

HONEY BROOK TOWNSHIP
Board of Supervisors Workshop Minutes
May 4, 2017

Board of Supervisors Workshop

Call to Order: John McHugh called the Honey Brook Township Board of Supervisors workshop meeting to order at 7:00 p.m. Also attending were Supervisors Travis Stacey and Tracy Olsen; Chris Hartman, Solicitor; Steve Landes, Township Manager; and Mike Reinert, Township Engineer.

1. Hammell O'Donnell request for inclusion in the Township's Act 537 Plan: Sean O'Donnell and Attorney Mike Shiring attended the meeting representing the Hammell O'Donnell industrial development to provide information and discuss the request for inclusion in the Township's Act 537 Plan. Fred Ebert, Ebert Engineering the Township's Act 537 planning consultant was in attendance as was Bill Ford Chairman and Attorney Michael Gill representing the Municipal Authority.

Due to the absence of Ed Spayd, the Municipal Authority's engineer, Fred Ebert reads highlights from Mr. Spayd's report analyzing the effect of adding the estimated 30,000 gallons per day to the Act 537 Plan. Mr. Spayd's analysis indicated that the Cupola pump station will handle the projected flows and there is no impact to the design of the waste water treatment plant.

Michael Gill and Bill Ford stated that the real concern of the Authority is that PA DEP may impose more stringent effluent standards if the projected number of gallons per day is increased. Mr. Ebert noted that this topic is not mentioned in Mr. Spayd's report.

Mr. O'Donnell pointed out that he and Jordan Hammell have spent a large sum of money over the years based on the knowledge that their development was included in the Township's current Plan. If the property is removed from the plan, the development will no longer be feasible and the years of work and expense will be lost.

Executive Session: the Board of Supervisors temporarily adjourned the meeting at 8:30 pm to meet in Executive Session to discuss potential litigation. The meeting reconvened at 8:50 pm.

After additional discussion, Travis Stacey made a motion to approve inclusion of the Hammell O'Donnell project located in West Nantmeal Township in the Honey Brook Township Act 537 Plan, subject to approval of an acceptable intermunicipal agreement including the following terms:

- a. Maximum of 30,000 gallons per day of sewage capacity.
- b. The property included is limited to the development areas shown on the existing Hammell O'Donnell land development plan.
- c. Developer shall make a commitment for payment of the costs of improvements required for connection of the project to the public sewer system; and the cost estimate and payment obligation shall be acceptable to the Township.
- d. The intermunicipal agreement must be approved by the end of September 2017.

The motion was seconded by Tracy Olsen and unanimously approved.

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2. **Award Bids for Public Works Materials and Supplies:** Steve Landes distributed a bid tabulation together with award recommendations. Following review of the attached tabulation, Tracy Olsen moved to take the actions listed below, seconded by John McHugh and unanimously approved.
 - a. Road Seal Coat – awarded to Martin Paving
 - b. Traffic Line Painting – awarded to Alpha Space Control
 - c. Low Sulphur diesel fuel, delivered – All bids were rejected because it is not clear how to determine the low annual bidder. The Manager was instructed to prepare new specifications and rebid this contract.
 - d. Plastic Storm Water Pipe - No bid received. The Manager was instructed to solicit three price proposals and report to the Board.
 - e. Precast Concrete End wall and inlets (Park Rd. Project) - No bid received. The Manager was instructed to solicit three price proposals and report to the Board.
 - f. Equipment Rental – awarded to Robert Pearson, Inc.

3. **May 10, 2017 Meeting Agenda:** A copy of the draft Board of Supervisors May 10th meeting agenda was distributed to the Board and reviewed.

During discussion John McHugh questioned whether the Board could postpone one of the conditional use hearings until June. Chris Hartman replied that may only be done with the applicant's permission because of time limitations placed on the Township in the Municipalities Planning Code. Chris recommends that the Board hold the hearings as scheduled and the Board concurred.

4. **Brandywine Terrace Mobile Home Park:** Mr. and Mrs. Ernie Detrie who are the onsite park management attended the meeting to update the Board about clean-up efforts at the park and to learn the results of recent inspections conducted by Technicon.

Technicon will prepare and send letters to the unit owners describing the improvements that must be made to meet the Township's codes. A copy of these letters will be provided to Mr. Detrie because he may be able to help bring the units up to code.

Executive Session: the Board of Supervisors temporarily adjourned the meeting at 9:25 pm to meet in Executive Session to discuss potential litigation. The meeting reconvened at 9:35 pm.

Adjourn: The Board decided to table all other items on the agenda until some future meeting. The meeting was adjourned at 9:40 p.m.

Respectfully submitted,

Steven C. Landes, Township Manager / Secretary