

BLAIR TOWNSHIP BOARD OF SUPERVISORS
375 CEDARCREST DRIVE
DUNCANVILLE, PA 16635

MINUTES OF THE MONTHLY MEETING OF MARCH 21, 2023

Chairman Paul Amigh II called the meeting to order at 6:00 p.m. and led the assembly in the salute to the flag.

Township elected officials and personnel included Chairman Paul Amigh, II; Vice-President Brad Germaux; Supervisor, Lou Lusk; Secretary/Treasurer, Betty Robertson; Police Chief, Roger White; Road Foreman, John Reed; Assistant Secretary/Treasurer, Kami Bilek; and representing Stiffler McGraw, Eric Banks. Solicitor Patrick Fanelli, Esq. was absent.

Visitors: Adam Long from Keller Engineers representing The Green Bean Coffee House & Headquarters.

Public comment is welcome and invited in accordance with the Township policy and the Commonwealth of Pennsylvania's Right-To-Know provisions and the Sunshine Act.

Supervisor Germaux made a motion to approve the minutes of the Monthly Business Meeting of February 14, 2023. Supervisor Lusk seconded the motion. The motion to approve passed with a unanimous vote.

Disbursements for the month of February: Payroll \$33,364.97; General Fund disbursements and payroll liabilities \$73,696.00; Liquid Fuels \$5,662.29; Capital Reserve \$57,932.70; Local Services Tax, \$1,652.00; ARPA Transfer, \$54,398.70; 2012 Act 32 Acct. (transfer to CR) \$50,000.

Supervisor Germaux made a motion to approve the total February disbursements in the amount of \$276,706.66. Supervisor Lusk seconded the motion. The motion passed with a unanimous vote.

Supervisor Germaux made a motion to approve the Treasury Balance for February 2023 of \$1,716,311.04. Supervisor Lusk seconded the motion. The motion passed with a unanimous vote.

Supervisor Germaux made a motion to approve the "Specific Service Investment Account Funds" Treasury Balance for February 2023 of \$115,114.54. Supervisor Lusk seconded the motion. The motion passed with a unanimous vote.

Supervisor Germaux invited public comment. There was no public comment at this time.

The **Mezzy Court Subdivision Plan** as prepared by Todd Beiswenger on behalf of John Castle was discussed. Eric Banks reported that he met with Todd Beiswenger and John Castle on Friday, March 10, 2023 to discuss stormwater as it relates to Mezzy Court. Eric indicated that the Blair Township Planning Commission requested the stormwater design be submitted with the plan. Eric discussed the requirements regarding how to account for peak rate of runoff, volume of runoff, and conveyance facilities. Eric reported that Todd will work on those revisions. Eric stated that the developer must assume there will be a minimum of 5,000 square feet of impervious area for each home built. If it is

greater than 5,000 square feet, the homeowner will be responsible to submit additional stormwater plans prior to obtaining a building permit.

Based on the recommendation from the Blair Township Planning Commission and Eric Banks, Supervisor Germaux made a motion to table the **Mezzy Court Subdivision plan**. Supervisor Lusk seconded the motion. The motion to **table the Mezzy Court Subdivision plan** passed with a unanimous vote. The municipal review period will end 5/22/2023.

The **Green Bean Coffee House and Headquarters** as prepared by Adam Long of Keller Engineering. The developer requested two waivers to the Land Development Plan.

Section 350-45.B, the developer is requesting to use curbs only where needed to control drainage or direct traffic and prohibit vehicles. Supervisor Germaux made a motion to accept the waiver, based on Blair Township Planning Commission's recommendation. Supervisor Lusk seconded the motion. The motion passed with a unanimous vote.

Section 350-45.H, the developer is requesting to allow alternate planting scheme for the 10 ft. buffer along the south property line, asking to use larger plants that will grow to greater heights than the ordinance requirements of three feet of evergreens. Based on the Blair Township Planning Commission's recommendation, Supervisor Germaux made a motion to approve the waiver request. Supervisor Lusk seconded the motion. The motion passed with a unanimous vote.

The **Green Bean Coffee House and Headquarters Lot Line Relocation** plan was discussed by Adam Long. Supervisor Germaux made a motion to approve the **Lot Line Relocation** plan, contingent upon Blair County Planning Commission's letter and administrative comments being addressed by the developer. Supervisor Germaux made a motion to **conditionally approve** the Lot Line Relocation. Supervisor Lusk seconded the motion. The motion passed with a unanimous vote.

The **Green Bean Coffee House and Headquarters Land Development** plan was presented by Adam Long. Supervisor Germaux made a motion to table the plan. Supervisor Lusk seconded the motion. The motion was approved with a unanimous vote.

The **General Office HVAC System** is complete. Invoices submitted to the township were paid, and Stiffler McGraw has issued the Certificate for Substantial Completion for **PBCI-Allen Mechanical & Electrical**. Release of the retainer has been requested.

Supervisor Germaux made a motion to **approve payment of retainer to PBCI-Allen Mechanical & Electrical in the amount of \$840.00**. Supervisor Lusk seconded the motion. The motion passed with a unanimous vote.

Stiffler McGraw has issued the Certificate for Substantial Completion for **Klesius & Sheedy**. Release of the retainer has been requested. Release of the retainer is pending receipt and installation of a replacement thermostat.

Supervisor Lusk made a motion to **conditionally approve payment to Klesius & Sheedy in the amount of \$5,729.30** pending the installation of a replacement thermostat. Supervisor Germaux seconded the motion. The motion passed with a unanimous vote.

Minutes of Monthly Meeting March 21, 2023

Blair Township Supervisors

Eric Banks updated the Board on the progress of Grant Funding **Brentwood Stormwater Improvement**/flood mitigation program. Eric reported that he met with several Township residents to discuss the project, and he reported that the project is well on its way. Items discussed are informational only, and no formal action was taken.

A motion was requested to approve **advertising for a Township Office Clerk**. The position will be full-time with benefits. Suggested wage is \$15-\$18 per hour, depending on experience.

Supervisor Germaux made a motion to approve **advertising for the Township Office Clerk position**. Supervisor Lusk seconded the motion. The motion passed with a unanimous vote.

PennDOT representative met with the Township to discuss the **2023 Road Paving Project** which includes paving **Edna Street** and **Elliot Street** in Brooks Mills, and the **2023 Base Repair Project** which includes tarring and chipping **Cedar Heights**. A motion was requested to advertise to Solicit Bids, which are due April 11, 2023.

Supervisor Germaux made a motion to **Approve advertisement to solicit bids**. Supervisor Lusk seconded the motion. The motion passed with a unanimous vote.

Eric Banks discussed the proposed Improvements to the Police Department. Two options were presented. Option #1 is estimated to cost \$11,000 for the construction with an additional \$4,000 for electrical work. It utilizes only the empty office space on the Municipal office side of the building. The second option is estimated to cost \$13,500 with \$4,000 for electrical work and utilizes the empty office on the Municipal office side, as well as approximately two feet of office space from the Sergeant's office on the Police Department side. After discussion, it was decided that option two would be preferred. Eric stated that the Township can receive telephone bids for the work. No formal action was taken.

The Municipal Liens for two properties were discussed. The Harker Property on Creek Bed Lane and the Lindsey property on Reservoir Road, both of which were blighted properties where the demolition of such were funded with a Local Share Grand of \$138,775 through C.D.B.G. It was determined that the liens were satisfied. No formal action was taken on this item.

With no other business, Supervisor Lusk made a motion to **adjourn the monthly meeting**. Supervisor Germaux seconded the motion. The motion was approved with a unanimous vote.

The meeting was adjourned to executive session to discuss a legal issue at 6:24 p.m.

Respectfully Submitted by

Betty Robertson

Secretary