

MINUTES OF THE
EAST COVENTRY TOWNSHIP BOARD OF SUPERVISORS
MEETING HELD ON MARCH 10, 2008
(Approved April 14, 2008)

The Board of Supervisors held their regular monthly meeting on Monday, March 10, 2008. Present for the meeting were supervisors W. Atlee Rinehart, Rosemarie C. Miller, Robert F. Preston, Timothy Roland and Ray Kolb. Also, in attendance were Bernard A. Rodgers, Township Manager, Mark A. Hosterman, Township Solicitor, and Brady Flaharty of ARRO Consulting, Inc. Mr. Rinehart called the meeting to order at 7:25 p.m. and the pledge was recited.

Mr. Hosterman stated that the Board of Supervisors had an executive session at 6:00 p.m. to discuss potential litigation concerning Ivywood Estates, Green Acres, and the sewer project and also discussed were personnel issues.

The Board of Supervisors acknowledged Eliza March, new member of the Fire Police.

Sewer Update

Mr. Flaharty noted that the Highway Occupancy Permit issued by PennDot for the Phase 2 sewer project was about to expire and recommended that the Board approve an extension, a copy of which was included in the packet this evening.

Mr. Preston moved to authorize the Chairman to sign the PennDot Highway Occupancy Permit extension. Mr. Roland seconded the motion. Mr. Rinehart called for the vote and **the motion** carried with a 5-0-0 vote.

Mr. Flaharty stated the substantial completion date for the project is projected to be March 17, 2008.

He noted that two change order requests had been received from N. Abbonizio Contractors; one to request a time extension for two weeks following PECO energizing the pump station, and the second for additional costs of an unspecified amount concerning Change Order No. 9 regarding paving. Mr. Flaharty stated that he is evaluating the merits of these requests and is requiring more justification from the Contractor for such requests before making a recommendation to the Board. He felt that if the Contractor had put in a service request to PECO earlier the extension would not be needed. Mr. Preston asked if a change order would be prepared and Mr. Flaharty noted that, if needed, the change orders would be prepared but he was not ready to present either change order request to the Board at the present time. Mr. Preston requested a list of potential change orders that could be anticipated before the end of the project.

Mr. Preston distributed information he had prepared showing that the installation of the sewer line to serve properties on Buckwalter Road had not been done according to the design. Mr. Preston stated that the line had been shortened about 100 feet and as a result the end manhole had been moved 100' from the design location. He noted that the Board had not received nor reviewed a change order to approve that design change. He noted that the affect of this change

was to eliminate at least one home and possibly two from being required to connect to the sewer system and that this project was designed for everyone to get on board to share the cost. He asked for an explanation as to why the manhole was moved. Mr. Flaharty stated he had informed his staff, based on prior discussions with Board, that there were to be no more changes from the approved drawings without approval from the Board but for whatever reason the project manager and person in the field did not consider this change significant enough for a change order. The residence at 52 Buchwalter Road was more than 150 feet from the sewer line and because the owner did not want to connect, and was not required to at that distance, the manhole adjustment was made. Similarly, 53 Buchwalter Road was to connect via a lateral toward the rear of the property that had been extended from the Woodcrest Subdivision. Mr. Preston said that when plotted 52 Buchwalter Road is within 150'. Further discussion ensued and Mr. Preston noted that an additional property adjacent to 53 Buchwalter and across from 52 Buchwalter would be able to connect if the end manhole had been placed as designed. Mr. Rodgers noted that in addition to being within 150 feet of the sewer line the sewer line had to have direct physical access to the property. Mr. Preston asked who was going to pay for the extra manhole and Mr. Flaharty stated that ARRO would. Mr. Preston stated the Township Engineer does not have the authority to delete homes from the sewer system and noted concerns of not being informed of changes that omit houses, therefore causing more financial stress on those hooking up.

Mr. Preston moved to authorize the Township Engineer to extend the sewer line to pick up the extra home and have manhole 120 installed according to the plan design. Mrs. Miller seconded the motion.

Mr. Kolb inquired about the potential to have to obtain an easement across 52 Buchwalter. Mr. Preston stated the low pressure force main comes up the road. Mr. Roland stated we should stick to the original plan to avoid confusion and chaos.

Mr. Preston voted yes, Mrs. Miller voted yes, Mr. Rinehart voted yes, Mr. Roland abstained due to lack of information and Mr. Kolb voted no. Mr. Rinehart called for the vote and **the motion** carried with a 3-1-1 vote.

Public Comment – Sewer

Lance Parson of 79 Brownstone Drive asked if the connection time will begin in April. Mr. Preston stated that substantial completion is expected to be March 17. The Township will write a letter to you directing you to hook up but has not decided on a total number of days to allow for hooking up and it will take the township thirty days to get the letter out. Mr. Preston recommended Mr. Parson wait until he gets a letter from the Township to finalize plans for hooking up. Mr. Parson expressed a concern that ever since blasting had been done in front of his house he has had trouble with sediment and iron bacteria. He said he had asked N. Abbonizio five times to come out but has not received a response. Mr. Parson showed examples of used water filters demonstrating progressive degrees of sediment and stated iron bacteria will destroy piping. Mr. Parson asked whom to contact to get a response? Mr. Flaharty recommended Mr. Parson send his information to the township and the information will then be forwarded to the Township Engineer to handle. Mr. Rodgers stated that the sewer ordinance cites 90 days for hookups after notification to connect from the Township but the Board may grant extensions. It

was mentioned that someone should check to ensure there are no restrictions with North Coventry Municipal Authority on receiving new connections due to the plant expansion.

Mr. Rodgers commented that the Board of Supervisors had approved motions in 2007 to change the sewer specifications, however, these changes needed to be passed by ordinance in order to be effective.

Sherry Siegle of 2510 East Cedarville Road commented that when the paving on the roads occur the township should take into consideration the already shabby work being done including a huge pothole that needs filling.

Mr. Preston said that with respect to the paving already done depressions on the manholes have been found. The manholes are too low and catching water but steel risers against steel will cause leaking and the manhole covers should be raised.

Change Order No.13

Mr. Preston inquired about the status of the sewer project finances, including the NCMA expansion, and the balance of the funding. Mr. Rodgers stated he will provide such information later in the meeting.

Mr. Preston moved to approve Change Order No. 13 – Soft starters for pump station – with a contract increase amount of \$5,145.00. Mr. Rinehart seconded the motion. Mr. Rinehart called for the vote and **the motion** carried with a 5-0-0 vote.

Change Order No. 14

Mr. Preston moved to approve Change Order No. 14 – Tisa Lane – with project credit amount of \$7,546.00. Mr. Kolb seconded the motion. Mr. Rinehart called for the vote and **the motion** carried with a 5-0-0 vote.

Change Order No. 15

Mr. Kolb moved to approve Change Order No. 15 – Driveway modification at Sawmill Road Pump Station – with additional project cost not to exceed \$3,202.50. Mr. Rinehart seconded the motion. Mr. Preston voted no because of safety considerations. Mr. Rinehart called for the vote and **the motion** carried with a 4-1-0 vote.

Phase 2 Sewer - Payment No. 10

Mr. Preston inquired about the missing change orders 4, 6 and 7 on the payment request. Mr. Flaharty noted the change orders in questione were declined by the Board.

Mr. Roland moved to approve Payment No. 10 for the Phase 2 Sewer Project for the amount of \$688,594.10. Mr. Kolb seconded the motion. Mr. Rinehart called for the vote and **the motion** carried with a 5-0-0 vote.

Sewer Progress Meeting No. 10

The Board reviewed the minutes of Progress Meeting No. 10. Mr. Preston inquired about Item 9's reference to Change Order No. 4 and noted that it had not been approved by the Board.

Referencing Item 13, Mr. Preston asked if Gambone was contacted in writing and Mr. Rodgers noted he was not notified in writing. He stated that the contact had been by telephone only. The Board authorized Mr. Rodgers to send a letter to Mr. Gambone to confirm in writing that a sewer lateral for his vacant lot would not be approved. Referencing Item 18, Mr. Preston noted that Harley and Sawmill Roads are still in bad shape and the \$10,000 being held from a previous payment request not be released until these roads are fixed.

Sewer Specifications

There was a discussion regarding the proposed sewer specifications Ordinance No. 144. Mr. Flaharty stated the proposed sewer technical specifications include changes to the material changes to the pipe type, address risers and cleanouts, allowing plumbers for existing units to determine where the trap will be located, and change from 2B to 1B stone.

Mr. Flaharty suggested expanding from one detail to three different details for building lateral installations to address the different types of situations that may be encountered when connecting existing homes.

He noted the possibility of installing a new building sewer laterals and someone having an existing main and existing lateral in place and connecting new building sewer to that – with two versions of that detail possible.

Mr. Preston recommended that the trap be shown no than closer within 10’ of the outside wall and to allow plumbers’ discretion based on what they find on existing homes and then the test T placed at the connection of the existing lateral at the right-of-way line. Mr. Preston stated that people should not have to change the plumbing in their basements. The Codes Department is to alert the Township Manager of such deviations and changes will be a reviewed by the Township Engineer when deemed necessary by the Township Manager.

The Township Engineer stated that the specifications would be revised according to the discussions tonight and provided to the Board for review.

Mr. Preston moved to authorize advertising of the ordinance per the specification details and that the ordinance should be prepared by the Solicitor for the April 14, 2008 meeting. Mr. Roland seconded the motion. Mr. Rinehart called for the vote and **the motion** carried with a 5-0-0 vote.

1. MINUTES

Minutes of February 4, 2008

Mr. Preston moved to approve the minutes of the February 4, 2008 monthly meeting as presented. Mr. Rinehart seconded the motion. Mr. Roland abstained due to his absence at the February 4, 2008 monthly meeting. Mr. Rinehart called for the vote and **the motion** carried with a 4-0-1 vote.

Minutes of February 11, 2008

Mr. Roland moved to approve the minutes of the February 11, 2008 workshop meeting as presented. Mrs. Miller seconded the motion. Mr. Preston abstained due to his absence at the February 11, 2008 workshop meeting. Mr. Rinehart called for the vote and **the motion**

carried with a 4-0-1 vote.

Minutes of February 18, 2008

Mr. Roland moved to approve the minutes of the February 18, 2008 special meeting as presented. Mr. Rinehart seconded the motion. Mr. Rinehart called for the vote and **the motion** carried with a 5-0-0 vote.

Minutes of February 28, 2008

Mrs. Miller moved to approve R1 version of the minutes of the February 28, 2008 special meeting as presented. Mr. Preston seconded the motion. Mr. Rinehart called for the vote and **the motion** carried with a 5-0-0 vote.

2. PUBLIC COMMENTS

Zeldon Shelton of 139 Buckwalter Road noted flooding in her backyard coming from Woodcrest. The Board authorized the Township Manager to direct the Township Engineer to investigate.

Sherrri Siegle of 2510 East Cedarville Road noted that the grate on East Cedarville Road near her residence needs to be cleaned out. Mr. Kolb stated he would contact PennDot to have maintenance performed on the grate.

3. REPORTS

Reports from Various Departments and Committees

There was a review of the reports from various departments and committees.

Mr. Preston requested the man-hours be placed on the attachment page of the Public Works Department report. Mr. Preston inquired about the Pump Station Number Two (2) and Mr. Kolb noted the one pump is pumping more than the other and the issue is being addressed.

Mr. Roland noted a misspelling on the first page of the Historical Commission annual report and the information will be forwarded to the proper individual. Mrs. Miller read the statement from the report provided by Roy Kolb.

Mr. Preston moved to accept all reports excepting the Manager's report and the Township Engineer's report. Mr. Rinehart seconded the motion. Mr. Rinehart called for the vote and **the motion** carried with a 5-0-0 vote.

Manager's Report

There was a review of the Manager's report as follows:

DCNR Grant Applications

There was a discussion regarding DCNR grants one grant for planning and another for land acquisition.

It was the consensus of the Board to pursue a planning grant to update the Open Space and Recreation Plan last revised in 1992.

Pam Brown and Claire Quinn of the French & Pickering Creek Conservation Trust were present. They discussed the potential for acquisition of the Wineberry Estates property and that they were waiting on an appraisal from the owners. Ms. Quinn noted a conservation easement need to be placed on property. Mr. Preston requested that a copy of the conservation easement be provided to the Board. Ms. Quinn noted the easement restrictions can be tailored to the Township. The Township Manager will work with Ms. Brown on a grant application for the Board's consideration at the April 14, 2008 meeting.

Ellis Woods Park

Mr. Rodgers stated the township is waiting for the contract to be returned by the Contractor. The Contractor is reviewing the Township Solicitor's requested changes to the Co-Permittee Agreement for the NPDES Permit. A change order is being reviewed with the Contractor by the Township's consultant to cover additional work required as a result of the approval of the erosion and sedimentation plan and issuance of the NPDES Permit by the Chester County Conservation District and the PaDEP. The stormwater regulations had changed effective last summer and the E&S Plan had to be modified to meet the new regulations. The original design of the E&S Plan had been prepared before the new regulations became effective and therefore, required modification. The amount of the change order would be in the neighborhood of \$30,000 +. Mr. Rodgers distributed copies of a change order prepared by the Township Consultant KMS in the amount of \$30,585.35 noting that it had not been reviewed with the Contractor and therefore would likely change.

Mr. Preston noted concern over the increase in the contract and inquired if KMS could contribute because if the permit application had been prepared and available to submit on a timely basis when it was supposed to, the change order would not be necessary. Mr. Rodgers stated that some of the delay may have been caused by Township management changes. Mr. Preston stated we are getting hit by change orders left and right with every project.

Mr. Preston moved to consider the change order to keep the project moving but the performance of the designer needs to be addressed and if the cost comes in higher the change order must come back before the Board. Mr. Roland seconded the motion. Mr. Rinehart called for the vote and **the motion** carried with a 5-0-0 vote.

MS4 Program

Mr. Rodgers noted that everything that needed to be done to meet the goals for year 5 was accomplished except for publication of an article in a Township Newsletter that is expected to go out by the end of March 2008. There was further discussion between the Board and Mr. Flaharty about the Pigeon Creek clean up scheduled for April 2008 and submittal of the Year 5 Report to PaDEP.

Peterman Road Signalization

Mr. Rodgers provided an overview of the Peterman Road signalization project.

Hanover Engineers has indicated that the design of the signalization at the Peterman Road / Route 724 intersection is virtually completed and has requested that the Township adopt the

Resolution required to submit it to PaDOT for review and approval. The estimated cost for the project is around \$1 million and the Traffic Impact Fee Fund currently has a balance \$405,000. If the design is submitted to and approved by PaDOT the Township would have two (2) years to complete the project after receiving the permit from PaDOT. The Township does not have the funds available to complete the project and should not anticipate any assistance from the State in the near future.

Mr. Preston moved to not submit a permit application to PennDot and that the contract with Hanover Engineering be finalized and payment made for work completed. Mr. Rinehart seconded the motion. Mr. Rinehart called for the vote and **the motion** carried with a 5-0-0 vote.

Phase II Sewer Construction Loan

Mr. Rodgers provided a summary of the finances of the Phase II construction loan. The original loan amount was \$5,760,941. As of February 11, 2008 payments of \$3,452,480.13 had been made leaving a balance of \$2,308,460.87. Subtracting the remaining contract balance and additional engineering costs of \$72,992.53 will leave a loan balance of \$478,853.02. The Township Engineer expects a savings of \$116,425 from the original bid amount which would leave a loan balance of \$595,268.02 at the completion of the project. Interest payments to be made from the loan from March 1, 2008 through March 1, 2009 are estimated at \$384,032.06 which will leave approximately \$211,235.96 in the loan account.

Mr. Rodgers noted that the engineering costs for the project had been higher than anticipated and will be almost double the estimate provided by the Township Engineer in its' proposal. Mr. Rodgers had requested from and received a written explanation from Mr. Flaharty on the project engineering costs and distributed copies to the Board of Supervisors. The Board was asked if it had any questions at this time and Mr. Preston stated that this information was a lot to digest and that it should be discussed at next months' meeting..

Sewer Building Lateral

Mr. Rodgers noted he continues to work with Code Inspections, Inc. to address the building sewer lateral installation issues on Coventry Glen (Townhouse Development).

Bentley/Painter Tract

Mr. Rodgers stated that the Painter Tract land development was denied by the Board of Supervisors last year and last week the applicant submitted a new plan for 112 units that will begin the review process.

Mr. Rodgers stated the township is holding \$5,280.54 in a plan review escrow for the plan that had been denied and since there would be no further action on that plan by the township the Board should authorize the release of those funds to the developer

Mr. Preston moved to release the funds and reject the secondary plan on the basis that the the original plan denial is in litigation and this is for the same number of units. Mr. Rodgers noted that the review fee and application had been submitted with the Plan and that the Township should process the review as a regular plan submittal. A discussion ensued and it

was noted that the original plan had a larger number of units and Mr. Hosterman concurred that if the applicant provided the required information and fees the plan must be accepted for review and procedure followed.

Mr Preston amended his motion to authorize the release of plan review fees for the plan that had been denied and to submit the most recent plan submission to the Planning Commission for review with the request that it closely examine the density proposed. Mr. Rinehart seconded the motion. Mr. Rinehart called for the vote and **the motion** carried with a 5-0-0 vote.

Pottstown School District – Data Processing/Tax Billing

Mr. Rodgers reviewed the data processing/tax billing that had been discussed at last month's meeting. He noted that the costs for this service had not been included in the Tax Collector's budget line item and further review revealed that last year's invoice in the amount of \$4,827.36 had not been paid, which is why it had not been included this year. Apparently, the invoice had been received but misplaced and never processed.

Mr. Rinehart moved to ratify payment of the data processing/tax billing bill for \$4,827.36 for last year's invoice. Mr. Roland seconded the motion. Mr. Preston abstained. Mr. Rinehart called for the vote and **the motion** carried with a 4-0-1 vote.

Mr. Preston asked Mr. Hosterman if abstaining was appropriate given that he had abstained on earlier motions concerning this service from the School District. Mr. Hosterman stated that Mr. Preston had reason to continue to abstain if he had abstained earlier.

PELRAS Membership – PA League of Cities and Municipalities

Mr. Rodgers stated PELRAS (Public Employer Labor Relations Advisory Service) is sponsored by the Pa. League of Cities and Municipalities and has existed for close to 30 years. It provides up to date information on Public Labor Law and negotiation and arbitration issues. It also provides at a reduced hourly rate legal services from two labor law firms, one in the east and one in the western part of the State and conducts a comprehensive 3 day seminar annually on labor related issues. The cost to be a member is \$350 / year. Mr. Rodgers requested that the Board approve the Township becoming a member of PELRAS and authorize attendance at this years annual conference in State College, Pa for himself and Chief Theobald. Attendance at the conference would \$125.00 for the first member attendee and \$175.00 for the second plus rooms and travel expenses. The conference would be March 26, 27 and 28th. He would stay overnight on one night and the Chief would stay two nights.

Mr. Preston moved to approve the PELRAS membership and authorize Chief Theobald and Mr. Rodgers to attend the PELRAS annual conference. Mrs. Miller seconded the motion. Mr. Rinehart called for the vote and **the motion** carried with a 5-0-0 vote.

Conditional Use Approvals – Acceptance of Conditions

Mr. Rodgers noted the letter from Mr. Hosterman regarding the acceptance of conditions of approval by Developers before approval of the Resolution approving the Plan by the Board of Supervisors.

Mr. Preston moved to accept the recommendation of the Township Solicitor and review and update the Zoning Ordinance and SALDO as necessary. Mr. Rinehart seconded the motion. The motion carried with a 5-0-0 vote.

Distribution of Engineer's Review Comments

There was a discussion regarding the distribution of the Township Engineer's review comments to developers and it was recommended that the Engineer send copies to the applicants and their representatives directly rather than sending them to the Township for distribution.

Mr. Preston moved to have all Township consultants direct their letters to the Township and copy all the necessary appropriate people to expedite the process. Mr. Roland seconded the motion. Mr. Rinehart called for the vote and **the motion** carried with a 5-0-0 vote.

Coventry Glen Proposed Driveway Locations

Mr. Rodgers noted that Ryan Homes submitted building permits for 30 units that proposed changing the location of the driveways from what was shown on the approved land development plans and Ryan Homes has been advised that revised land development plans would need to be approved by the Board before the permits could be issued.

Exelon Property

Mr. Rodgers stated that Codes Inspection, Inc. issued a Notice of Violation to Exelon for unsafe structures at the Fricks Lock property. The Notice was sent after he had reviewed the Exelon License Agreement and determined that Exelon was responsible for securing the buildings. In addition, the Township Solicitor has confirmed that Exelon is the responsible party for making the structures safe. Exelon had also been contacted prior to the letter transmittal. The Township has received a response from Exelon requesting additional time to remedy the situation. A copy of that letter was sent to the Solicitor for review. Mr. Preston suggested that similar such letters should be provided to the Board of Supervisors by email.

Township Engineer's Report

The Board reviewed the Township Engineer Report with Mr. Flaharty.

A discussion ensued about the stormwater requirements and particularly the MS4 requirements. Mr. Preston noted that the correspondence of October/November 2007 on standards to enforce the Township's ordinance should be included in the Engineer's report to PaDEP. Mr. Flaharty stated that PaDEP was considering maintenance of detention basins as a municipal responsibility and the Township currently includes basins within lots with maintenance performed by the lot owners. He asked for direction from the Board on how the Township wanted to approach this. Mr. Preston stated that he and Mrs. Miller were drafting a proposal for the Boards' consideration based on how other municipalities have approached this issue.

Mr. Preston inquired as to when the 10 Year Capital Projects Program would be completed and Mr. Flaharty advised that he would have it available for the Board to review for the June meeting.

There was a discussion regarding the status of the extension of several Development and Financial Security Agreements for various projects and particularly the DiGiuseppe Development and Financial Security Agreements that were due to expire.

Mr. Preston moved to consider extending the Development and Financial Security Agreements for the DiGiuseppe Subdivision and authorize the Township Engineer to prepare a revised Financial Security Agreement amount and determine the status of the project. Mr. Roland seconded the motion. Mr. Rinehart abstained due to his absence during this conversation. Mr. Rinehart called for the vote and **the motion** carried with a 4-0-1 vote.

There was a discussion regarding the status of the Parkerford Properties project.

Mr. Preston moved to clean the books of the \$20,000 and have the Parkerford Properties project finalized and request the required as-built plans. Mr. Rinehart seconded the motion. Mr. Flaharty asked the motion be tabled until his firm has had the opportunity to determine the status of this project. Mr. Preston withdrew his motion.

Mr. Preston moved to authorize the Township Manager to coordinate with the Township Engineer to contact the applicant to determine the status of the construction and keep the process moving to receive as-built plans and resolve the release of escrows. Mr. Rinehart seconded the motion. Mr. Rinehart called for the vote and **the motion** carried with a 5-0-0 vote.

Mr. Roland moved to accept the Township Engineer's report. Mr. Kolb seconded the motion. Mr. Rinehart called for the vote and **the motion** carried with a 5-0-0 vote.

Mr. Rodgers read the Fund Balance Report dated March 7, 2008.

Fund Balances Report

Fund	Total
General	\$154,820.58
Highway Aid	\$63,030.95
Capital Reserve	\$172,297.47
Traffic Impact	\$425,544.68
Water User	\$5,269.25
Police Safety	\$2,995.56
Sewer Revenue	\$97,868.19
Sewer Capital	\$40,243.43
General Payroll	\$1,462.55
TOTAL	\$963,532.66

Mr. Roland moved to approve the Fund Balance Report as read. Mr. Kolb seconded the motion. Mr. Rinehart called for the vote and **the motion** carried with a 5-0-0 vote.

There was a review of the Treasurers' Report. Mr. Preston noted concerns over the amounts on the various reports not matching. Mr. Rodgers commented that the Treasurers' Report is based on the Township's General Ledger amounts while the Fund Balance Report is taken from the Bank Statements. He stated that the amounts on the two reports will not match. Mr. Preston stated he would discuss this item with Mr. Rodgers. Mr. Preston noted that the Capital Reserve had not been refunded the monies from the General Fund and in particular the transfers that had occurred in 2006 and mentioned in the Township's 2006 Audit Report. A discussion ensued regarding the transfers from the General Fund to the Capital Reserve Fund. Mr. Rodgers noted that the Resolutions to authorize the transfers would be prepared for the Board's April 2007 meeting. There were three transfers from the Capital Reserve Fund to the General Fund that needed to be addressed. A \$40,000 transfer to meet payroll in January 2008, a \$65,000 transfer in early 2007, and an \$88,000 transfer in 2006. A discussion ensued about whether or not to replace the funds that had been transferred in 2006 from the Capital Reserve Fund to the General Fund or have the Board adopt a Resolution authorizing the original transfer from the Capital Reserve Fund and acknowledging that the funds were used to meet General Fund Expenditures. Mr. Preston suggested that the 2006 funds be replaced on a multi-year schedule rather than all at once, recognizing that might not be feasible this year. Mr. Rodgers stated that his recommendation would be to not replace the funds transferred in 2006 and adopt a resolution approving the transfer and that the funds were used to meet General Fund expenditures.

Mr. Preston requested that balance forwards be included on the Profit & Loss reports.

4. SUBDIVISION AND LAND DEVELOPMENTS

Project: Hidden Acres Estates Applicant: AMCC Properties

Mr. Roland moved to approve the recommended fee-in-lieu for the cartway and shoulder improvements along the Grubb Road frontage of the Hidden Acres Estates at \$1,488.18. Mr. Kolb seconded the motion. Mr. Rinehart called for the vote and **the motion** carried with a 5-0-0 vote.

Project: Parkerford Church Applicant: Parkerford Church

The Board reviewed correspondence dated February 20, 2008 from the Parker Ford Church requesting that the Board waive the requirement that a maintenance bond be posted for the improvements installed as part of its land development. There was a discussion regarding the waiving of the maintenance bond for the Parkerford Church project.

Mr. Rinehart moved to waive the requirement for the maintenance bond for the Parkerford Church project. Mr. Kolb seconded the motion. Mr. Preston abstained because he did not think this item could be waived. Mr. Rinehart called for the vote and **the motion** carried with a 4-0-1 vote.

Project: Neuman Subdivision Applicant: West Gate Land Development, Inc.

Mr. Preston moved to table Resolution No. 2008-11 and allow Mr. Hosterman time to negotiate with the solicitor and Mr. Hosterman will schedule a special prior to deemed approval if necessary. Mr. Roland seconded the motion. Mr. Rinehart called for the vote and **the motion** carried with a 5-0-0 vote.

Project: Woodcrest Estates

Applicant: The Nolen Group

There was a discussion regarding Escrow Release No. 4 for Woodcrest Estates.

Mr. Rodgers noted that the Township had not received the Amended Financial Security Agreement to increase the financial security that was sent to the Developer back in December 2007. Mr. Rodgers stated the Township has to maintain the improvements escrow in an amount sufficient to complete the remaining improvements and releasing the amount requested without receiving the amended agreements would reduce the escrow below the amount needed to complete the improvements.

Mr. Rinehart moved to withhold 10% from the proposed escrow release. There was further discussion regarding the Woodcrest Estates release.

There was additional discussion concerning the amount of escrow that should be held and the MPC requirements for doing so. Mr. Rinehart withdrew his original motion.

Mr. Preston moved to approve Escrow Release No. 4 for the revised amount of \$79,580.27. Mr. Roland seconded the motion. Mr. Rinehart called for the vote and **the motion** carried with a 5-0-0 vote.

Project: Plan Review Extensions

Mr. Preston moved to approve plan review extensions for Telvil Hall, Schollenberger Subdivision and Whispering Woods. Mr. Roland seconded the motion. Mr. Rinehart abstained due to conflict of interest concerning Whispering Woods. Mr. Rinehart called for the vote and **the motion** carried with a 4-0-1 vote.

5. OTHER BUSINESS

Sewer Fees

Mr. Roland moved to approve Resolution 2008-09, amending the sewer rental fee resolution of East Coventry Township, further providing for the billing of sewer rental fees. Mr. Preston seconded the motion. Mr. Rinehart called for the vote and **the motion** carried with a 5-0-0 vote.

Mr. Rodgers noted that this resolution changes the manner of billing so that properties will be invoiced for service that has passed as opposed to paying in advance. Mr. Preston recommended the sewer users be notified of this change.

Eagle Scout

Mr. Preston moved to approve Resolution No. 2008-10, acknowledging work completed by Eagle Scout William Dougherty. Mr. Roland seconded the motion. Mr. Rinehart called for the vote and **the motion** carried with a 5-0-0 vote.

Pottstown Metropolitan Regional Comprehensive Plan

Mr. Roland moved to establish a hearing date, 30-day public notice subject to the Township Solicitor reviewing advertising requirements for a potential April 14, 2008 hearing date at 6:45 p.m. Mr. Rinehart seconded the motion. Mr. Rinehart called for the vote and **the motion** carried with a 5-0-0 vote.

Mr. Roland will ask John Cover of the Montgomery County Planning Commission if he can attend the hearing. The purpose of the public hearing will be to receive both written and oral comments.

PELRAS

This item was discussed under the Manager's Report.

6. DISCUSSION ITEMS

Property Damage Claim

There was a discussion regarding a property damage claim as a result of an auto accident where damage was done to guide-rails. The township has sought reimbursement and the insurance company has informed the township that they would only provide \$90 of reimbursement. Mr. Rodgers stated the only recourse is to sue the person in the accident and that would not be cost effective.

The Township Solicitor was authorized to execute the proper waiver.

Coventry Soccer

Mr. Preston moved to approve the Coventry Soccer Association to use the small conference room in the Township Building with the condition that a clean up deposit of \$50 be provided which will not be used as long as abnormal clean up is not required and with the condition that Township Board, Commissions and Committees use of such facility will take precedence. Mr. Roland seconded the motion. Mr. Rinehart called for the vote and **the motion** carried with a 5-0-0 vote.

7. PAYMENT OF BILLS

Mr. Roland moved to pay bills for the General Fund less the NCD bill for \$129.50. Mr. Kolb seconded the motion. Mr. Rinehart called for the vote and **the motion** carried with a 5-0-0 vote.

Mr. Rinehart moved to pay bills for the NCD bill for \$129.50. Mr. Roland seconded the motion. Mr. Rinehart called for the vote and **the motion** carried with a 4-1-0 vote with Mr. Preston voting no.

Mr. Preston moved to pay bills for the Wisler Pearlstine for \$5,819.50. Mr. Rinehart seconded the motion. Mr. Rinehart called for the vote and **the motion** carried with a 5-0-0 vote.

Mr. Rodgers stated that Jill Barbera was hired with the condition that if she received a satisfactory performance review at the completion of 6 months her pay would be increased by \$.50 per hour.

Mr. Rinehart moved to approve the \$.50 per hour increase to Jill Barbera's salary. Mr. Roland seconded the motion. Mr. Rinehart called for the vote and **the motion** carried with a 5-0-0 vote.

Mr. Preston asked if that is consistent with the pay plan and Mr. Rodgers noted that it was.

Mr. Kolb moved to pay bills for the Sewer Operating Fund less the \$1,510.77 for Bursich Associates that is to be placed in the Sewer Capital Reserve Fund. Mr. Rinehart seconded the motion. Mr. Rinehart called for the vote and **the motion** carried with a 5-0-0 vote.

Mr. Preston moved to pay bills for the Sewer Capital Fund with the addition of the \$1,510.77 for Bursich removed from the Sewer Operating Fund. Mr. Roland seconded the motion. Mr. Rinehart called for the vote and **the motion** carried with a 5-0-0 vote.

Mr. Preston requested better back up documentation/accounting when projects are done in conjunction with other townships. He believed that in order to be accountable to Township residents that accurate costs needed to be maintained.

Mr. Kolb moved to pay bills for the Highway State Aid Fund. Mr. Roland seconded the motion. Mr. Rinehart called for the vote and **the motion** carried with a 5-0-0 vote.

Mr. Preston moved to pay bills for the Capital Reserve Fund. Mr. Roland seconded the motion. Mr. Rinehart called for the vote and **the motion** carried with a 5-0-0 vote.

Mr. Preston moved to pay bills for the Water Users Fund. Mr. Roland seconded the motion. Mr. Rinehart called for the vote and **the motion** carried with a 5-0-0 vote.

8. ADDITIONAL ITEMS BROUGHT TO THE BOARD

Mr. Preston inquired if the findings in the 2006 audit report have been addressed specifically transfer issues and repayment of funds. Mr. Rodgers will have the resolution for next month to address these issues. Mr. Rodgers stated the auditors' comments are being finalized and he plans to have all the items completed by the end of this year.

9. ADJOURNMENT

Mr. Roland moved to adjourn the monthly meeting at 12:30 a.m. Mr. Kolb seconded the motion. Mr. Rinehart called for the vote and **the motion** carried with a 5-0-0 vote.

Respectfully submitted,

Bernard A. Rodgers
Township Secretary