

**CUMRU TOWNSHIP BOARD OF COMMISSIONERS  
REGULAR MEETING                      DECEMBER 17, 2024**

The Regular Meeting of the Cumru Township Board of Commissioners was called to order by Vice-President Greg Miller at 7:00 p.m. Other Commissioners in attendance were David J. Batdorf, and William B. Miller. Also attending were Solicitor Kelsey Frankowski, Chief of Police Madison Winchester, Superintendent of Public Works Robert McNichols, Jr., Asst. Superintendent of Public Works Michael Yost, Jr., Manager/Secretary Jeanne E. Johnston, Business/Personnel Administrator Peggy A. Carpenter, Special Projects/Asst. Secretary Patricia A. Wylezik-Pfeiffer, and Joseph P. Rogosky of Great Valley Consultants. President Lisha Rowe, Commissioner Andy Donnell, and Fire Chief James Beane were absent with prior approval.

**NOTICE:**

Public comment will be accepted in person. Please include your first name, last name and address for all comments. Any comments without a name or address will not be considered. To accommodate as many people as possible, we request that each person's comments be limited to 3 minutes (resolution no. 301). The meeting comment period is limited to a total of 60 minutes. This time period may be extended at the discretion of the Commissioners. While public comments will be given due consideration, immediate responses will be done at the discretion of the Commissioners.

Call to Order and Pledge to the Flag.

**AMBULANCE SERVICE**

A.) Monthly Report – November 2024

The report was on the Commissioners' tablets. There were no questions.

**APPROVE MINUTES**

**ON MOTION OF MR. WILLIAM MILLER, SECOND OF MR. BATDORF, A UNANIMOUS VOTE APPROVING THE MINUTES OF 10/29/24 – 5<sup>TH</sup> TUESDAY MEETING, 11/07/24 – BUDGET MEETING, AND 11/19/24 – REGULAR MEETING AS PRESENTED.**

**TREASURER**

A.) Monthly Report – November 2024

Mr. Greg Miller had some questions about the way the sewer fund checking account balance was reflected in the report. Mrs. Carpenter answered that the money was invested and there was not a deficit. Mrs. Carpenter reported that the previously authorized transfer of \$500,000 between the sewer funds would be done before the end of the year.

## TAX COLLECTOR

### A.) November 2024 Report

#### 1) Year 2024 Real Estate

Balance collectable beginning of month - \$188,357.75

Cash collected - \$6,946.23

Balance collectable end of month – \$181,411.52

#### 2) Year 2023 Interim Real Estate

Balance collectable beginning of month – \$3,083.10 (billed 1/1/24, 4/1/24,  
6/1/24 & 8/1/24)

Cash collected – \$0

Balance collectable end of month - \$3,083.10

#### 3) Year 2024 Per Capita

Balance – \$ 15,865.00 (7/1)

Additions - \$1,345.00 (7/1 & 11/1)

Cash collected - \$2,285.00

Exonerations - \$1,230.00

Balance collectable end of month – \$13,695.00 (7/1 & 11/1)

## CONSENT AGENDA

### 2025 TAX BILLS

#### **ACTION:**

**AUTHORIZED EXECUTION OF AN AGREEMENT WITH BERKS COUNTY FOR THE PRINTING OF 2025 REAL ESTATE TAX BILLS AND REIMBURSEMENT TO BERKS COUNTY FOR THE APPROPRIATE PORTION OF THE COST.**

### 2025 BUDGET

#### ADOPT THE 2025 BUDGET

1) budget advertised 11/25/2024

#### **ACTION:**

**ADOPTED THE 2025 BUDGET, AS ADVERTISED.**

#### ADOPT THE 2025 REAL ESTATE TAX LEVY

1) 2025 real estate tax levy ordinance advertised 11/25/2024

#### **ACTION:**

**ADOPTED THE 2025 REAL ESTATE TAX LEVY BY ORDINANCE AS ADVERTISED ON NOVEMBER 25, 2024, INCLUDING 5.345 MILS FOR GENERAL PURPOSES, 0.85 MIL FOR DEBT SERVICE, 2.30 MIL FOR FIRE SERVICES, AND 0.34 MIL FOR AMBULANCE SERVICE.**

*2024 rates:*

- *General 5.045 mils*
- *Fire 1.40 mils*
- *Debt service 0.85 mil*
- *Ambulance 0.27 mil*

**ADOPT THE 2025 REFUSE FEE**

**ACTION:**

**ADOPTED A RESOLUTION ESTABLISHING THE 2025 REFUSE COLLECTION FEE SCHEDULE, INCLUDING \$320.00 FOR A DWELLING WITH 2 OR MORE ADULT OCCUPANTS AND \$290.00 FOR A DWELLING WITH A SINGLE ADULT OCCUPANT.**

*2024 rate schedule: \$330 two adults and \$300 for one adult*

**ADOPT THE 2025 SEWAGE MANAGEMENT PROGRAM AND FEE**

**A) Fee Administration**

1) draft resolution for rate schedule

**ACTION:**

**ADOPTED A RESOLUTION ESTABLISHING THE 2025 SEWER MANAGEMENT PROGRAM FEE AT AN AMOUNT OF \$55.00 PER PARCEL WITH AN ON-LOT SEWAGE SYSTEM.**

*2024 rate: \$55*

**2025 PAYMENTS OF BILLS – GENERAL**

**ACTION:**

**AUTHORIZED THE STAFF TO SATISFY THE ORDINARY AND ROUTINE OBLIGATIONS INCURRED BY THE TOWNSHIP IN ORDER TO TAKE ADVANTAGE OF DISCOUNTS AND ALLOWANCES, AND TO AVOID DELINQUENT PENALTIES AND CARRYING CHARGES.**

**TRANSFERS – GENERAL**

**ACTION:**

**AUTHORIZED THE TREASURER TO TRANSFER FUNDS AS NECESSARY IN ACCORDANCE WITH THE 2025 ADOPTED BUDGET.**

**INVESTMENTS – GENERAL**

**ACTION:**

**AUTHORIZED THE TREASURER TO INVEST FUNDS AS SHE DEEMS APPROPRIATE, IN CONSULTATION WITH THE MANAGER.**

**POLICE PENSION EMPLOYEE CONTRIBUTION**

**ACTION:**

**ADOPTED A RESOLUTION ESTABLISHING THE 2025 POLICE PENSION EMPLOYEE CONTRIBUTION AS 5%, IN ACCORDANCE WITH THE AGREEMENT BETWEEN CUMRU TOWNSHIP AND THE CUMRU TOWNSHIP POLICE OFFICERS ASSOCIATION.**

**END OF CONSENT AGENDA**

**ON MOTION OF MR. WILLIAM MILLER, SECOND OF MR. BATDORF, A UNANIMOUS VOTE TO APPROVE THE CONSENT AGENDA AS PRESENTED.**

## PUBLIC

Attendance: Charles Haws and Sharanya Vemula for Old Hickory Buildings, Ruth O'Leary, Ben Fisher, Barbara Nagle, Sue Haas, Perry Haas, Glenn Emery, Susan McCoy, Dave McCoy, Glenn Emery, Mary Cameron, and Mark Ferrero.

No one from the public wished to speak.

## DEPARTMENTS

### Police Department

#### A.) Monthly Report – November 2024

There were no questions about the monthly report.

Chief Winchester talked about drones and how Cumru does not own airspace. The CTPD Facebook page provided instructions for reporting to the Police as approved by the FBI. Mr. Greg Miller told the public not to shoot at the drones. Chief Winchester agreed saying that it is common sense that what goes up must come down; bullets will eventually come down and cause damage. There is no legal defense for harm caused by shooting at drones.

#### B.) Car Wash Contract – consider authorizing an agreement for 30% discount per wash and \$100/month minimum

Chief Winchester explained the agreement to the Board. The Police Department uses the car wash for external cleaning. Atty. Frankowski stated that she had reviewed the agreement and approved it.

**ON MOTION OF MR. WILLIAM MILLER, SECOND OF MR. BATDORF, A UNANIMOUS VOTE TO AUTHORIZE THE AGREEMENT WITH MISTER CAR WASH.**

#### C.) BCERT LSA Grant Application – reaffirm letter of support

Chief Winchester reminded the Board that they authorized a letter of support at the last meeting. He is requesting a reaffirmation of the letter of support.

**ON MOTION OF MR. GREG MILER, SECOND OF MR. BATDORF, A UNANIMOUS VOTE TO REAFFIRM THE TOWNSHIP SUPPORT OF THE BCERT LSA GRANT APPLICATION.**

### Fire Department

#### A.) Monthly Report – November 2024

Ms. Johnston reported that a meeting had been held with the career and volunteer leaders. They plan on continuing to hold regular joint meetings.

#### B.) HACC Fire Academy Graduation 12/13/2024

Mr. William Miller had attended the graduation ceremony for the 6 new fire fighters. He said that HACC does a great job training the candidates. Ms. Johnston reported that the Township received weekly progress reports from HACC during the training.

C.) Fire Station Construction – consider pay applications totaling \$1,720,908.21

CONTRACTOR	APPLICATION	AMOUNT
BALTON, INC.	PAY APP 5	\$ 437,040.33
BALTON, INC.	PAY APP 6	\$ 363,740.95
HB FRAZER	PAY APP 4	\$ 42,746.40
HB FRAZER	PAY APP 5	\$ 73,067.13
AIR MANAGEMENT	PAY APP 1	\$ 248,220.68
AIR MANAGEMENT	PAY APP 2	\$ 103,692.60
VISION MECHANICAL	PAY APP 2	\$ 375,796.62
VISION MECHANICAL	PAY APP 4	\$ 76,603.50
	<b>TOTAL</b>	<b>\$ 1,720,908.21</b>

**ON MOTION OF MR. WILLIAM MILLER, SECOND OF MR. BATDORF, A UNANIMOUS VOTE TO AUTHORIZE THE PAY APPLICATIONS AS STATED IN THE TABLE ABOVE FOR A TOTAL AMOUNT OF \$1,720,908.21.**

D.) Fire Station Construction – consider approval of quote for phone system for \$27,095.62  
 Ms. Johnston explained that this is another ancillary system that is needed for the Fire Station that will be paid out of the donations and other funds. The phone system will be an extension of the system that is currently in the office building and the Public Works building.

**ON MOTION OF MR. WILLIAM MILLER, SECOND OF MR. BATDORF, A UNANIMOUS VOTE TO AUTHORIZE THE QUOTE FOR THE PHONE SYSTEM FOR THE NEW FIRE STATION IN THE AMOUNT OF \$27,095.62.**

E.) Tower 42 – consider authorizing the sale for \$385,000.00 to Town of Manchester, CT, and the brokerage fee of \$19,250.00 to Brindlee Mountain Fire Apparatus.

- 1) Commitment Letter, dated 11/26/24
- 2) Brindlee Mountain commission agreement, effective 5/22/24
- 3) authorize Fireline termination letter

Ms. Johnston reported that Captain Brubaker had spearheaded the sale. There is a 5% brokerage fee which was determined by the sale price. Mr. Greg Miller wanted to confirm that the brokerage fee would be deducted from the proposed sale price. The answer was yes.

**ON MOTION OF MR. BATDORF, SECOND OF MR. GREG MILLER, A UNANIMOUS VOTE TO AGREE TO THE COMMITMENT LETTER FOR \$385,000.00 FOR TOWER 42 TO THE TOWN OF MANCHESTER, CT; AUTHORIZE THE BROKERAGE FEE OF \$19,250.00 TO BRINDLEE MOUNTAIN FIRE APPARATUS; AND AUTHORIZE A TERMINATION LETTER TO FIRELINE.**

F.) Santa Run – December 21, 2024

Ms. Johnston explained that the Firefighters would like to have a Santa Open House in 2025 in the new fire station instead of doing the Santa Run. The tentative schedule for the Santa Run is on the website.

G.) Burn Ban – Lifted

Administration

A.) Codes Department – November 2024

Building Permits Issued – 20

Use Permits Issued – 2

Zoning Permits Issued – 16

Notices of Violations – 6

Citations issued – 0

Violations complied – 6

Phone calls from contractors, realtors & public approximately – 192

Properties placarded – 0

Permit Inspections Done – 45

Inspections with the Fire Department – 2

Training Seminars attended – 1

Ms. Johnston explained that permitting usually slows down at this time of the year.

The Township has not started the search for a Codes trainee.

B.) Alternate Sewage Enforcement Officer Services – consider appointment of Systems Design Engineering, Inc. for 2025

1) Proposal letter and agreement, dated 11/19/24

Ms. Johnston explained that the DEP requires municipalities with on-lot septic systems to have an alternate SEO in case of an emergency. Scot McCaffrey of SDE was recommended.

**ON MOTION OF MR. WILLIAM MILLER, SECOND OF MR. BATDORF, A UNANIMOUS VOTE TO APPOINT SCOT McCAFFREY OF SYSTEMS DESIGN ENGINEERING, INC. AS THE ALTERNATE SEWAGE ENFORCEMENT OFFICER SERVICE FOR CUMRU TOWNSHIP AT SDE's RATES WHEN SUCH SERVICES ARE NEEDED.**

C.) Refuse/Recycling Calendar 2025

Ms. Johnston reported that the 2025 Refuse/Recycling Calendar has been developed and is on the website. The calendar is currently in production with the bulk postage paid. The calendar is expected to be received in January 2025.

D.) Hiring

1) Administrative Assistant Class 3 – consider authorizing conditional offer of employment to top candidate and second candidate, if necessary

2) Business and Personnel Administrator – update

The Administrative Assistant Class 3 would be a Teamster position. Ms. Johnston requested that the Board authorize Administration to extend a conditional offer of employment to the top candidate.

**ON MOTION OF MR. WILLIAM MILLER, SECOND OF MR. BATDORF, A UNANIMOUS VOTE TO AUTHORIZE ADMINISTRATION TO EXTEND A CONDITIONAL OFFER OF EMPLOYMENT FOR THE ADMINISTRATIVE ASSISTANT CLASS 3 POSITION.**

Ms. Johnston reported that during the interview process for the Administrative Assistant Class 3 position, two of the applicants expressed an interest in the Business/Personnel Administrator position and appear to be qualified for it. She would like to address these two individuals about the position. The Board agreed.

E.) Planning

**2024-01 OLD HICKORY BUILDINGS, LLC EXPIRATION DATE 12/31/2024**

(Final Plan) Owner: OHB Properties LLC; Agent: Bogia Engineering Inc.; Location: Along Morgantown Rd. (SR10); Parcel ID# 39-531403140411; Project No. 2022-011; Proposed Summary: Subdivide this parcel into 2 lots served by public water and on-lot sewer; located in both Cumru and Robeson Townships

- 1) Final plan submitted by Bogia Engineering, Inc., revised based on GVC 11/01/24 review letter
- 2) BEI response letter to GVC Review Letter from 11/01/24, dated 11/07/24
- 3) Final Plan Review Letter from GVC, dated 11/25/24
- 4) SEO septic system comments, dated 11/25/24
- 5) Memo from PC to BOC re: recommendation to grant conditional final plan approval, dated 12/06/24

Charles Haws and Sharanya Vemula from Bogia Engineering, Inc. were present to answer any questions about the plan. There were no questions.

**ON MOTION OF MR. WILLIAM MILLER, SECOND OF MR. BATDORF, AUNANIMOUS VOTE TO GRANT FINAL PLAN APPROVAL FOR 2024-01 OLD HICKORY BUILDINGS, LLC. CONDITIONED ON COMPLIANCE WITH ALL ISSUES AS STATED IN THE GVC FINAL PLAN REVIEW LETTER DATED 11/25/24, OBTAINING ALL SIGNATURES, AND PAYMENT OF ALL FEES.**

**2024- 05 PENSKE CUSTOMER EXPERIENCE CENTER – reaffirm approval**

(Preliminary/Final Plan) Location: 2675 Morgantown Rd.- Penske Campus in Green Hills Corporate Center on the north side of Pheasant Rd.; Agent: Integrated Consulting-Zane Geist, PE; Vocon Job Number 210073-00; Proposed Summary: Minor internal traffic improvements. Preliminary/Final plan approval was granted 9/17/24

Ms. Johnston explained that this plan was approved by the Board on 9/17/24.

Plans should be reaffirmed every 90 days to be current when the plans are recorded at the courthouse.

**ON MOTION OF MR. GREG MILLER, SECOND OF MR. BATDORF, A UNANIMOUS VOTE TO REAFFIRM PRELIMINARY/FINAL PLAN APPROVAL GRANTED ON 9/17/24 FOR THE 2024-05 PENSKE CUSTOMER EXPERIENCE CENTER PLAN CONDITIONED ON COMPLIANCE WITH ALL ITEMS AS STATED IN THE REVIEW LETTER FROM GVC, DATED 7/31/24, GVC REVIEW OF THE UPDATED FINAL PLAN, OBTAINING SIGNATURES, AND PAYMENT OF ALL FEES.**

**2024-06 TACO BELL (CHESTNUT RESTAURANTS, LLC) – reaffirm approval**

(Preliminary/Final) Owners: Equivest, LLC/ Chestnut Restaurants, LLC; Agent: The Pettit Group, LLC -Brian W. Cleary, PE; Location: 2255 Lancaster Pike; Parcel ID# 39439506386873; Job No. 1061-235 (Pettit Group) and Project No. 22009770C

(Colliers); Proposed Summary: Subdivide and lease with option to buy a portion of the property for the construction of a Taco Bell restaurant with double drive-through lanes and associated site improvements. Received ZHB written approval on 7/23/24. Preliminary/Final plan approval was granted 9/17/24

Ms. Johnston explained that this plan is also due for reaffirmation by the Board.

**ON MOTION OF MR. WILLIAM MILLER, SECOND OF MR. BATDORF, A UNANIMOUS VOTE TO REAFFIRM PRELIMINARY/FINAL PLAN APPROVAL GRANTED ON 9/17/24 FOR THE 2024-06 TACO BELL PLAN CONDITIONED ON COMPLIANCE WITH ALL ITEMS AS STATED IN THE REVIEW LETTER FROM GVC, DATED 8/30/24, REVIEW BY THE FIRE DEPARTMENT, REVIEW BY THE SEWER ENGINEER, REVIEW BY THE SHILLINGTON MUNICIPAL AUTHORITY ENGINEER, OBTAINING SIGNATURES, AND PAYMENT OF ALL FEES.**

**2024-08 1917 CEDAR TOP ROAD LLC MINOR SUBDIVISION**

**EXPIRATION DATE 2/02/2025**

(Final Minor) Owner: 1917 Cedar Top LLC-John McRae and Janet McRae; Agent: John Hoffert Surveying; Location: 1917 Cedar Top Rd.; Parcel ID#39439519622268; Plan No. D-24-86-1; Proposed Summary: Minor 2-lot subdivision. Existing and proposed residue lot use is a single-family detached dwelling with on-lot water and newly connected public sewer. Proposed Lot 1 use is a future single-family detached dwelling with on-lot water and public sewer.

- 1) Revised Final Minor Subdivision plan from John Hoffert, dated 11/05/24
- 2) GVC review letter, dated 10/31/24
- 3) John Hoffert responses to GVC review letter from 10/31/24, dated 11/27/24
- 4) Memo from PC to BOC re: recommendation to grant conditional final plan approval, dated 12/06/24

**ON MOTION OF MR. GREG MILLER, SECOND OF MR. BATDORF, A UNANIMOUS VOTE TO GRANT FINAL PLAN APPROVAL FOR 2024-08 1917 CEDAR TOP RD., LLC. MINOR SUBDIVISION PLAN CONDITIONED ON COMPLIANCE WITH ALL ISSUES AS STATED IN THE GVC REVIEW LETTER DATED 10/31/24, OBTAINING DEP PLANNING MODULE APPROVAL, OBTAINING ALL SIGNATURES AND PAYMENTS OF ALL FEES.**

Public Works

A.) Wyomissing Creek Streambank Stabilization – update

Mr. McNichols stated that the coffer dam is in place. The retaining wall will be put in tomorrow.

B.) Leaf Collection

Mr. McNichols reported that leaf collection will be ending tomorrow. It has been advertised in the refuse calendar and on the sides of the leaf collection trucks.



Engineer

A.) Freemansville Rd.

- 1) update on PennDOT study for “no trucks”

Mr. Rogosky stated that a request had been sent to PennDOT but no response has been received.

- 2) traffic signal timing

Mr. Rogosky said that a 5 second delay will be added for vehicles approaching Freemansville Rd. The adjustment will bring the signal more in line with the PennDOT approved condition diagram. The cameras will be adjusted. CM High will make these changes and Public Works will be contacted.

B.) SR 422 West Shore Bypass Reconstruction Phase 1 – consider authorizing engineer to respond on behalf of Cumru Township

Mr. Rogosky explained that PennDOT is working on a final design for the project. There is a standard form for utility involvement that must be filled out whether the municipality has involvement or not.

Ms. Johnston requested that GVC be the liaison for Cumru Township for this project. It is a huge project that will be done in phases over several years. A small parcel of land near West Reading is in Cumru Township. That parcel will be affected by Phase 1.

The project includes changing the Penn St. Bridge/West Reading interchange from a cloverleaf to a divergent diamond configuration. The Bingaman St. Bridge will be replaced and the Lancaster Avenue interchange will be reconfigured.

**ON MOTION OF MR. BATDORF, SECOND OF MR. GREG MILLER, A UNANIMOUS VOTE TO AUTHORIZE GVC TO BE THE LIAISON FOR CUMRU TOWNSHIP FOR THE WEST SHORE BYPASS RECONSTRUCTION PROJECT.**

Solicitor

A.) Dangerous Structures, 711-713 Philadelphia Avenue – update

- 1) Buildings demolished on 12/9/24

An invoice for the cost of demolition for \$43,600.00 plus 10% for legal fees will be sent to the owners. If this invoice is not paid, a lien will be placed against the properties.

B.) Zoning Ordinance Text Amendment – update

C.) Subdivision and Land Development Ordinance Text Amendment – update

Atty. Frankowski addressed both the text amendments together. The Planning Commission and the Engineer provided a lot of feedback. The Berks County Planning Commission comments were extremely detailed. Making the 1/21/2025, deadline would not be possible because the property owners in the MUGC district and BCPC have to be notified 30 days in advance of the revised ordinances and the hearings. It was recommended that the Public Hearings be rescheduled for February 18, 2025, with the Zoning Ordinance at 6:00 p.m. and the SALDO at 6:30 p.m. The Board agreed.

**PAYMENTS OF BILLS**  
**ON MOTION OF MR. WILLIAM MILLER, SECOND OF MR. BATDORF, A**  
**UNANIMOUS VOTE APPROVING PAYMENTS OF BILLS DATED 11/22/24, 12/06/24,**  
**12/13/24, AND 12/17/24.**

**CORRESPONDENCE**

A.) Downstream notification for Reading Terminals at Mt. Home Rd., dated 11/27/24

**COMMISSIONERS**

A.) Refuse Contract 2027 – consider establishing Flying Hills as a separate refuse district

Ms. Johnston explained that Mr. Greg Miller had discussions with Flying Hills.

During the bidding process for the 2024-2026 Refuse Contract, 2 potential bidders refused to bid unless the Township used automated collection. The current contractor's representative stated they will not bid on the next contract without automated collection in the bid specifications. The problem is that Flying Hills currently has so many different types of collections and the layout of many condo and townhouse sections doesn't allow for automated collection.

Mr. Greg Miller said that Flying Hills representative had discussed various options. Flying Hills currently has a contract with Blosenski for the apartment units. One option was for Flying Hills to expand the contract with Blosenski to add the approximately 700 additional condo and townhome residences. Another option would be for the Township to get an automated collection contract and have a special provision for Flying Hills to pay the difference for manual collection. Flying Hills would want to pick the cheapest option.

Ms. Johnston explained that it would be very difficult to write bid specifications for the combination of automated and manual collections. It would be easier to write two different bid specifications or have Flying Hills do their own contract.

Ms. Johnston suggested considering Flying Hills as a separate refuse district and have the solicitor work with them during negotiations. She explained that the trash hauler would want the biggest bang for the buck and would probably want the whole area of Flying Hills.

Mr. William Miller voiced his concern about the confusion with the refuse fees for the Flying Hills residents. He said that there was confusion in the past with some Flying Hills residents thinking refuse fees were included with the HOA fees and they never have been. He said that other municipalities that do not have automated totter collection are paying much higher fees. Mr. William Miller expressed that he believed it would be best for Flying Hills to be its own refuse district and bid its own contract. Mr. William Miller stated that parking would cause a major problem for refuse collection in certain areas.

Mr. Greg Miller said that Flying Hills was open to automated collection for the single-family homes and cottages. Ms. Johnston said that it would be possible to configure the Flying Hills district however the Board would decide. It could be specific types of units.

Mr. Greg Miller asked Ms. Johnston if there was a downside to having a different refuse district. Ms. Johnston answered that she did not see a downside to defining a separate refuse district. She said that it could provide a basis for discussion with the haulers. She has a

spreadsheet listing all the different types of collection and the receptacles being used now in Flying Hills. The Board agreed to investigate having Flying Hills be a separate refuse district before the end of the current contract.

Walk-up service will cost more than automated service.

Mr. Greg Miller said that other options such as dumpsters or taking totes to a collection area had been discussed but these were not appealing to Flying Hills.

Ms. Johnston said that this issue will come up again with Deerfield phase 4 because no trash collection areas were planned and the road has a 14% slope.

Sue McCoy, a resident of Crestview Avenue, asked if the automation would be in 2026. The answer was this would be for the contract beginning in 2027. She wanted to know if the containers would be provided. She said that this issue was important to everyone.

Ms. Johnston stated that she believed that the haulers would initially provide the totes. There are 2 sizes: 96 gallon which holds approximately 3 large trash bags or 64 gallon which holds approximately 2 large trash bags.

Mr. William Miller asked about the size of the recycle containers to give a size reference. The current recycle container are 30-gallon size.

#### B.) Executive Session

- 1) personnel issue – police department
- 2) personnel issue – police department
- 3) police collective bargaining
- 4) personnel issue – fire department
- 5) personnel issue – sewer department

Executive session began at 8:17 p.m. – to discuss police department personnel issues, police collective bargaining, a fire department personnel issue, and a sewer department personnel issue.

Executive session ended at 9:20 p.m. – police department personnel issues, police collective bargaining, a fire department personnel issue and a sewer department personnel issue were discussed.

**ON MOTION OF MR. BATDORF, SECOND OF MR. GREG MILLER, A UNANIMOUS VOTE TO AUTHORIZE THE CHIEF OF POLICE TO TAKE THE PERSONNEL ACTION DISCUSSED IN EXECUTIVE SESSION.**

### REMINDERS

#### A.) Zoning Hearing Board 1/28/2025 at 6:00 p.m.

Application No. 827 – Continuance - Seeking special exception to add modular home on the property known as 812 Cameron St.

*The December Zoning Hearing Board scheduled for 12/17/24 was canceled.*

#### B.) Board of Commissioners meetings for January and February 2025

- 1) 1/21/2025 at 7:00 p.m. – Regular Meeting

*No organization meeting required in 2025.*

- 2) Public Hearings for Planning Ordinances
  - previously scheduled for 1/21/2025
  - consider rescheduling to 2/18/2025
- 3) 2/18/2025 at 7:00 p.m. – Regular Meeting

C.) Planning Commission 1/06/2025 at 6:00 p.m.

D.) Steering Committee 1/23/2025 at 6:00 p.m.

E.) Office Closings

- 12/19/2024 11:30 a.m. to 1:30 p.m.
- 12/24/2024 and 12/25/2024 offices closed for Christmas Holiday
- 12/31/2024 and 1/1/2025 offices closed for New Year Holiday

**ADJOURNMENT**

**ON MOTION OF MR. BATDORF , SECOND OF MR. WILLIAM MILLER, A  
UNANIMOUS VOTE TO ADJOURN THE MEETING AT 9:23 P.M.**

Respectfully submitted,



Jeanne E. Johnston  
Manager/Secretary