

- I. OPENING**
- A. Call to Order
 - B. Roll Call
 - C. Pledge of Allegiance
 - D. Announcement of Executive Session (if applicable)
- II. PUBLIC COMMENT PROCEDURE**
- III. PRESENTATIONS/HEARINGS**
- A. Resolution #56-2011 – Honoring Michele Hirner Upon Her Retirement
 - B. Introduction of Candidates for Jr. Council Person Program
 - C. Resolution #57-2011 – Public Hearing – Authorizing Purchase of Open Space Lands
- IV. DEVELOPER ITEMS**
- A. Pierpont Slater – Approve Entering into Maintenance Period
 - B. Woodland Ridge – Authorize Preparation and Advertisement of Ordinance to Accept Roadway
- V. TOWNSHIP BUSINESS ITEMS**
- A. Proposed Changes in Actuarial Assumptions
 - B. Presentation of 2011 Minimum Municipal Obligation (MMO)
 - C. Local Services Tax Agreement
 - D. Submission of Draft 5-Year Capital Plan
 - E. Discussion of Township Owned House on Polk Valley Road
- VI. MISCELLANEOUS BUSINESS ITEMS**
- A. Approval of September 7, 2011 Minutes
 - B. Approval of August 2011 Financial Reports
- VII. PUBLIC COMMENT/CITIZEN NON-AGENDA ITEMS**
- VIII. COUNCIL & STAFF REPORTS**
- A. Township Manager
 - B. Council/Jr. Council Member
 - C. Solicitor
 - D. Engineer
 - E. Planner
- IX. ADJOURNMENT**

Next Park & Rec Meeting: October 3, 2011
Next EAC Meeting: October 11, 2011
Next Council Meeting: October 5, 2011
Next Planning Commission Meeting: October 20, 2011
Next Zoning Hearing Board Meeting: October 17, 2011

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I. OPENING

CALL TO ORDER: The General Business & Developer meeting of Lower Saucon Township Council was called to order on Wednesday, September 21, 2011 at 7:26 P.M., at 3700 Old Philadelphia Pike, Bethlehem, PA, with Mr. Glenn Kern, President, presiding.

ROLL CALL: Present: Glenn Kern, President; Tom Maxfield, Vice President; Ron Horiszny, Sandra Yerger, and Priscilla deLeon, Council members; Jack Cahalan, Township Manager; Leslie Huhn, Assistant Township Manager; Linc Treadwell, Township Solicitor; Dan Miller, Township Engineer; Karen Mallo, Township Planner. Ms. Cathy Gorman, Director of Finance was also present.

PLEDGE OF ALLEGIANCE

ANNOUNCEMENT OF ANY EXECUTIVE SESSION (IF APPLICABLE)

Mr. Kern said Council did meet in Executive Session to discuss a personnel issue.

II. PUBLIC COMMENT/CITIZEN AGENDA ITEMS

Mr. Kern said if you are on the agenda, you have Council and staff's undivided attention and we can discuss the agenda items with you thoroughly. At the conclusion of the discussion, we do open it up to the public for public comment for each individual agenda item. If you do speak, we ask that you use one of the microphones and state your name clearly for the record. We transcribe the minutes verbatim, accurately and fully. If you go on our website, you can see that. We want to make sure we get everyone's name in there and what you've said accurately. If you do want to receive future agendas, there's a sign-up sheet in the back where if you put your email address, we'll email them or mail them to you if you don't have an email address.

III. PRESENTATION/HEARINGS

A. RESOLUTION #56-2011 – HONORING MICHELE HIRNER UPON HER RETIREMENT

Mr. Kern said Resolution #56-2011 has been prepared honoring Michele Hirner upon her retirement from Lower Saucon Township.

PROCLAMATION HONORING MICHELE HIRNER UPON HER RETIREMENT

WHEREAS, Michele Hirner began her employment with Lower Saucon Township on September 9, 1990, working as a finance clerk under Martha Chase in the Finance Department of the Township Administration; and

WHEREAS, during her tenure at the Township Michele served on the Safety Committee and as the non-uniformed representative to the Township Pension Advisory Committee; and

WHEREAS, during Michele's 21 years of employment with the township she has always carried out her duties and responsibilities with the utmost prudence and dedication which has ensured the integrity of township funds and financial transactions; and

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NOW, THEREFORE, the Council of Lower Saucon Township, Glenn Kern, President; Tom Maxfield, Vice President; Priscilla deLeon; Sandy Yerger; and Ron Horiszny does hereby commend Michele for her dedication to the Township and wishes her well in her retirement.

MOTION BY: Mr. Horiszny moved for approval of Resolution #56-2011.
SECOND BY: Mr. Maxfield
Mr. Kern asked if anyone had any questions or comments? No one raised their hand.
ROLL CALL: 5-0

B. INTRODUCTION OF CANDIDATES FOR JR. COUNCIL PERSON PROGRAM

Mr. Kern said two (2) candidates who are interested in being appointed by Council to Junior Council Person positions are being presented tonight to Council for appointments to Council, Boards and Commissions.

Mr. Cahalan said he is recommending the Jr. Council persons. Jameson Packer has been in the mix now and this is his third year. They also received a response from April Koehler who indicated she was interested in becoming a Jr. Council person. We all know Jameson. He served two terms as the Planning Commission Jr. Council member. He's also taken advantage of the additional opportunities that were put out there for Jr. Council persons. He came in to a couple of meetings and shadowed the Zoning Officer for a day. This year, he is interested in Township Council. Mr. Jameson said he is interested in participating.

Mr. Cahalan said April lives down the street. She's a senior at Lehigh Valley Charter High School for the Performing Arts. She's interested in the Parks and Recreation Board. He said in the summer, the Township usually send letters out to Saucon Valley High School, Moravian Academy, and Notre Dame. They will have to add the Lehigh Valley Charter School to our list.

Mr. Kern asked how April found out about the program. Mr. Cahalan said her mother is Lynn Koehler. Mr. Kern said it would be good to have Jameson on Council. Jameson said he'd be glad to do that.

Mr. Cahalan said he's pleased to recommend two candidates for the Jr. Council Program. Jameson Packer to serve as the Jr. Council member on the Township Council and April Koehler to serve as the Jr. Council person on the Parks and Recreation Board.

MOTION BY: Mr. Maxfield moved for approval for Jameson Packer to serve on the Township Council and April Koehler to serve on the Parks and Recreation Board as Jr. Council members.
SECOND BY: Mr. Horiszny
Mr. Kern asked if anyone had any questions or comments? No one raised their hand.
ROLL CALL: 5-0

C. RESOLUTION #57-2011 – PUBLIC HEARING – AUTHORIZING PURCHASE OF OPEN SPACE LANDS

Mr. Kern said Resolution #57-2011 has been prepared to authorize the purchase of open space lands from the Timko Family Partnership.

**A RESOLUTION OF THE COUNCIL OF LOWER SAUCON TOWNSHIP
AUTHORIZING THE PURCHASE OF NORTHAMPTON COUNTY TAX MAP PARCEL
NO. R7-9-1A FOR THE PURPOSES OUTLINED IN THE OPEN SPACE ACT**

WHEREAS, the Council of Lower Saucon Township recognizes that the Township contains open space, natural and historic areas, agricultural lands, park lands, and other culturally important areas

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that contribute to the quality of life and economic health of our community which are worthy of preservation and protection; and

WHEREAS, the Township prepared and adopted an Open Space Action Plan on April 4, 2007; and

WHEREAS, the Second Class Township Code, 53 P.S. 66503, and the Open Space Lands Acquisition and Preservation Act, 32 P.S. 5001 et.seq. permit Lower Saucon Township to acquire interests in real estate; and

WHEREAS, the Parks and Recreation Board, in accordance with the goals of the Open Space Plan, has recommended that the Township purchase a parcel of land from the Timko Family Partnership totaling 2.219 acres and containing open lands; and

WHEREAS, this Resolution is intended to carry out the foregoing described purpose and to provide authorization for the execution of the documents necessary to acquire the property.

NOW, THEREFORE, BE IT RESOLVED by the Lower Saucon Township Council as follows:

1. Lower Saucon Township shall acquire the parcel of property known as Northampton County Uniform Parcel Identifier Tax Parcel No. R7-9-1A as more fully identified in the Plan attached hereto as Exhibit "A".
2. The proper Township officers and/or agents, including the Township Solicitor and Township Manager, are hereby authorized to prepare such documents and instruments as may be necessary for the acquisition of Tax Map Parcel No. R7-9-1A and to do all other things necessary to acquire said land for a price of \$40,000.00.

MOTION BY: Mr. Horiszny moved to open the public hearing.

SECOND BY: Mrs. Yerger

Mr. Kern asked if anyone had any questions or comments? No one raised their hand.

ROLL CALL: 5-0

Attorney Treadwell said this is the parcel of property they have discussed previously in Executive Session and it is along Reading and Bingen Road bordering on one side the rail trail and Reading Road on the other side. It's approximately 2.219 acres and they have a tentative agreement, subject to the Timko's attorney approving the agreement of sale, to purchase this from the Timko Family Partnership. Prior to doing that, we need to have the public hearing to identify the parcel we are contemplating purchasing, which he has just done, and to see if there is any public comment regarding this potential purchase. After that, we would need to adopt the resolution to proceed with the finalizing the transaction.

Mr. Kern said the intention of the purchase of this land by the Township is to have an area of parking or trailhead location for the rail trail as the Township currently has no trailhead. Attorney Treadwell said that is correct. He would also go a step further and say it's also to protect that recreation area from any development of this adjacent parcel which could have a negative effect on that recreation area.

Mr. Kern asked if there was any public comment regarding this parcel? No one raised their hand.

Mr. Cahalan said the Township has submitted an application to DCNR for funding that would represent 50% of the purchase price if we are found eligible. Hopefully, we'll hear within the next two months for the award of that grant.

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MOTION BY: Mr. Horiszny moved to close the public hearing.
SECOND BY: Mr. Maxfield
Mr. Kern asked if anyone had any questions or comments? No one raised their hand.
ROLL CALL: 5-0

Attorney Treadwell said before you proceed taking any action on the Resolution, there is a typo in the Resolution. The parcel is No. R7-9-1-A. There are two places in the Resolution where they will correct that. The proposed purpose price is \$40,000.00.

MOTION BY: Mr. Maxfield moved for approval of Resolution #57-2011, with corrections.
SECOND BY: Mr. Horiszny
Mr. Kern asked if anyone had any questions or comments? No one raised their hand.
ROLL CALL: 5-0

IV. DEVELOPER ITEMS

A. PIERPONT SLATER – APPROVE SECURITY RELEASE AND ENTERING INTO MAINTENANCE PERIOD

Mr. Kern said the applicant has requested a final inspection for release of security being held and to be entered into their 18 month maintenance period.

Mr. Kern said we have letters from Hanover Engineering and Boucher & James indicating they are okay with it. Mr. Miller said there are no outstanding items.

MOTION BY: Mr. Horiszny moved for approval.
SECOND BY: Mrs. deLeon
Mr. Kern asked if anyone had any questions or comments? No one raised their hand.
ROLL CALL: 5-0

B. WOODLAND RIDGE – AUTHORIZE PREPARATION AND ADVERTISEMENT OF ORDINANCE TO ACCEPT ROADWAY

Mr. Kern said Ridge Drive located in the Woodland Ridge subdivision has not been offered for dedication to the Township by the developer. After many attempts to try to locate the developer to move forward with a deed of dedication to no avail, the Solicitor is recommending to prepare an ordinance for roadway opening in order take dedication and submit this road for liquid fuel reimbursement.

Attorney Treadwell said he's going to actually revise that summary because since that's written, he has now determined that we can adopt Resolution #58-2011 accepting the offer of dedication that was on the Woodland Ridge Subdivision plan. Previously it was his understanding that the plans did not have an offer of dedication. He has since looked at them and they do have an offer for dedication, so instead of doing an ordinance, you are allowed, pursuant to the Second Class Township Code, to adopt a resolution accepting dedication of Ridge Drive because it was offered to you as a note on the plan.

Mrs. deLeon asked when is the liquid fuels deadline? Attorney Treadwell said it's sometime between September and October. Ms. Gorman said the date is September 1st, but they contacted PennDOT and they said if we could get the information to them, they will accommodate as much as they can.

Mr. Maxfield asked if there was a copy of the resolution as he wanted Attorney Treadwell to read the number again. Attorney Treadwell said it is #58-2011.

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Mrs. deLeon said this brings her to the other subdivision that is not being plowed in the winter, Old Mill. Have you looked to see if there was a note on their plans? Attorney Treadwell said with that specific Old Mill Subdivision, we know where the developer is and the developer is more than willing to give the roads to the Township. What is holding that up is the requirement that we have put upon the developer for a maintenance bond, which they have been unsuccessful in obtaining so far. The difference between the Woodland Ridge Drive project and Old Mill is that we just can't find this developer. This is an old project. Roger has been out and looked at the road and there are no issues with taking over the road, and since you plow it as a Township anyway, you might as well benefit from the liquid fuels. He would like an adoption of Resolution #58-2011. He would first ask for public comment as it was on the agenda as an ordinance and it should have been a resolution.

Mr. Kern asked if there was any public comment? No one raised their hand.

MOTION BY: Mr. Horiszny moved for approval of Resolution #58-2011 to accept Ridge Drive dedication.
SECOND BY: Mr. Maxfield
Mr. Kern asked if anyone had any questions or comments? No one raised their hand.
ROLL CALL: 5-0

V. TOWNSHIP BUSINESS ITEMS

A. PROPOSED CHANGES IN PENSION ACTUARIAL ASSUMPTIONS

Mr. Kern said at the September 14, 2011 meeting of the Pension Advisory Committee, the Township Actuary from Municipal Finance Partners reviewed several options for changes to the assumptions that are utilized to prepare valuation estimates for the Township's two (2) employee pension plans. The Pension Advisory Committee has made a recommendation that these assumptions should be changed which the Township Finance Director will review with Council.

Ms. Gorman, said at the Pension Advisory Committee meeting, our actuary recommended that we change our mortality table and the assumptions he's using for interest earned and wage percentage increases. The consensus of the committee, was to recommended to Council that they change the mortality table to the retired pensioners 2000 table and lower the assumptions on interest earned from 7.5% to 7.0%, and lower the assumption on wage increases from 5.5% to 4.0% which has an impact on your MMO's from year to year. They recommend decreasing them, which is falling in line which is what is actually happening.

MOTION BY: Mrs. Yerger moved for approval of the proposed changes.
SECOND BY: Mr. Maxfield
Mr. Kern asked if anyone had any questions or comments? No one raised their hand.
ROLL CALL: 5-0

B. PRESENTATION OF 2012 MINIMUM MUNICIPAL OBLIGATION (MMO)

Mr. Kern said Act 205 requires the Township Manager a the Chief Administrative Officer for the two employee pension plans to annually determine the Minimum Obligation of the Township for those plans for the coming year. The Township Actuary has prepared Minimum Municipal Obligations (MMOs) for both plans, which were reviewed by the Pension Advisory Committee at their meeting on September 14, 2011. The Township Manager will review the MMOs with Council.

Ms. Gorman said the MMO's which are presented to you this evening are based on the actuarial assumptions that you just approved and the payroll information we provided our actuary. The uniformed pension plan will require \$256,470.00 for next year. Our non-uniform plan will require \$86,983.00. You will see this in the budget presentation later this year.

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Mr. Cahalan said to go back to Ms. Gorman's memo on the actuarial assumptions, can you read the number, the difference? Ms. Gorman said between what was provided to us originally and with the changing of the MMO, there was approximately a \$14,715.00 difference. That's more than what we were originally given, so we're adding an additional \$14,000.00 to the plans to cover actuarial changes.

Mr. Maxfield asked why the disparity between the two numbers? The \$86,983.00 compared to the \$256,470.00? Ms. Gorman said the \$86,983.00 is for the non-uniform and the \$256,470.00 is for the uniformed officers. It's because of the benefits provided to them and the uniformed obviously is guided by state statute, so they get better benefits. Mrs. deLeon said it was all discussed at their Pension Advisory Committee meeting and it went very well.

Mr. Kern asked if there were any further comments? No one raised their hand.

MOTION BY: Mr. Maxfield moved for approval of the 2012 Minimum Municipal Obligation figures.

SECOND BY: Mrs. Yerger

Mr. Kern asked if anyone had any questions or comments? No one raised their hand.

ROLL CALL: 5-0

C. LOCAL SERVICES TAX AGREEMENT

Mr. Kern said Act 32 requires municipalities to hire one (1) tax collector county wide for Earned Income Tax collection. This legislation does not require changing the collection of the Local Services Tax. In an effort to make the process less complicated for residents, the Saucon Valley School District business office, Hellertown Borough and Lower Saucon Township would like to hire the same collector to process the Local Services Tax payments.

Attorney Treadwell said there is an agreement with Keystone Collections group, which will be your EIT tax collector under the new Northampton County tax collection committee. The idea is the Township, school district and the Borough would all use Keystone to also collect our local services tax. Your local services tax is \$25.00 per person in the Township and \$5.00 for the school district. Employers are required to withhold it throughout the year. There's an agreement that all three municipalities would sign up with Keystone. The agreement is fine. The one thing he wanted to point out is they are proposing to charge for this service 1.75% of the amount collected plus automated pre-sorted postage, whatever that happens to be at the time the bills go out. They are also proposing to collect delinquent services tax for people who fail to pay it. They are proposing to do that in accordance with the resolution that the Northampton County Tax Collection district adopted, and there is a list attached to that resolution of a number of fees that will be charged to Keystone for someone who does not pay their local services tax including a taxpayer late filing notice of \$10.00, an employer late filing notice fee of \$50.00, various fees for returned checks, a wage attachment fee, employer wage attachment notice, preparation of a complaint for a magisterial district court matter \$75.00, preparation for a magisterial district court hearing \$100.00. There are numerous fees attached here that could, for someone who does not pay their local services tax, far exceed the actual amount of the local services tax. Mr. Kern said how was it done in the past? Mrs. deLeon said did Berkheimer have these charges in the past? Attorney Treadwell said he doesn't know what Berkheimer charged. Ms. Gorman said Berkheimer's fees were very similar. In working with Berkheimer and with speaking to Keystone, a delinquent local services tax payment rarely goes to court. It usually does not get that far. They advised her they charge it on a percentage basis, like 10% of whatever is due. Although legally they can impose those fees, they advised her it's very rare that it would even be done and it would probably be done if someone owed quite a bit more than the \$30.00. Berkheimer is charging us 3% now and Keystone will charge us 1.75%.

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Mrs. deLeon said what about exemptions if you don't make a certain amount of money? Ms. Gorman said it's the same and it's online. Mr. Kern asked if there were any comments or questions? No one raised their hand.

MOTION BY: Mr. Horiszny moved for approval of the local services tax agreement.

SECOND BY: Mr. Maxfield

Mr. Kern asked if anyone had any questions or comments? No one raised their hand.

ROLL CALL: 5-0

D. SUBMISSION OF DRAFT 5-YEAR CAPITAL PLAN

Mr. Kern said the Director of Finance has prepared a final draft of a 5-year Capital Plan for Council's review and input.

Ms. Gorman said pursuant to your administrative code, the Township administration is supposed to provide to you a capital plan for five years. The following report is an update of the report that was provided to you last year. Many of the items are similar. They are either items they haven't started yet or pushed back to a later date or items they are still working on and hoping on completing within the next year or two. There really hasn't been many changes as to any additional projects that were pending or hoping on doing just because of the economy. Basically our focus right now is to finish the work we started.

Mrs. Yerger said you talked about some of the open space acquisitions and it doesn't look like the Dravec property is on here. If this was meant to not be a total compilation, that's fine. Mrs. deLeon said she thinks it should be. Ms. Gorman said Dravec main portion is on here. Mrs. Yerger said she was looking at the narrative. Ms. Gorman said she can amend and add that for the record.

E. DISCUSSION OF TOWNSHIP OWNED HOUSE ON POLK VALLEY ROAD

Mr. Kern said Council asked staff to investigate various options of the sale or removal of the house on land owned by the Township located on Polk Valley Road.

Mr. Cahalan said we had a discussion with Council last June and at that time, we brought to you a memo prepared by Dan Miller from Hanover Engineering that gave several options for subdividing the existing home from the rest of Polk Valley Park. In addition, we also were able to obtain a report that was done by a local realtor, Dick Woodring. A copy of that report is in your files dated February 25, 2011. He gave some values that he set on each of those layout or subdivision options that were in the Hanover Engineering letter. It was mentioned at one point whether the house could be move, and he wasn't able to find out that information. He thinks if you wanted to dispose of it, it could be sold with a proviso they could move it or whatever. This is for Council discussion.

Mr. Kern asked what was the realtor's recommendation? Mr. Cahalan said there were three subdivision options and he applied a market value to those. He says under layout 1, with a one acre lot only, if you are subdividing it and selling the house, only the land value, it is \$77,500.00. The market analysis of the existing house on layout 2, two acres of the L-shaped land is \$82,500.00. His analysis of the existing house in layout 3, on a lot 300'x300' would be \$85,000.00. Mrs. Yerger said he also gave some general recommendations and layouts.

Mrs. deLeon asked what is the zoning out there? Mr. Cahalan said it's RA. Mrs. deLeon said that's two acres zoning and the frontage is? Mr. Horiszny said it's a two acre minimum for sand mound. Attorney Treadwell said it's R12. He's looking at a zoning map which is in your packet, and everything along Polk Valley Road appears to be R12. Mrs. deLeon said for sand mounds, it's two acre zoning.

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Mr. Horiszny said even though he suggests all these things to do to the house, these estimates are the land value only, like the house is gone? Mr. Cahalan said no, it says the existing house on layout 1, 2 or 3. It would be selling the house, as is.

Mr. Kern said what does Council want to do with that property? Have the house still there or are there other ideas for that property with the park right behind it? Mr. Maxfield said it seems the house is in bad shape and we may have a hard time selling it because it's going to be beyond a fixer-upper. He mentioned last time we were discussing this property that he noticed there were trees coming out a hole in the roof. Mrs. Yerger said why does the developer say it's worth restoring, the very first line? Mr. Maxfield said if you want to put that kind of money into it, it's an old house. When you look at the outside of it, there's damage to the bricks. The brick has been chewed up pretty well, the roof is bad. There's an existing cesspool. The barn is gone. Mr. Kern said if someone was to purchase it, how would the septic be handled? Mr. Miller said they recommend and the SEO has recommended that you have the two required areas – a normal septic disposal, not a cesspool. Mrs. deLeon said it's not existing, as it's not there yet. Mr. Miller said the primary and secondary. Mr. Kern said that would eat up how many acres? Mrs. deLeon said that's why you need the two acre minimum. Mrs. Yerger said has Parks and Recreation indicated any specific additional need in terms of recreation for that property? Mr. Cahalan said nothing other than what's there, the dog park and the grass walking trails. Mrs. Yerger said she does know that during the tournaments, they use a lot of that for parking. Mr. Cahalan said that is our overflow parking. That is the interim overflow parking until the connector trail is done, and then they intend to designate the school district campus for overflow parking. Mrs. deLeon said do we have a tentative expansion phase for that park? She knows we talked about, but did we ever formulize it? Mr. Cahalan said no. The only thing that was discussed was the dog park which is fully developed and a trail system around the perimeter. Back when Council was contemplating the purchase of the property, there were some rough drawings done of playing fields before the dog park was put in. Mrs. Yerger said she's had a couple of comments about the dog park, and the first thing they said was to expand it. There's always somebody in it.

Mr. Maxfield said one of the things we talked about in the past was eventually, a recreation building, like an operation center. This may be a good area for that. One time we were talking about it up higher in the park, and that seems to be more useful as a parking lot right now. Before we go too much further, he wanted to put his vote in for layout 1. It's the only one that kind of meets our ordinance suggestion of depth versus width. It also is not oddly shaped and also doesn't cut in more to the park area we have. Whatever we do, he'd vote for layout 1. He doesn't know what you want to do with the house, that to him, if we are going to subdivide the property, that's the only one that makes sense for the park. Mr. Kern said layout 1 is only one acre.

Mrs. deLeon said like she's said in the past, she'd be for layout 2 as it complies with the two acre minimum. We ask residents to comply with our two-acre minimum and the Township should. She doesn't particularly care for flag shaped lots or L-shaped lots, to her, that she can deal with than ignoring our two acre requirement. Mr. Maxfield said we also talked about keeping it consistent with the neighborhood and most of the other properties up and down Polk Valley Road, especially downhill from there, are one acre. Mrs. deLeon said do they have sand mounds? Mr. Maxfield said he doesn't know if they have sand mounds or not. Mrs. deLeon said our current ordinance states if you put in a sand mound, you need two acres. Mr. Maxfield said do we know this property needs a sand mound? Mr. Miller said it was tested at one area, and it came back that it needed a sand mound. Mr. Maxfield said was that what was marked the alternate site. Was there any testing done on the current cesspool area where the barn is gone? Mr. Miller said the barn area is disturbed. The cesspool is a disturbed area. He believes there was disturbance in other areas and they were unlikely to find better soils than what they found in the area that they tested.

Mr. Kern said would layout 2 impinge on any potential future use for the park? Mr. Maxfield said it takes an acre chunk out of the field. Mr. Kern said he'd say let's get rid of the house. Mrs. Yerger said is there some way to put it out there if someone wants to move it, what do they want to

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offer? Mr. Cahalan said you can announce you are accepting bids on it and say they have to remove it. Mr. Maxfield said make it a condition that it would be moved. Mr. Cahalan said yes. Mr. Horiszny said or we could sell it and see if anyone wants it with the layouts and pay that money and get rid of it that way. Mrs. deLeon said when you say sell it, do you mean subdivide it and sell it? Mr. Horiszny said we could start out saying how would you like to buy this, then if someone wants to buy it, then we could subdivide it to comply with their wishes. Mr. Kern said he just suggested they not do that as they are impinging on potential future park plans with the house in place. Mr. Maxfield said with park development in the future, right now we're at a really odd time, and he can't imagine land is going to get easier to acquire in the future. Mrs. Yerger said there's enough potential and other areas if you just want to use this as recreational land, there's other options maybe in the future for things like that we could look at. Mrs. deLeon said you have to look at the expense for a recreation building, it could be many years from now. Mr. Maxfield said it would be nice not to have to buy the land in the future for it. Mr. Kern said we're in agreement for the Manager to solicit the house, and put a reasonable time limit on it. If there are no offers, we'll have to do what we have to do. Mrs. deLeon said how large is the dog park in relationship to this. How many acres would be left on this track? Mr. Cahalan said the original Norcar property was 10 plus acres. The dog park is about 1-1/2 acres of that. Mrs. deLeon said is the other land useable? Mr. Cahalan said it could be. There would have to be some earth moving and construction if you are going to turn it into fields. Mr. Maxfield said it's a lot flatter than Polk Valley Park was.

Mrs. deLeon said with the thing going on with the Joint Parks and Recreation Meetings, we may not need another field. Does anyone determine that? Mrs. Yerger said in her opinion, even just the turnover of houses in Hellertown, is going to create a younger generation, a younger population with children. For a long time, Hellertown was populated with retirees of Bethlehem Steel, so she thinks our parks are adequate now, but she thinks the need for recreation is going to increase. It is hard and it would not hurt to have an additional field to alleviate some of the usage. Mrs. deLeon said this will be valuable information. Mr. Maxfield said it is raw land so it's not like we have any restrictions on it. If some future Council wants to use it in a different way, they can do it. It would be a great piece of future recreation insurance property. Mr. Kern asked if there was any comment from anyone? No one raised their hand.

- MOTION BY:** Mr. Maxfield moved to direct Mr. Cahalan to put the house at 2838 Polk Valley Road out to bid under the condition that the house would be bought to be moved off the property within six months.
- SECOND BY:** Mr. Horiszny
- Mr. Kern asked if anyone had any questions or comments? No one raised their hand.
- ROLL CALL:** 5-0

VI. MISCELLANEOUS BUSINESS ITEMS

A. APPROVAL OF SEPTEMBER 7, 2011 MINUTES

Mr. Kern said the minutes of the September 7, 2011 Council meeting have been prepared and are ready for Council's review and approval. He asked if anyone had any changes or corrections?

Mr. Horiszny said on page 21, line 17, he thinks we should add "with sixteen years as the minimum age".

- MOTION BY:** Mr. Maxfield moved for approval of the September 7, 2011 minutes, with corrections.
- SECOND BY:** Mrs. deLeon
- Mr. Kern asked if anyone had any questions or comments? No one raised their hand.
- ROLL CALL:** 3-1-1 (Mr. Horiszny – No; Mrs. Yerger – Abstained as she wasn't at the meeting)

B. APPROVAL OF AUGUST 2011 FINANCIAL REPORTS

Mr. Kern said the August 2011 financial reports are ready for Council's review and approval.

Mr. Horiszny said on page 3 of the financial report, there was a \$35,885.50 check to Dewey. Was that a normal donation or a specific item? Mr. Cahalan said that was the money received from the County Gaming Authority for the award they received for equipment.

MOTION BY: Mr. Horiszny moved for approval of the August 2011 financial reports.

SECOND BY: Mr. Maxfield

Mr. Kern asked if anyone had any questions or comments? No one raised their hand.

ROLL CALL: 5-0

VI. PUBLIC COMMENT/CITIZEN NON-AGENDA ITEMS

- Stephanie Brown, resident, said she sent an email to Mrs. Yerger as it may be appropriate for the EAC to discuss. Is the Township aware that there's a movement in PA to require mandatory garbage collection? That's something that could really impact the Township. She was wondering if the Landfill had mentioned this at any of the Landfill meetings? Mrs. deLeon said no. It's the first time she is hearing this. There are individual haulers in the Township. Mrs. Yerger said there are remote municipalities that don't have garbage pickup at all. It is showing up on illegal dumps sites. She doesn't know how many municipalities this is going to affect, but if the statewide mandate applies for all municipalities. Ms. Brown said they've had hearings and the biggest problem is its come about because of the fact that there are so many illegal dumps in certain parts of the State, and a lot of people don't have money and don't have anywhere to put their stuff and they don't know what to do with it. That's a big problem right now. She's lived many years in the Township and they didn't have garbage collection, and she wasn't out dumping it somewhere. If there was food waste, most of the times the dogs got it. There are some people who can minimize their waste, and some people who can't. She is not for or against it, but it's something the Township needs to keep a tab on as the Landfill is such an important part of the Township. It could really fill up those landfills very quickly. Mrs. Yerger said she got the impression was there has to be some methodology in place that citizens have garbage collectors such as private haulers, or whether it's an actual municipal service that is provided. Mrs. deLeon said she wouldn't want to see our residents lose the choice because we're too government regulated, but on the other hand ther has to be places where the garbage goes. If the Township has to collect it, there are additional trucks, additional employees, overtime, all kinds of things. Ms. Brown said one of the problems is one of the groups behind it is "Keep PA Beautiful". Some of it's about aesthetics and how things look and that's important. Garbage has to be looked at a little more than that. She wanted to bring it to the attention of Council.
- Ms. Stephanie Brown said she's not happy with the results of the vote on the Township's ride-along program. She did some investigating and brought some of this up at the Saucon Valley Partnership meeting. The PA StatePolice have a cadet program, which is very important. She did a Google search for police ride-along programs. She picked some out, not because they helped promote what she believes, but they had some good regulations and she wanted to share this with the Township. This is a serious issue. When she brought it up at the Saucon Valley Partnership meeting, she asked Hellertown what their policy was. Even though she is against this, Hellertown seems to have a reasonable ride-along program for anyone who is under 18. In Hellertown, the Mayor and the Borough Manager seem to indicate that if there is a ride-along program, it goes through the school district as there's an interim program through the school district. Ms. Brown said she was told that basically the student would only be spending about an hour's worth of time in a police car, which is more practical. She's not sure how long the Township's is, but she would like them to review this. It's a good thing you did to revamp the program, but you need a lot more. One place says you have to be 21, but there are exceptions. Others say 18. One says a dispatcher will be notified if there is a ride-along passenger. She didn't see that in the Township's rules. She doesn't know if the Township has an indemnity agreement or release of wavier of liability. One says you cannot bring any recording devices. Exposing a person under 16 to some of these things,

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she's not in favor of and would like some revisions to the program. She'd like it to be a discussion at the Saucon Valley Partnership meeting. What happened to her, shouldn't happen to anyone else and she wants to stop it.

VII. COUNCIL AND STAFF REPORTS

A. TOWNSHIP MANAGER

➤ Mr. Cahalan said there's a memo in your packet from Jeff Marshall from the Heritage Conservancy. It's about the Dravec parcels. They are requesting that a land trust beneficiary be appointed for the Dravec parcels. This is something we've done with other properties acquired for open space for easements. They have utilized Heritage Conservancy to perform these duties. They quote a price of \$2,500.00 per property to do that. There is a letter also in the packet. For the Mease property, which indicates we are nearing settlement, they are also requesting an endowment for the land trust beneficiary for that property and that is in the amount of \$2,500.00. We have Heritage acting as the consultant to the open space program. This would be an additional performance of duties that would go with the two properties. Mrs. Yerger said before the land could be developed, a fee is paid, which is basically an insurance policy. They would have to relinquish the rights for the property to be developed. They are the back up. It's typical of what most municipalities are doing, and most properties and easements are held with more than one entity, whether it's a Township or the State, or DCNR puts it on when you get a DCNR grant. Mrs. deLeon said who pays this, the Township or the landowner? Mrs. Yerger said in most cases it is the Township and it can be taken out of open space funding. Attorney Treadwell said isn't DCNR on our Dravec one? Mrs. Yerger said yes it is, and you may want to ask about that one. For Mease, the Township holds the easement and nobody else because it didn't go through ag and it didn't go through DCNR. There was not enough here in Northampton County for the ag program to want it. There's a 20-acre limit and she thinks it is 14 in Northampton. Mr. Kern said is DCNR listed as one? Attorney Treadwell said on the Dravec one, because some of the funding came from DCNR. There are DCNR required restrictions in all of the documents. Mrs. Yerger said she would talk to Jeff about that one. Mr. Cahalan said they can bring that back. The Mease property is the one that is only held by the Township because the County was not interested.

MOTION BY: Mr. Maxfield moved to have Heritage Conservancy come on board as the land trust beneficiary for the Mease property at \$2,500.00, a one time fee.

SECOND BY: Mr. Horiszny

ROLL CALL: 4-0 (Mrs. Yerger abstained as she works for Heritage Conservancy)

➤ Mr. Cahalan said they had the meeting with PennDOT today on the Applebutter Road closure and detour. It was a very good turnout. PennDOT representatives were here with their design folks from McCormick Taylor. Thanks to Representatives Simmons, Freeman, and Senator Boscola for facilitating the meeting. Present were some emergency services, fire and EMS personnel there. We also had the businesses on Applebutter Road who spoke about the impacts that the closure would have on them. Representatives from Hellertown were present and they indicated there were some impacts spilling over from the Borough from the detour. The meeting was very productive. He will go over some of the changes that hopefully can be made per our discussion today. There is a draft letter in your packet to Michael Rebert, the District Executive for PennDOT District 5.0. He will read the letter, which said at the September 21, 2011 meeting with PennDOT, and concerned municipalities, organizations and zoners, PennDOT agreed to investigate the following traffic items relating to Applebutter Road detour.

- Signal timing changes. PennDOT agree to have their traffic signal personnel investigate the increased traffic volumes and turning movements caused by the

Applebutter Road detour. This investigation could indicate signal changes to mitigate the congestion experienced since the detour went into effect. The worst area of congestion appears to be Route 412 and I-78 interchange area.

- Left turn signals – PennDOT agreed to investigate the possibility of revising pavement markings and/or signing at the I-78 off ramps to Route 412 to facilitate the left turns by detour for trash trucks at these intersections. The possibility of exclusive left turn lanes will be considered. The possibility of left turn signal phases will also be investigated. Mr. Kern said that's fantastic. Since that interchange has been in operation, there should have been a left turn lane from the beginning. Mrs. deLeon said on her way home through Silvex Road, she noticed that the right hand lane has a faded "right turn only" sign, so if you are in the left lane, that's a straight or left turn, you are not supposed to make right hand turns. They need to look into that so that if you are in the left lane, you should only make a left turn. Mr. Horiszny said that's why he asked them to do three lanes there. They have room and could do it easily. Mr. Kern said even at a minimum with a left turn only, with a straight turn, would solve it, but three would be the ultimate. Mr. Cahalan said this is to make changes during the two month detour. He doesn't think putting an additional lane in a two month period is feasible.
- Changes to stop bars – the relocation of stop bars at traffic signals to further facilitate left turn movements will be investigated.
- Changes to signage. Changes to the signs will be considered. It was noted that several detour signs were partially obstructed by tree branches and a utility pole. Consideration will be given to larger signs at I-78, Route 412, interchange area. The current signs which are probably standardized signs are difficult to see amid the advertising and highway signs in that area, especially for drivers negotiating the traffic congestion that is incurring.
- Other items discussed were frequent notification to the municipalities on the status of the first phase of the bridge repairs that require the Applebutter Road detour. PennDOT will try to fund and accelerate the schedule for the contractor, J.D. Eckman, Inc. with overtime approval. A contractor is currently working for ten hour days. Al Picca, a PennDOT representative who was at the meeting said he will speak with Mr. Rebert to request approval of additional funding for overtime phase of the bridge project. Mr. Picca has emailed Mr. Cahalan since the meeting and asked if we had any objection to the contractor working at night, which will speed up the construction phase and reopen the detour sooner.
- Applebutter Road is and will remain open to emergency vehicles. This was the biggest thing that was accomplished today. Police, ambulances, and fire trucks coming from Steel City will be able to negotiate past the work site on Applebutter Road and there was some discussion at the meeting about the barriers that are up there. During the day, the contractors will move them if they hear a siren. After hours, the police and emergency personnel ask for lightweight barriers that will be moved by the operators so they can get into the area. They will have to enforce that so the public is not using that as a through route.

This covers most of the issues. There was a resident here from Lower Saucon Road and she indicated there were some culvert problems that the trucks were making worse and PennDOT did indicate they would call the PennDOT County Maintenance to work on that. He put this together to indicate the changes that are going to be made and if Council approves this, he will send it off to Mr. Rebert, and hopefully, we will see some changes to the route and the signals and some of the other signage on the detour. Mrs. deLeon said the last bullet being the safety issue should be moved to number 1. That was the best thing that happened today. The patching on the road surface on the existing bridge deck, they need to be reminded of that as the whole road is crumbling, and if that could be inserted somewhere, that would be great. Mr. Cahalan said you should have a copy of the bulleted list that Diane did and they will add some of the other things from that to the letter. This

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was mostly the changes to the detour road, but will add the other items. Mrs. deLeon said she really appreciates everyone's work for getting the meeting set up. There was a lot accomplished. She does feel sorry for the businesses on Applebutter Road. She knows any loss of business to them is a loss of business to the Township as part of our tax base is for commercial taxes. The landfill worked real hard with trying to come up with an alternate route and had this meeting come up a year ago, a lot of things could have been implemented. Trucks are going to the Chrin Landfill instead of coming to IESI so that's affecting our host monies and our business. She's sure the other shops on Applebutter Road are going to be impacted and in today's economy, that's a real bad hit. She doesn't know what we can do to help them.

MOTION BY: Mrs. deLeon moved for approval of the letter Mr. Cahalan is going to send to Mr. Rebert from PennDOT, with corrections from Mrs. deLeon.

Mr. Horiszny said in the No. 2 bullet, could we make a comment about the possibility of three lanes on the exit ramp? Mrs. deLeon said it won't hurt.

**SECOND BY:
ROLL CALL:**

MOTION BY: Mrs. deLeon amended her previous motion and moved for approval of the letter Mr. Cahalan is going to send to Mr. Rebert from PennDOT, with corrections from Mrs. deLeon and Mr. Horiszny.

SECOND BY: Mr. Horiszny

Stephanie Brown said that's not part of the area that's being redone by PennDOT for the casino, that's down further? Mrs. deLeon said that's down further.

ROLL CALL: 5-0

- Mr. Cahalan said he also has a report on the Heller Homestead floor boards. There is an email in your packet from Public Works with some photographs of the boards. You asked staff to look into. They indicated they took some pictures of the floor. First, they felt the dehumidifier has nothing to do with the gaps and the boards. They said that they could move the dehumidifier to the other side of the basement, but it's all one room and moving it to the other end would be a pretty big job as there's material in there that was moved from the maintenance garage. That can be done, but their opinion is it's not contributing to the separation in the floor boards. They commented on the recommendations that were from PHMC and said the repairs suggested using the L-shaped insert would not work either because it's based on the floor being a tongue and groove, which it's not. They said a Dutchman patch would work for the holes, but they didn't think it would look pleasing. Removing the entire boards and relaying them would be very time-consuming and there would be a very good chance of damage to the boards while you are trying to get them up. The final one is installing a floating floor over the existing floor would certainly correct the gap hole problem and would not damage the existing floor as the floating floor is laid on top of a foam pad which is either attached to laminate panels or depending on the type, would have to be put down first. It's not nailed or glued to the floor. It would just have to adjust the baseboard molding. They feel that those gaps could be protected if you put down one of those vinyl office protectors that you put under a desk and they said place a large heavy oval rug on top of it. This was the first shot at this and he wanted to share this with Council. He doesn't know if you want them to move further with a solution on this issue. Mr. Kern said he likes the practical solution. It's an office protector with an oval rug. Mr. Horiszny agreed with Mr. Kern. Mrs. deLeon said what about the report the Conservancy made regarding the leaky ceiling on the second floor. She sent pictures to the Township, and also the sun room there is mold growing there? Mr. Cahalan said they have to get a roofing contractor to go and look at the roof. Roger was informed he needs to call someone. Mrs. deLeon said in mid-August, the Conservancy was able to get volunteers

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from DeSales University and they painted the meeting room upstairs on the second floor and did a great job. They noticed when they opened up the windows, the wonderful job that the Sobrinski painting did, she could actually peel off the paint on the exterior of the window sills. The window sills are a mess and the Widow's House is in need of painting. She doesn't know what our budget is like, but she'd like to meet somebody from the Township out at the Homestead and go over things that need to be replaced and repaired. She'd like to see that happen one day next week.

- Mr. Cahalan said trick-or-treat will be on Friday, October 28, 2011 from 6 pm to 8 pm. Ms. Gorman said a couple of years ago Hellertown wanted to move it from the City of Bethlehem's as they were getting inundated with people. Mrs. deLeon said it used to be Sunday afternoons. Mr. Maxfield said would it make any sense at all to stagger it at all and do it from 5 pm to 7 pm on the same day? Mr. Horiszny said Hellertown will be all inundated with the Lower Saucon people. Mrs. deLeon said on a weeknight, parents aren't even going to be home from work at that time.

MOTION BY: Mr. Horiszny moved that Lower Saucon Township celebrate Halloween time from 4 pm to 6 pm on October 31, 2011.

Mr. Cahalan asked that this be talked about at the Saucon Valley Partnership meeting next month. Mrs. deLeon said Hellertown has already posted their trick-or-treat dates. Mrs. Yerger said you really don't have kids out real long if it's on a school night. She thinks it should be discussed at the SVP meeting. Mr. Kern said we have to go along with Hellertown.

**SECOND BY:
ROLL CALL:**

MOTION BY: Mrs. deLeon moved for approval that Lower Saucon's trick-or-treat night will be on October 28, 2011 from 6 pm to 8 pm.

SECOND BY: Mrs. Yerger

Stephanie Brown said it's good for this year and should be brought up by the Partnership. When she went trick-or-treating in the Township, the reason a lot of municipalities have moved it to similar times is the fact that people are double dipping. Having it on a week night, although it is Halloween, people are coming home from work at that time and it's dangerous. That's reasonable to have it the way it is and change it for the future. Her bigger thing is with all the obesity and diabetes, as the Halloween parade is a set tradition, why don't you just hand out candy out then and leave the residents alone. She thinks trick-or-treat needs to go by the wayside. She doesn't see a need for it.

ROLL CALL: 4-1 (Mr. Horiszny – No)

B. COUNCIL

Mr. Maxfield

- He said he spoke to Chris Snyder, Chief of Steel City Fire Department, and last night at the Steel City Gun Club, whoever was there, they think it may have been Bethlehem Police, set off tear gas canisters. It's a repeat of an event that happened several years ago. They were first alerted by people in Bethlehem Township whose eyes were burning, across the river from the Gun Club. That kind of activity, they got a call and did what they could, hose some areas down. They are worried about the possibility that it settles on bushes, and when it rains, it comes down again and gets in people's eyes again. He was concerned enough to mention it to Mr. Maxfield. He was going to contact Mr. Cahalan. Mr. Cahalan said he has the police reports from the Township and Bethlehem Township who investigated complaints across the river. They did contact the Bethlehem City Police and they said they were training there at Steel City range and they confirmed they set off two canisters of gas and at that time, they were completed and they left the site. The report

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says due to the damp conditions, the gas settled over the river and was near the bike path. Mrs. deLeon said she doesn't know what they are thinking. It's 2011. Do we do that and we just don't know it in the past. Is there any way they can tell us about it. Mr. Maxfield said they may have no place to do it. It's a bad situation especially if it's blowing across the river. Why do we allow it at all? He was thinking we want to investigate an ordinance in the Township that prohibits the setting off of this kind of stuff. Mrs. deLeon said it may already be in the nuisance ordinance. Mr. Horiszny said we shouldn't let them do it in our Township. Mr. Maxfield said it's tear gas. Mr. Cahalan said he will work on it with the Solicitor and get back to Council. Mr. Maxfield said in the meantime, can we send communication to Bethlehem and tell them we are working on this and expect them to hold off on doing anything until we notify them. Mrs. deLeon said she thinks the Steel City Gun Club rents the facility from the City of Bethlehem who are the owners. We need to do both, notify the Gun Club and the City. Mr. Cahalan said they will look into it.

Mrs. Yerger

- She said last week, at the EAC meeting, she was sent some information from Natural Lands Trust. They have a Stewardship Assessment program for municipalities. The Natural Lands Trust received a grant to come to municipalities in Lehigh and Northampton Counties to assess a property of their choice for stewardship. She sent the information to Mr. Cahalan to see if he was okay to approaching the EAC on what property they thought would be suitable for this program. After discussion with the EAC, they have come up with a recommendation that they invite Natural Lands Trust to come and give a stewardship assessment of the Dravec property as that will include trails and habitat restoration and possibly environmental use of the property. They will have their biologist come up and help us determine that. It will result in a 15-20 page report on how to proceed with the care and stewardship of the property and the proper uses of it. With that, she has a recommendation that the EAC recommends that stewardship assessments for municipalities Natural Lands Trust, be approved. There is no cost as they received a grant. Rick Trailes, our former Planner, suggested Lower Saucon Township. We can instruct Mr. Cahalan to get in touch with Rick.

MOTION BY: Mr. Horiszny moved for approval to have the Natural Lands Trust do a free stewardship assessment on the Dravec property.
SECOND BY: Mr. Maxfield
ROLL CALL: 5-0

Mr. Horiszny

- He said he a Lower Saucon Authority meeting last night and they are also working on a 5-Year Plan and will be ready by the end of the year.
- He had a question in the Kingston Park paving status as there is a fall fest on October 1, 2011? Mr. Cahalan said next week the connector trail at Polk Valley Park will be done and once that is completed, the paving should be the week or two after.

Mr. Kern – No report

Mrs. deLeon

- She said we have a reminder that the Hellertown-Lower Saucon Chamber breakfast is Wednesday, September 28, 2011 at Hellertown Diner, and the cost is \$10.00. Reservations have to be in by Friday if anyone is interested in going.
- She said on Thursday, October 27, 2011, at Hellertown Borough Hall from 5:30 pm to 7:30 pm there's a 2012 Tax Policies and Issues Affecting Small Businesses and the cost is \$10.00 per person.
- She said Saturday, September 17, 2011, the Saucon Valley Conservancy held a slate-roof workshop. They had attendees and board members who helped with the removal of the existing shingles. Unfortunately, when they took the shingles off and the solid wood and

exposed the rafters, the rafters wall head plate, rafter sill plate and facing, they were rotted and disintegrated. She was quite disappointed as they wanted to finish it. They did receive a check for \$700.00 from the Township. They are in a dilemma as the job had to stop. Marcus put on wood boards and they got a tarp and covered it. Mr. Kern said it was a lesson in reality. Mrs. deLeon said they tried to have an understanding of what is going to continue. They need to put a roof on there, and PHMC may have to be contacted again as we originally asked them for a slate roof. Now we have to get in there and remove the roof and the rafters. She said it wasn't anticipated, and the majority of the rafters were rotted. The remaining ones were not considered sufficient integrity to support the placement roof. Remove rafters, rafter sill plates, and rafter front plates, with new material. Two sub options are evaluated. Pressure treated, but she's not sure if that would be appropriate. There's a list and it identifies how many 2'x4'. Marcus did say that it would cost about \$750.00 which would include material and cost. Again, she's not sure what materials are going to be needed. There may be things in the trailer that they may be able to use. When you walk in the root cellar and go down the steps, above the door, there's a shelf and they could find something old up there they could use. Mr. Kern said using the wood in the trailer would be great as he's sure there would be old period genuine rafters that would duplicate the same dimensions and the rough cut. Mrs. deLeon said if it has to be cut to fit the specifics, it's going to add up the price. Mr. Cahalan may want to get in touch with Marcus and get a better idea of what this is going to cost. He needs to be paid. They came up with a list of what is needed. Mr. Kern said have Marcus give an estimate. Mr. Cahalan said Cathy Gorman has a list of everything out there, it has the dimension and whether it's a beam or rafter. Mr. Kern said it should fit as it's just a small roof. If you want to give him the list, he can go over and measure. Mrs. deLeon asked Mr. Cahalan to call Karen Arnold from PHMC. Mr. Cahalan asked Mrs. deLeon to send to him what Marcus must do. Mrs. deLeon said we weren't talking about the rafters. Mr. Cahalan said give him information on what's needed and he will put a letter together. Mrs. deLeon said she did go down into the cellar and there were crock pots and they were completely filled to the top with water. There was a mantle down there with another little crock and it's 5' off the ground and water was in there also. The part of the root cellar that is under the ground is not covered with a tarp. She will put something together. She said she assumes this will be paid for by the Township and not the Conservancy. Mr. Cahalan said he would have to bring it back here to Council for approval. Mr. Maxfield said what was the original arrangement with Marcus? Mrs. deLeon said he was volunteering his time and the \$700.00 was for materials and for him doing the workshop and putting the slates on. That was just for putting the slates on and it wasn't for any of the rafters or any of the other things she talked about. He took off the slate from the Herman House and now it's over at the Homestead. Mr. Maxfield said now none of it is basically volunteer. Mrs. deLeon said he's still volunteering to put the slate on once there is an acceptable roof. There's two phases to this. Mr. Kern said it's the same as it was as after they ripped the roof off, they found rot and the rot has to be fixed. Mr. Maxfield said to him \$700.00, that's a lot of money. Does that seem like a reasonable price? Mrs. deLeon said it's going to take two days. Mr. Kern said he's going to go over and look at it. Mr. Maxfield said then it will be another \$700.00 for a total of \$1,400.00 for a root cellar roof. That seems like a lot. If we are going to get an estimate from Marcus, let's break it down and find out what the labor is. Mr. Kern said Marcus won't have to look at the wood, and if the wood is acceptable, he'll put it up. Mrs. deLeon said she would definitely recommend all the rafters be replaced, not just the rotted ones. To her, it should all be the same time period. You are going to have to take them off to put them back on the top plate anyway. Mr. Horiszny said did the boards that were on the rafters come off prove to be rotted also? Mrs. deLeon said not all of them, but most of them.

- She said at the Hellertown-Lower Saucon Chamber meeting last night, they talked about finding out from the Township new businesses when they open they have to have a permit for occupancy. Is there any way we could coordinate that with a Chamber? If a new business comes in, we may want to do a ribbon cutting to promote their business and try to

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get exposure and try to help the businesses. Mr. Cahalan said he will look into it. He will make sure it's information they can release. He will get back to Mary Himmelberger.

D. SOLICITOR

➤ Attorney Treadwell said they are going to have a brief Executive Session at the end of the meeting. You may need to recess this meeting as they may need to come back and take a vote on property acquisition.

E. ENGINEER – No report

F. PLANNER – No report

Council recessed. The time was 9:17 p.m. Council reconvened. The time was 9:31 pm. There was an Executive Session where the discussion involved potential property acquisition. As a result of the Executive session, Mr. Kern asked if there was any action Council wanted to take?

MOTION BY: Mr. Maxfield moved to have the Township order an appraisal for the Benner property that accesses Easton Road on the east side of the Township which is 78 plus or minus acres, at a cost not to exceed \$3,500.00.

SECOND BY: Mr. Horiszny

ROLL CALL: 5-0

VIII. ADJOURNMENT

MOTION BY: Mrs. deLeon moved for adjournment. The time was 9:32 PM.

SECOND BY: Mr. Horiszny

Mr. Kern asked if anyone had any questions? No one raised their hand.

ROLL CALL: 5-0

Submitted by:

Jack Cahalan
Township Manager

Glenn C. Kern
President of Council