner provided a brief update with regards to the Coddington View properties and stated that TH Properties is getting close to an Agreement with their bank. Mr. Garner reported that the Pottstown Borough Authority has requested payment from Upper Pottsgrove for past due sewer charges. He further reported that the Township's financial consultant and Chris Hannum from LTL are looking into the matter. In another matter, for notification purposes, New Hanover Township is preparing a Recreation Land Acquisition and Preservation Recommendation Plan and the Township has forty five days to review and forward comments to their Township Manager.

In response to a question from **COMMISSIONER MILLER** concerning one of the TH Properties, Attorney Garner stated that the situation he (Miller) was referring to has been discussed and a plan is in process to get the problem resolved. When Commissioner Miller requested a timeframe for this project Mr. Layne stated hopefully before Thanksgiving.

GILBERT DUNCAN - 72 Hanover Drive - Referenced the \$700,000 the Borough of Pottstown "found" and questioned whether part of the money belongs to Upper Pottsgrove Township. Commissioner Taylor stated it would have never involved actual cash outlay from the Township. In another matter, Mr. Duncan stated that he and his wife pay the same quarterly amount for sewer usage as his neighbor who has six or seven people residing in their home. Mr. Duncan questioned why the Township can't implement the meter method. Mr. Layne stated that this topic was discussed at a recent Sewer Committee meeting and advised the next meeting will be held on Monday, October 26, 2009.

In response to a question from **ROBERT SLOSS, 2097 Needhammer Road**, regarding infrastructure at THP, Attorney Garner stated that if the bankruptcy court approves TH Properties petition and their lender agrees they will resume all work including homes and remaining infrastructure. He further stated that he was told by the Township Engineer that the infrastructure that is in place is basically secure and there are no health and safety issues. Mr. Garner further stated much of the infrastructure left to be done would be the top coat of the road and that wouldn't be done until most of the homes are complete. Mr. Sloss also expressed his concern regarding the school children being dropped off on Farmington Avenue and having to walk through the development on unpaved roads. Mr. Sloss questioned whether there is a time frame to have the work done. Attorney Garner stated that unfortunately with most developments, if they are driven by the economy, you never know how long a development will take to complete.

PUBLIC HEARING REGARDING THE PROPOSED RETAIL OFFICE, ZONING AND SALDO ORDINANCE - Attorney Garner reported the purpose of the public hearing is to allow for public comment with respect to a proposed Ordinance amending certain Sections of the Zoning Ordinance and the Subdivision and Land Development Ordinance, to replace the existing CO-Commercial Office District Regulations with a new set of regulations entitled RO-Retail Office District, to revise the Zoning Map to reflect the change of name of the proposed Zoning Districts and

PUBLIC HEARING REGARDING THE PROPOSED RETAIL OFFICE, ZONING AND SALDO ORDINANCE CONT'D

- to amend certain sections of the Subdivision and Land Development Ordinance for RO Developments. Attorney Garner summarized some of the By-Right Uses as depicted in the ordinance i.e. retail store for the sale of dry goods, variety and general merchandise, clothing, food, flowers, plants, books, beverages, drugs, household supplies or furnishings, or the sale or repair of jewelry, watches and clocks, optical goods, cameras, home appliances, musical, and/or similar items. Personal service shop including barbershops, hairdresser, cleaning and pressing pickup station, shoe repair, tailor, dressmaker or similar shops, business or professional office or studio; medical office, bank or financial institution, restaurant, tearoom, café, bakery, Laundromats, clubs, day care centers, indoor theater, bowling alley, noncommercial park or playground and similar accessory uses. Attorney Garner summarized the following Conditional Uses i.e. hotels, motels, greenhouses, outdoor theater, funeral establishments, service stations under certain regulations, public garages or automobile repair shops under certain regulations, car washes etc. Attorney Garner stated that notice of the hearing has been provided to the Montgomery County Planning Commission and the Upper Pottsgrove Township Planning Commission. He further stated a Legal Notice was advertised in the newspaper.

Commissioner Dolan arrived at 7:33 P.M.

Commissioner Taylor reported the proposed ordinance has been “in process” for over a year and has been reviewed by the Township’s Planning Commission and they have recommended their approval.

COMMISSIONER NOLL - Referenced the letter dated September 28, 2009 from the Montgomery County Planning Commissioner and requested clarification regarding building size limitations with regards to shopping centers.

When **ROBERT SLOSS, 2097 Needhammer Road**, questioned the maximum building height requirement Mike Narcowich, Montgomery County Planning Commission, stated thirty five (35) feet. Mr. Sloss expressed his concern that the Township’s fire trucks would not be able to reach the height requirement. Commissioner Noll clarified that the height requirement is forty five (45) feet for properties fronting Route 663, Wilson Street, Route 100, Commerce Drive or South State Street.

JOHN WEST - 1611 Applegate Lane - Referenced the indoor theater uses and noted a minimum of one (1) space per four (4) seats and stated in his opinion one space is not sufficient. Mike Narcowich, Montgomery County Planning Commission, stated it’s a standard rate. Mr. West also questioned the hours of operation for drive through facilities and expressed his concern that the Township may be shunning some businesses by requiring the drive through facility to close at 10:00 P.M. Commissioner Taylor stated the Planning Commissioner kept the hours of operation for drive through facilities focused on single businesses that may be next to homes; but there is no limit regarding the hours of operation if it’s in a large shopping center. Mr. West requested clarification with regards to the number of apartments allowed over nonresidential uses. Mr. West questioned why body repairs and/or painting, auto restoration work, and/or auto body upholstery shall not be permitted. Attorney Garner explained that typically body shops and auto repair shops are usually in a light industrial district not a retail office district.

DONALD YOUNG - 46 Harding Street - Questioned whether sewer will be available to the homes adjacent to the property. Commissioner Taylor stated that anytime sewer is extended into new areas; the Township has the right to demand hook up within one hundred and fifty (150) feet of the main. Mr. Young asked what happens if the sewer does not come quite within 150 feet and the homeowner wants to hook up. Commissioner Taylor stated if the homeowner can reach it and buy it, as far as capacity and fees are concerned, they can hook into the sewer system. When Mr. Young asked who would be responsible for putting in sidewalks and noted their putting in an access road and a shopping center next to his property. Attorney Garner explained that whoever builds the access road would be responsible for the infrastructure. When Mr. Young questioned about underground utilities Commissioner Taylor stated that would be on the burden of the developer.

When **HENRY BEALER, 1382 Farmington Avenue**, questioned whether he is allowed to paint his truck on his own property; Attorney Garner stated this ordinance does not address what he can do on his property.

The public hearing was closed at 7:40 P.M.

A motion by Spaide, seconded by Noll, to adopt the Retail Office Zoning Ordinance as prepared. All aye votes.

TOWNSHIP MANAGER'S REPORT - Mr. Layne reported he was notified by the State that the reimbursement request for \$508,342.39 from the PennVest program should be received by the Township at the end of the month. He further reported he is scheduled to attend the Tri-County Chamber of Commerce Economic Development Luncheon where the Township is to receive an award for impacting the tri-county region with the recent development efforts of the Route 100 and State Road intersection at Upland Square; he assisted in the planning and preparation for a successful Community Day which was held on October 3, 2009, at Heather Place Park; and responded to resident concerns regarding the Single-Hauler Trash Collection and Recycling Contract. Mr. Layne provided a revised Township Complaint Form for identifying problem properties/matters. This form was revised due to the problems identified at the last Commissioner's meeting at 586 Evans Road, 1538 Farview Lane and 1400 Farmington Avenue. Mr. Layne reported that the Township Public Works Department in coordination with J.P. Mascaro has removed the trash bags and bulk items from 586 Evans Road. Weather permitting; the grass will be mowed at this property very shortly. Mr. Layne expressed his thanks and appreciation to everyone who was involved with helping to make Community Day a success. He also expressed his thanks to the Public Works Department and J.P. Mascaro for the efforts in cleaning up the 586 Evans Road property.

COMMISSIONER TAYLOR - Questioned whether there is a process for tracking the financial costs with regards to cleaning up a property on the revised Complaint Form. Mr. Layne stated he can include that on the form.

DIANA UPDEGROVE - 1402 Farmington Avenue - Suggested that the Township's revised Complaint Form include a list of ordinances that are being violated. Mr. Layne stated we will include the violated ordinances on the Complaint Form.

ROBERT SLOSS - 2097 Needhammer Road - Expressed his concern whether or not someone was tracking man hours and equipment used in cleaning up the Evans Road property.

FINANCIAL REPORTS - Mr. Layne reported the Township has collected 89.6% of revenues budgeted and expended 72.5% of disbursements spent to date. Mr. Layne advised the first public budget meeting will be held on Monday, October 26, 2009, at 7:00 P.M. and noted the Sewer Meeting will be held at 5:00 P.M. prior to the budget meeting. Mr. Layne reported the tentative plan is to hold a public budget meeting every Monday whether a Commissioner meeting is scheduled or not.

When **ROBERT SLOSS, 2097 Needhammer Road**, addressed Mr. Layne and asked if he could quote him by saying the Township will be “under budget this year” he said we are working very hard to keep things under control. Commissioner Taylor stated he feels relieved that we have a good financial plan and planner in place and we are looking at numbers that we know how to deal with.

NEW BUSINESS:

DISCUSSION AND POSSIBLE ACCEPTANCE OF THE DEED OF DEDICATION AND OWNERS AFFIDAVIT SUBMITTED BY ROUSE/CHAMBERLIN FOR THE ADDITIONAL WIDENING OF PINEFORD ROAD - Attorney Garner explained that one of the requirements from the Summer Grove Developer was that he would grant the Township additional road right-of-way along Pine Ford Road. Mr. Garner stated the Deed of Dedication, the Legal Description and the Owners Affidavit has been prepared and reviewed by his office as well as the Township’s Engineer. He further stated that the road right-of-way is a total of approximately 41.5 feet. After a brief discussion, a motion by Spaide, seconded by Dolan, to accept the Deed of Dedication and the Owners Affidavit as submitted by Rouse/Chamberlin. All aye votes.

MICHELLE REDDICK - 1416 Kummerer Road – Questioned whether the Township is going to widen Pine Ford Road, as originally planned, with the funds the Developer is providing in lieu of widening the road. Commissioner Taylor responded there are no immediate plans to widen Pine Ford Road. Mr. Taylor stated the Township did agree to take money in lieu of the Developer widening the road and to use it in the budget for more pressing items at this time. He further stated that area of the community is scheduled for other development and the plan is to have the entire road done at that time. Mrs. Reddick expressed her concern that it is very difficult to pass another vehicle when traveling along Pine Ford Road without going off the shoulder of the road. Commissioner Taylor reiterated that there are no current plans to widen the road, and the Township is waiting for such a time when the full road can be paved and widened when other properties are developed in that area.

When **GILBERT DUNCAN, 72 Hanover Drive**, asked why the Township is giving up the taxpayers money to widen the road; Commissioner Taylor explained the Township is not giving up the taxpayer’s money; we’re taking the money and using it in other areas of the Township that we feel are more critical at this time. Mr. Duncan stated the money was put there for a reason and that is what it should be used for. Mr. Duncan compared this to a similar situation with regards to the Windsor Heights Development.

MICHELLE REDDICK - 1416 Kummerer Road - Expressed further concern and asked why the same Developer for Summer Grove, who is going to develop across the street, would offer again to widen and pave Pine Ford Road when they already offered to widen and pave the road now and gave the Township money in lieu of completing the work. Commissioner Taylor stated we are not suggesting that the roads are going to be paved twice by the same Developer. What we're saying is we're not going to pave half a road and that's all the money we would have had – enough to pave half a road and since we are not going to do that we are going to bank the money and use it in other areas of the township we think are more critical. He further stated the Developer will pay for his half and we will have to come up with the other half. It's a matter of using our funds for what we need now and right now we are not going to pave half a road and we were not going to come up with extra funds to pave the full road at this time.

GILBERT DUNCAN - 72 Hanover Drive - Asked why the Township can't invest the money in a CD where it can gain interest. Commissioner Taylor explained that the Township would have to borrow money somewhere else to do the work we need to do now. Mr. Taylor stated it's a lot cheaper for the Township to get money of our own rather than to borrow money to do the work.

DISCUSSION AND THE POSSIBLE ESTABLISHMENT OF A POLICY REGARDING PUBLIC SEWER CONNECTIONS FOR THOSE PROPERTIES THAT REFUSE TO OR CANNOT CONNECT TO PUBLIC SEWER - Attorney Garner stated he has reviewed the existing regulations and resolutions with regards to the requirements to connect to public sewer. Mr. Garner further stated that essentially when you have a sewer main and you have a property within one hundred and fifty (150) feet the Township has the right to mandate a connection and the way you do that is to provide a notice to the property owner who then has sixty (60) days in which to connect to the public sewer. Mr. Garner noted that according to the existing ordinance the property owner can request an extension of time and the Board of Commissioner is allowed to grant an extension of time whatever the Board feels is reasonable. He further noted the only time the Board cannot render an extension is when there is a public health hazard as a result of the need to connect. Mr. Garner explained if the property owner does not request an extension and does not connect within sixty (60) days the ordinance then allows the Township to begin charging the property owner rentals due to the fact that they should be connected to public sewer but are not. He further explained that the ordinance allows the Township to physically connect the property to public sewer – the Township is permitted to do this but is not required to do so. If the Township chooses to connect the property to public sewer; the Township can lien the property for the actual cost of connection, all the tapping and connection fees as well as the sewer rentals. Mr. Garner explained the downside to placing a lien on the property is that the Township must “front” the money and get reimbursed at a later time. Mr. Garner stated the ordinance does have a built in payment plan for those types of connection charges and the actual cost to connect. He further stated a property owner can request up to two (2) years to pay back all of the charges on a quarterly basis. Mr. Garner reported there are provisions in the ordinance for the Township to collect 5% penalties, 6% interest plus Attorney fees and noted there are provisions built into the ordinance ways to make the Township 100% whole without having to spend taxpayer's money.

DISCUSSION AND THE POSSIBLE ESTABLISHMENT OF A POLICY REGARDING PUBLIC SEWER CONNECTIONS FOR THOSE PROPERTIES THAT REFUSE TO OR CANNOT CONNECT TO PUBLIC SEWER CONT'D

- Commissioner Dolan stated in his opinion no changes need to be made. After a brief discussion, it was agreed that the Township Manager would obtain a list of issues that needs to be addressed regarding establishing a policy for those residents who have not connected to the public sewer.

MICHELLE REDDICK - 1416 Kummerer Road - Referenced a comment that was made at the last Board meeting regarding elderly people living in the Farmington Avenue Phase II sewer project some of which may already be in nursing homes. Mrs. Reddick expressed her concern that the Township will never be able to collect the tapping and connection fees when these people sell their homes. Mrs. Reddick stated it is not fair to the rest of the sewer rate payers when they have to pay their sewer rentals and tapping and connection fees. She further stated that there is a situation in the Township whereby a property went to settlement and the tapping and connection fees were not collected; it slipped through the cracks and was never addressed and now the property has been transferred and the Township will never collect the \$3,635. Mrs. Reddick asked if the Township can place a lien on a property legally for the tapping and connection fees if we do not physically connect the property to the sewer system. Attorney Garner stated he would look into the ordinance. Commissioner Dolan expressed concern regarding properties slipping through the cracks and what we can do to prevent it from happening again.

When **GILBERT DUNCAN, 72 Hanover Drive**, questioned whether all Regal Oaks residents are required to hook up to public sewer Commissioner Taylor stated only those people who are currently connected to the existing system.

KEITH KEHL - 1941 Gilbertsville Road - Questioned why he was forced to connect to the public sewer system. Commissioner Taylor addressed Mr. Kehl and explained you have an easement for your property and an agreement with the Township and your wish or desire to hook up based on your easement is your choice.

When **ROBERT SLOSS, 2047 Needhammer Road**, asked if you are required to hook up to public sewer if you have a perfectly "good system" Commissioner Taylor stated if the public sewer main is placed within one hundred and fifty (150) feet of your property you can be mandated to hook up.

HENRY BEALER - 1382 Farmington Avenue - Expressed his concern as to why the Township made him connect to public sewer when his house sits four hundred (400) feet from the road.

GILBERT DUNCAN - 72 Hanover Drive - Referenced the Regal Oaks Subdivision and stated some of the sewer mains are running through the front yards of some of the houses that are not hooked up to public sewer. Commissioner Taylor stated what is in place is in place and the people that are hooked up are hooked up.

In response to a question from **KEITH KEHL, 1941 Gilbertsville Road**, Attorney Garner advised it is State law that mandates the one hundred and fifty (150) foot requirement regarding sewer connections.

DISCUSSION AND POSSIBLE ACTION REGARDING ZHB #2-09 APPLICATION SUBMITTED BY JAMES E. TURNER REQUESTING VARIANCES

- Commissioner Taylor reported this appeal has been filed with the Zoning Hearing Board by James E. Turner, requesting several variances. The property is situated in the R-2 zoning district and is located at 1608 Gilbertsville Road. The Applicant desires to locate an accessory building on his lot, placing it in the front yard and violating several sections of the Township's Zoning Code. Mr. Taylor stated a public hearing is scheduled for Thursday, November 12, 2009 at 7:30 P.M. Commissioner Noll stated that the front yard is sloped and the location of the proposed shed, which is less than 200 feet, is realistically a side yard to the home. It was noted that the applicant has a "unique" lot that only allows limited options to place the shed. After discussion, it was agreed that the Board would take no formal action regarding the matter.

OLD BUSINESS:

DISCUSSION AND REQUEST FOR AUTHORIZATION TO RE-BID THE PROPOSED NORTH STATE STREET TURNBACK IMPROVEMENTS

- Commissioner Taylor explained that the Township "took over" North State Street and received money from PennDot to improve the road. The Township put out bid specifications to improve the intersection of North State Street and Chestnut Grove Road; however the bids came in too high. Mr. Taylor reported the Township Engineer reviewed the plan and has scaled down the project by shifting State Street approximately four or five feet towards Route 100. After further discussion, a motion by Spaide, seconded by Dolan, to re-bid the proposed North State Street Turnback improvements. All aye votes.

RICHARD BALL - 1371 Chestnut Grove Road - Expressed his concern regarding the existing barn and house and a possible safety issue.

JOHN WEST - 1611 Applegate Lane - Expressed concern regarding the hedge, which runs along North State Street, and cited a vision problem. Mr. West suggested the Township talk to the property owner regarding the hedge in lieu of eminent domain.

When **HENRY BEALER, 1382 Farmington Avenue**, questioned why the Township can't request the property owner to cut down the hedge; Commissioner Taylor stated we could; however we choose not to because it is a historic home located in a historical location and we are trying to protect the property.

OTHER PUBLIC COMMENTS:

KEITH KEHL - 1941 Gilbertsville Road - Referenced an article in the newspaper regarding the Township paying Officer Hummer \$800/week while he is in the service and noted the Board authorized payment of \$800/month. Mr. Kehl stated the newspaper should correct the article. Mr. Layne reported he did place a call to The Mercury.

KEITH KEHL CONT'D - In another matter, Mr. Kehl expressed concern regarding water running along Gilbertsville Road and stated he is worried that it will cause a problem with winter coming. Commissioner Taylor reported that outlets will be provided for the water run off in the near future. He further noted that the Township Engineer is aware of the problem.

When **JOHN WEST, 1611 Applegate Lane**, questioned the cost of the recent open space property (Hartman) Mr. Layne stated the total amount was \$350,000. When Mr. West questioned the amount the Township collects in open space revenue Mr. Layne responded H.A.Berkheimer estimates approximately \$250,000 - \$275,000. Mr. West suggested the Township stop purchasing open space and use the money to help pay down the sewer debt. Commissioner Dolan stated there are certain rules that the Township has to follow with regards to the open space revenue. Attorney Garner explained that according to State law in order for the Township to raise the earned income tax percentage it can only be done for open space acquisition.

HENRY BEALER - 1382 Farmington Avenue - Addressed Attorney Garner and questioned him as to whether he can remove the dead tree on his property. Attorney Garner responded "yes – it's on your property."

When **ROBERT SLOSS, 2097 Needhammer Road**, questioned whether Gilbertsville Road is a State Road; Commissioner Spaide stated "yes." Mr. Sloss questioned whether PennDot is aware of the water problem. Mr. Layne stated he met with representatives from PennDot last week.

REG LEISTER - 1693 Farmington Avenue - Expressed his concern as to what type of impact the failing sewer systems will have on the water supply in his neighborhood. Mr. Leister noted that he along with several other residents, haven't had potable water in years. Mr. Leister stated he is concerned that the Township will encounter problems in getting some of the people who can't afford it to connect to the public sewer. Commissioner Taylor expressed the Board's appreciation to Mr. Leister for his intervention with regards to the sewer concerns.

COMMISSIONER COMMENTS:

COMMISSIONER MILLER - Read a letter from Ruth Spaide who is a member of the Historical Committee. Commissioner Miller read the following letter: As a member of the Historical Society there are two parks in the Township are to be renamed. When I moved here sixty two years ago; the park on Maugers Mill Road, now owned by the Township, was Sunset Park. This Park was owned for many, many years by the Morello family and was still in operation in the 40's and 50's. It had a pavilion where square dances and shows were held, some famous Western Stars performed there. I think, due to this history, the name should stay the same as all these years as Sunset Park. Also, the park on Snyder Road was privately owned by Dr. Sussel and it was open to the public to be used by the community. Since he is no longer with us and since he was community minded for people to use his land it should stay Sussel Park in his memory. If we allow moderate changes to be made on our history; the history will be gone. My wish is to keep both parks with the original names to preserve the hundred and twenty years of our Upper Pottsgrove heritage.

COMMISSIONER MILLER CONT'D - Commissioner Miller stated he would like to report back to the Open Space and Park's and Recreation Committees that we can properly identify our parks. Commissioner Taylor stated that, in the past, the Township has kept the historic names or property owner names when identifying the parks within the community. Commissioner Noll stated he was in agreement with Commissioner Miller and Mrs. Spaide to keep the heritage in the Township. Commissioner Noll questioned whether the Open Space Committee has an idea regarding the placement of the signs.

COMMISSIONER SPAIDE - Extended her congratulations to Township Manager Jack Layne on his receipt of the International City/County Management Association Credentialed Manager designation. Commissioner Taylor "mirrored" Commissioner Spaide's congratulations and expressed the Board's appreciation to Mr. Layne.

RECOGNITION MICHELLE REDDICK - Commissioner Taylor announced that Michelle Reddick will be celebrating her fifteenth year with the Township on October 24, 2009. Mr. Taylor noted that Mrs. Reddick has worn many hats during her tenure with the Township.

PAYMENT OF BILLS - October 19, 2009 - A motion by Spaide, seconded by Dolan, to approve the Amended Bill List dated October 19, 2009, for General Fund in the amount of \$144,701.55; Fire Fund \$3,079.62; Sewer Fund \$91,574.94; Capital Fund \$33,115.65; Open Space Fund \$2,017.96; State Fund \$3,140.13 and Escrow Fund \$750.00. Total Disbursements - \$278,379.85. All aye votes.

APPROVAL OF MINUTES - October 5, 2009 - A motion by Spaide, seconded by Miller, to approve the minutes of the October 5, 2009, meeting as presented. All aye votes.

EXECUTIVE SESSION - At 9:07 P.M. Commissioner Taylor reported the Board would be holding an Executive Session to discuss matters of real estate and pending litigation with no decisions being made. The meeting reconvened at 9:30 P.M.

ADJOURNMENT - There being no further business, a motion by Spaide, seconded by Miller, to adjourn the meeting at 9:31 P.M. All aye votes.

Respectfully submitted,

Cynthia H. Saylor
Township Secretary