The regular meeting of the Adams Township Board of Supervisors was held on June 8, 2015 at 7:30 p.m. at the Adams Township Municipal Building, 690 Valencia Road, Adams Township, Mars, PA.

Present at the meeting were Supervisors Donald C. Aiken, Linda E. Lees, Edward L. Vogel, Thomas L. Franceschina and Russell R. Ford; Secretary Janet Lubbert, Solicitor Michael Gallagher, Chief William Westerman, Code Enforcement Officer Gary Peaco and Township Engineer Ron Olsen.

Chairman Aiken called the meeting to order at 7:40 p.m. with the Pledge of Allegiance.

PUBLIC COMMENT
There was no public comment.

APPROVAL OF MINUTES
On a motion by Linda E. Lees and seconded by Edward L. Vogel, the minutes of the meetings of May 11, May 21 and May 26 were approved. All were in favor.

NEW BUSINESS

Resolution #2015-03 - Amending PRD Ordinance
Mr. Gallagher explained that the Planning Commission is looking at amending the PRD section of the zoning ordinance to allow PRD's along Route 228. A plan for a PRD has been submitted, and this resolution will allow the Board to take action on that plan while the Planning Commission continues their review and then adopt an ordinance. On a motion by Thomas L. Franceschina and seconded by Edward L. Vogel, Resolution #2015-03 was approved. All were in favor.

PLAN REVIEWS

Whitetail Meadows PRD
Chris Wulff of Larson Design Group presented the plan for the Whitetail Meadows PRD which will have 130 town homes, 26 single-family homes and commercial outparcels. They are asking for tentative approval of the subdivision and final approval of the PRD. Mr. Wulff showed on the map where the plan will be located and said the road will be named something other than Myoma Road. The issues with density and snow have been addressed and approved by the Planning Commission. The master plan shows a sports complex on the large parcel and a bank, hotel and restaurant on the other outparcels. Mr. Olsen noted that the pending PRD ordinance will require 70% non residential and 30% commercial. This plans meets those guidelines and commits the developer to that and will increase the tax base. On a motion by Thomas L. Franceschina and seconded by Edward L. Vogel, the Whitetail Meadows PRD was given tentative approval. Mr. Ford abstained since he was not at the hearing. Four were in favor with one abstention.

On a motion by Thomas L. Franceschina and seconded by Linda E. Lees, approval was given for Mr. Gallagher to prepare the Findings of Fact and Conclusions for the Whitetail Meadows PRD. All were in favor.

Whitetail Meadows Tentative Approval
No action was taken.

Adams Pointe Amendment 9 Lots 10 and 19
Mr. Peaco presented the plan for these two townhouses to divide them into lots for individual sale. On a motion by Edward L. Vogel and seconded by Russell R. Ford, Adams Pointe Amendment 9 Lots 10 and 19 was approved. All were in favor.

Weaver Homes Site Plan
Brett Schultz presented the plan for the Weaver Homes site plan to be located at 361 Mars-Valencia Road. They have a sales agreement on the property which will be their future office. The plan has the approval of the Planning Commission. The building will be two stories with 3,900 square feet per floor. Mr. Schultz showed the location of the building and the driveway on the plan. The showroom and storage will be on the lower level and the offices on the upper level. They have submitted their landscaping and lighting plans and met the

7/13/15 - Correction to Whitetail Meadows PRD approved
70% commercial and 30% residential

requirements for parking. The existing house will be demolished. On a motion by Thomas L. Franceschina and seconded by Russell R. Ford, the Weaver Homes Site Plan was approved. All were in favor.

PUBLIC WORKS REPORT
On a motion by Linda E. Lees and seconded by Edward L. Vogel, the Public Works Department Report for May was approved. All were in favor.

CODE ENFORCEMENT REPORT
On a motion by Thomas L. Franceschina and seconded by Russell R. Ford, the Code Enforcement Report for May was approved. All were in favor.

ENGINEER'S REPORT
On a motion by Edward L. Vogel and seconded by Linda E. Lees, the Engineer's Report for May was approved. All were in favor.

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SOLICITOR'S REPORT
The Solicitor reported he had attended meetings for the Supervisors, worked on projects and reviewed contracts as directed and undertook litigation as needed. On a motion by Edward L. Vogel and seconded by Russell R. Ford, the Solicitor's Report for May was approved. All were in favor.

ANIMAL CONTROL OFFICER'S REPORT
On a motion by Linda E. Lees and seconded by Thomas L. Franceschina, the Animal Control Officer's Report for May was approved. All were in favor.

POLICE REPORT
On a motion by Linda E. Lees and seconded by Edward L. Vogel, the Police Chief's Report for May was approved. All were in favor.

PARK AND RECREATION REPORT
David Skomo presented recommendations from the Park and Recreation Board. They recommend the idea of a year-round synthetic rink be abandoned for a seasonal ice skating rink because of the cost. They recommend the schoolhouse be used for general purposes, the historical items be limited to one wall to mitigate the risk of damage, the ADA requirements be complied with and the issue of snow removal be addressed. They recommend only the restrooms at the Rotary and the Veterans pavilion be opened during the day and not the one at the Township Pavilion because of its secluded location. They recommend that the job description they submitted for a Park and Recreation Director be reviewed by the Supervisors and they give feedback to the Park and Recreation Board.

TREASURER'S REPORT

Report and Payment of Invoices
On a motion by Edward L. Vogel and seconded by Russell R. Ford, the Treasurer's Report for May was approved, and approval was given to pay bills totaling $164,725.41. All were in favor.

Transfers of Funds
On a motion by Linda E. Lees and seconded by Edward L. Vogel, the following transfers were approved. All were in favor.

- $31,700.00 from Capital Reserve Money Market to Capital Reserve Checking
- $27,800.00 from Park Fund Money Market to Park Fund Checking
- $5,800.00 from Recreation Fee Money Market to Park Fund Checking

OLD BUSINESS

Bids for Paving Materials
On a motion by Russell R. Ford and seconded by Edward L. Vogel, the bid for all of the stone materials was awarded to McClymonds Supply and the bid for the equipment rental and emulsion and oil was awarded to Russell Standard. All were in favor.

Bids for Hot Mix Paving
The secretary opened and read the bid results for paving as follows:

Bidder	Amount
Russell Standard Corporation	$138,645.15
Shields Asphalt Paving	$123,979.50
Wiest Asphalt Products & Paving, Inc.	$139,282.80

On a motion by Edward L. Vogel and seconded by Russell R. Ford, the bid was awarded to Shields Asphalt Paving contingent on all of the paperwork being satisfactory. All were in favor.

Restrooms at Park
On a motion by Russell R. Ford and seconded by Edward L. Vogel, approval was given to have all three restrooms at the park open during the day unless there is vandalism and look at the issue again in August. Linda E. Lees voted no. Four were in favor with one against. The Public Works Department will open the restrooms in the morning and the Police Department will close them in the evening. Mrs. Lees was asked her reason for voting no and said she agrees with the Park and Recreation Board that the restroom at the Township Pavilion is too secluded.

Building at 645 Route 228
On a motion by Thomas L. Franceschina and seconded by Linda E. Lees, approval was given to award the bid for the old bank building at 645 Route 228 to Edward Vogel who was the highest bidder at a price of $1,000.00 with him removing the building. Edward L. Vogel abstained. Four were in favor with one abstention.

NEW BUSINESS CONTINUED

Bond Release - Luciano's
On a motion by Russell R. Ford and seconded by Thomas L. Franceschina, approval was given to release the remaining $4,500.00 of the bond for Luciano's Italian Brick Oven as recommended by the township engineer. All were in favor.

Grant Agreement for Library
On a motion by Linda E. Lees and seconded by Russell R. Ford, the grant agreement for the consultant fee for the library in the amount of $9,100.00 was approved. All were in favor. Mr. Aiken asked if the township or the library would be making the payment and was told that isn't known. Mr. Vogel asked if the township is paying half of the fee or all and was told the township will be paying half.

Hiring Public Works Employee
On a motion by Edward L. Vogel and seconded by Russell R. Ford, approval was given to hire Craig Huffman for the Public Works Department starting June 9, 2015. All were in favor.

Zoning Hearing Board Solicitor Resignation
On a motion by Linda E. Lees and seconded by Edward L. Vogel, the resignation of Don Palmer as the Solicitor for the Zoning Hearing Board was accepted and approved. All were in favor.

Professional Services Industries Contract
Mr. Olsen explained the proposal from PSI is for core borings, soil investigation and a geotechnical study for the fire department site at a cost of $8,451.00. On a motion by Russell R. Ford and seconded by Edward L. Vogel, the proposal from PSI was approved with the changes recommended by the Solicitor. All were in favor.

Training for Officer Zaliponi

On a motion by Linda E. Lees and seconded by Edward L. Vogel, approval was given for Aaron Zaliponi to attend training for Active Shooter Instructor at a cost of $714.00 in August. All were in favor.

Leave of Absence for Officer Novosel

Chief Westerman said that Brian Novosel has taken another job with the gas industry and is requesting a leave of absence from June 1 to August 31. He thinks he will be able to return as a part-time officer after his training period. On a motion by Linda E. Lees and seconded by Thomas L. Franceschina, the leave of absence for Brian Novosel as requested was approved. All were in favor.

Park and Recreation Appointment

Mr. Aiken asked for a motion to appoint Michele Baumgartel to the opening on the Park and Recreation Board. Mr. Ford asked if other people had asked to be on the Park and Recreation Board and expressed his displeasure that this had been added to the agenda before there was more discussion about who is interested. Mr. Skomo said there are other people interested but the Park and Recreation Board was not sure if there is an opening. Mr. Ford said he feels the Park and Recreation Board should review everyone who is interested before a decision is made. On a motion by Russell R. Ford and seconded by Thomas L. Franceschina, action on an appointment to the Park and Recreation Board was tabled. All were in favor.

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ADJOURNMENT

On a motion by Russell R. Ford and seconded by Edward L. Vogel, the meeting was adjourned at 8:20 p.m. All were in favor.

Janet L. Lubbert

Janet L. Lubbert, Secretary