

**BLAIR TOWNSHIP BOARD OF SUPERVISORS
375 CEDARCREST DRIVE
DUNCANSVILLE, PA 16635**

MINUTES OF THE MONTHLY MEETING OF JUNE 13, 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; Supervisor 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, and Solicitor Patrick Fanelli, Esq.

Visitors: Kaitlyn Tomlinson, Tyler Deleo, Jennifer Wendt.

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 May 09, 2023. Supervisor Lusk seconded the motion. The motion to approve passed with a unanimous vote.

Disbursements for the month of May: Payroll \$36,572.55; General Fund disbursements and payroll liabilities \$62,482.32; Liquid Fuels \$538.00; Capital Reserve \$2,491.56; and Local Services Tax, \$3,865.44.

Supervisor Germaux made a motion to approve the total May disbursements in the amount of \$105,949.87. Supervisor Lusk seconded the motion. The motion passed with a unanimous vote.

Supervisor Germaux made a motion to approve the Treasury Balance for May 2023 of \$2,045,314.10. 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 May 2023 of \$107,333.92. Supervisor Lusk seconded the motion. The motion passed with a unanimous vote.

Chairman Amigh invited public comment. Tyler DeLeo approached the Supervisors with a concern regarding the outside flood lighting at the Township Municipal Building. Mr. DeLeo stated that the glare from the exterior lights has a negative impact on his property at night while he attempts to enjoy his backyard and deck. Supervisor Amigh stated that the Board of Supervisors would discuss a possible remedy to the situation and contact him with a decision. Mr. DeLeo also asked when yard waste pickup is, and Road Foreman John Reed informed him that the yard waste pickup has ended for the year, but Mr. DeLeo could take yard waste to the compost facility. There was no additional public comment at this time.

The **Green Bean Coffee House and Headquarters** as prepared by Adam Long of Keller Engineering. The developer has requested a ninety-five (95) day extension. The Land Development re-submission has not been received to date. The Stormwater Management Agreement has been signed, but the form will

need to be updated to include a section for the Supervisors signatures to be notarized. The Blair County Courthouse will not record the agreement in its current format. Eric Banks stated that he will provide an updated form to the Township to be signed and recorded. Eric Banks reported that PennDOT has reached out to the developer to request a crosswalk be re-installed on North Juniata Street as an extension of the sidewalk. Eric recommends the Township require the developer be responsible for the cost of installation of the crosswalk, traffic light, and crosswalk call button. PennDOT requested the Township maintain the crosswalk and equipment. Eric stated that he is currently waiting for an official response from PennDOT. The developer has completed the Stormwater Management Best Management Practices O&M Agreement. Keller Engineers has submitted the Opinion of Probable Cost for Financial Security in the amount of \$201,107.50. Eric Banks recommends waiting to approve the financial security pending an answer from PennDOT regarding sidewalk requirements and subsequent plan update. He also suggests, based on the Blair Township Planning Commission's recommendation, tabling the plan.

Supervisor Germaux made a motion to **approve the request for the 95-day extension**. Supervisor Lusk seconded the motion. The motion to approve the request for extension passed with a unanimous vote.

Supervisor Germaux made a motion to **conditionally approve the Green Bean Coffee House & Headquarters Stormwater Management Agreement** pending the receipt of the updated form and signatures. Supervisor Lusk seconded the motion. The motion passed with a unanimous vote.

Supervisor Germaux made a motion to **table the Green Bean Coffee House and Headquarters Land Development** plan. Supervisor Lusk seconded the motion. The motion passed with a unanimous vote. The municipal review period will end on September 16, 2023.

The **Paul H. Snowberger, Jr. Non-Build Subdivision** plan as prepared by Martin Biesinger of Geotech, Inc. was discussed. The property is located along River Road. There are currently two (2) parcels. The plan is to divide a portion of the second parcel. Eric Banks reported that the revised plan showing ground contours or waiver has not been received to date. Eric Banks recommended, based on the Blair Township Planning Commission's recommendation, tabling the plan.

Supervisor Germaux made a motion to **table the Snowberger Non-Build Subdivision** plan. Supervisor Lusk seconded the motion. The motion passed with a unanimous vote. The municipal review period will end on August 12, 2023.

The **Tantius & Paris Lot Line Relocation** plan as prepared by Jay Ebersole of Keller Engineers, Inc. The property is located along Hamer Drive. The Blair County Planning Commission review has not been received to date. Eric Banks recommended conditional approval pending BCPC approval.

Supervisor Germaux made a motion to **conditionally approve the Tantius & Paris Lot Line Relocation** plan. Supervisor Lusk seconded the motion. The motion passed with a unanimous vote.

The **PA Department of Transportation** has submitted the **Municipal Winter Traffic Service Agreement** for road maintenance of SR 2012, Newry Lane. The estimated amount the Township will receive from PennDOT for services is **\$2,616.28**. Rates have increased by 2% over last year. Service is to begin on October 15, 2023 and end on April 30, 2024.

Supervisor Germaux made a motion to **approve the Municipal Winter Traffic Service Agreement for road maintenance for the 2023-2024 season**. Supervisor Lusk seconded the motion. The motion passed with a unanimous vote.

Minutes of Monthly Meeting June 13, 2023

Blair Township Supervisors

The **2023 CDBG Allocation** for Blair Township is **\$103,269.00**, less the 18% for County Administration, which is \$18,585.00. The expendable balance is **\$84,684.00**. The public hearing schedule has been received. The first public hearing to explain the CDBG program and receive public input will be held at the Municipal Office at 5:30 p.m. on July 11, 2023. The public is encouraged to attend.

Supervisor Lusk made a motion to **accept the 2023 CDBG Allocation** for Blair Township. Supervisor Germaux seconded the motion. The motion passed with a unanimous vote.

The **Mountain Home Community Center** Lot Line Relocation and Merge plan was approved at the April 11, 2023 Supervisors monthly meeting. Pat Fanelli reported that he is working with the Engineer on legal description for the deed. Chairman Amigh stated that there is an outstanding tax bill for the property and asked if the Township would be required to assume the outstanding debt. Solicitor Pat Fanelli clarified that the Township could choose to accept ownership of the property and all outstanding debt or liens, and it would become the responsibility of the Township to pay the outstanding property taxes.

Supervisor Germaux made a motion to **accept the dedication of the Mountain Home Community Center** and assume responsibility for the outstanding tax debt pending the receipt and review of the property deed and additional legal matters. Supervisor Lusk seconded the motion. Chairman Amigh abstained, citing conflict of interest. The motion passed with two yes votes.

Under Informational Items, Eric Banks updated the Board on the progress of Grant Funding **Brentwood Stormwater Improvement**/flood mitigation program. Eric reported no new information has been received to date.

Betty provided an update on the **Local Share Statewide Grant** for the Highway Department Boom Mower. The grant funds have been awarded but have not been released or received by the Township to date. Permission was granted by the State to proceed with ordering the mower.

Other business to be discussed:

Jeff Holsinger has requested that the Township take ownership of two holding ponds in Pleasantview Estates (Jack's Way and Pleasant View right holding pond). Road Foreman John Reed stated that the Township currently maintains these holding ponds. Eric Banks stated that the holding ponds should be inspected prior to the Township taking ownership. Eric is currently reviewing the developer's agreement. No action was taken at this time.

Kaitlyn Tomlinson addressed the Supervisors to request that the **Hummingbird Daycare Facility** Land Development plan and Developer's agreement approval be rescinded by the Supervisors. Ms. Tomlinson cited personal reasons for stopping the project and stated that she does not plan to start a new project in the future.

Chairman Amigh made a motion to **rescind the Developer's Agreement and all approvals of the Hummingbird Daycare planned development**. Supervisor Germaux seconded the motion. The motion passed with a unanimous vote.

Supervisor Germaux made a **motion to approve the release of the Hummingbird Daycare financial security**, pending proof that the recorded plan has been officially rescinded in the Blair County Courthouse. Solicitor Fanelli will provide the Secretary with verbiage to formally rescind the plan.

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Kaitlyn Tomlinson thanked the Supervisors and the Township for their help during the development process.

Eric Banks requested a discussion regarding a Solar Ordinance. Eric recommends the discussion because Blair Township does not have zoning laws. Eric stated that several municipalities within the County are working on ordinances to outline specifications for solar panels and solar farms, to ensure that when they have become defunct there are guidelines on how to decommission them as well as determining setbacks, impact of impervious areas, and permitting. Solicitor Fanelli suggested that an ordinance to require permitting of solar panels may be the best course of action. No formal action was taken at this time.

With no other business, Chairman Amigh made a motion to **move to executive session**. Supervisor Germaux seconded the motion. The motion was approved with a unanimous vote.

The meeting went to executive session at 6:55 p.m.

The meeting was called back into order at 7:11 p.m. by Chairman Amigh to discuss the appointment of the next Blair Township Police Chief following the retirement of Police Chief Roger White. At Chief White's recommendation, and after discussion by the Board of Supervisors, it was determined that Sergeant Roger Peacock would be offered the position of Chief of Police. Sergeant Peacock was asked to present himself to the Board of Supervisors and did affirm that he was interested in the position.

Chairman Amigh made a motion to **appoint Roger Peacock as the new Chief of Police of Blair Township to take effect upon the retirement of Roger White, opening a vacancy**. Supervisor Germaux seconded the motion. The motion passed with a unanimous vote.

At the appointment of Sergeant Peacock, the Blair Township Police Department will have a vacancy. The Supervisors stated that the Chief may begin searching for a new officer. Chief White requested approval to reach out to Eric Calhoun. Eric had previously applied for a position with the Blair Township Police Department to fill a previously anticipated vacancy. The current vacancy date is July 22, 2023.

Supervisor Germaux made a motion to **adjourn the meeting to executive session** at 7:16 p.m. to discuss the BTPD collective bargaining agreement. Supervisor Lusk seconded the motion. The motion passed with a unanimous vote.

Respectfully Submitted by

Betty Robertson

Secretary