

The regular meeting of the West Lebanon Township Board of Commissioners was called to order at 7:00 p.m. by President Richard Pflueger with the Pledge of Allegiance

The following were in attendance:

Comm. Richard Pflueger	Treasurer: Julie Clouse
Comm. John Brenner	Secretary: Antoinette Issis
Comm. Michelle Testerman	Maint.: John Brenner
Comm. Harry Fox	Twp. Engineer: Ms. Lori Messersmith and Mr. Mike Thorley representing Mr. Josh Weaber
Comm. Phylis Dryden	Solicitor: Mr. Andrew J. Race

Michelle Testerman made a motion, seconded by Phylis Dryden and agreed by the Board to approve the minutes as written February 3, 2020.

VISITORS' ADDRESS: There were 11 visitors in attendance.
No visitors addressed the board.

COMMITTEE REPORTS:

Treasurer's report: Copies of the report were given to the Board members and available to the visitors in attendance.

Lebanon County Treasurer Real Estate Taxes collected are \$673.75 from 1/31/2020 to 2/13/2020 Municipal (\$673.75), Street Light Taxes (\$0.00).

Total monies in all West Lebanon Township accounts as of February 29, 2020 are \$1,869,441.38.

Harry Fox made a motion, seconded by Phylis Dryden and agreed by the Board to accept the Treasurer's report.

POLICE: Chief Easter was in attendance and gave the report for the month of February 2020 as follows:

Total Calls for the month	42
Traffic Arrests	10
Criminal Arrests	11
Parking Tickets	0
Faulty Equipment Cards	2
Non-Reportable Incidents	10
Reportable Incidents	32
UCR Crimes	10

Chief Easter stated a reminder that street sweeping starts next month (April).

SPEEDWELL FIRE CO.:

Robert Cummins gave the following report for February 2020 as follows:

Eight (8) calls for the month with thirty-two (32) personnel for forty-three (43) hours and fifty-six (56) minutes.

Fire Police responded to four (4) calls for the month for seven (7) hours and twenty-five (25) minutes.

Training for hours for the month: twenty-two (22) personnel for seventy-five (75) hours.

Robert Cummins stated that one inspection was done with more to schedule. He has made several attempts to contact someone from Heavy Equipment, but no one has responded.

Robert Cummins stated he wants to thank Rick Pflueger for being the liaison between the township and Speedwell.

Robert Cummins stated Speedwell would like permission from the Commissioners to redo Speedwell's Day room. The Fire Department would like to do a couple things like redo the carpet, laminated flooring, and the kitchen cabinets are rusting off.

Robert Cummins stated that West Lebanon Township resident Kris Mease wrote a letter to the fire department regarding first responder's response. Robert had Connor Cummins read the letter regarding the fire department.

HIGHWAY: Phylis Dryden stated nothing to report.

WATER: Harry Fox stated the daily average for the month was 31,310 gallons per day (GPD). The water tank is $\frac{3}{4}$ full. The total City of Lebanon Authority (COLA) water was zero (0).

SEWER: Harry Fox stated no clogs, but the township is still receiving baby wipes in the trap. Township employees have been checking the traps every day and hopefully the township can find out who is clogging the laterals.

STORM SEWER/MS-4: Harry Fox stated nothing to report.

TOWNSHIP BUILDINGS: Michelle Testerman stated nothing to report.

RECREATION: Michelle Testerman stated Chrisland Engineering and Commissioner Brenner met with DCNR about Grants for Playground Equipment. Old equipment should be removed due to liability being high as suggested by DCNR. Installing Rubber Mulch is not allowed and if it is installed, it will have to be removed before grant money will be issued. The tree where the 2-5 years old equipment should be removed due to its condition. Some of the newest equipment was installed wrong and will have to be removed and reinstalled. Old equipment, tree can be completed by Township employees only after in-kind prices toward grant are figured out and applied for.

Lori Messersmith, from Chrisland Engineering, stated there are two plans laying in front of the commissioners. The spring equipment is the equipment that needs to be moved. The spring equipment is considered to be for 2 to 5-year-old children and it is with the equipment for 5 to

12-year-old children. There are curbs around everything and in between should curb, the township can place mulch so its not a tripping hazard or remove the curb.

John Brenner stated that all the black mulch over there are going to get removed, because that is illegal for a playground.

Lori stated we were thinking about phasing it because it will probably be expensive due to problems with fencing and refurbishing of the pavilion. Handicap spacing will be placed next to the gate. We are going to replace the swing sets that are there with new ones. The sliding boards have to come down, the t-cups have to go because they are not up to safety standards as of this year.

Harry Fox asked if the spring mounted rides have to go or repositioned?

Lori stated, they have to be moved and reinstalled in the 2 to 5-year-old area. Especially, the see-saw the concrete posts are supposed to be in the ground. They aren't supposed to be sticking out of the ground.

Harry Fox stated we know that the older kids are getting on those and pushing them all the way down.

John stated they are not supposed to be doing that.

Lori stated that type of equipment was made for 2 to 5-year-old children and that's why we want to separate them. There is also a concrete slab with screws sticking out, that has to go as well.

Michelle Testerman asked, would the merry-go-round have to go? You will disappoint a lot of kids if that must go.

Lori stated it depends on if it would pass safety standards. If it passes safety standards than it can stay.

Barry Hair asked, filled up the with the cushion (black mulch) could you fill it to ground level?

John Brenner stated that the black mulch must go. In order to obtain the grant money, everything must meet the ADA requirements. The playground has not really been touched; some new equipment has been placed there. John thinks that was more friends of friends helping each other out to put the playground together, which was nice but now we have problems to be fixed.

Lori stated that all the area that has mulch connected to it is connected to concrete walkway so that it is ADA compliant.

John Brenner stated that Josh Weaber's assistant has updates to the 22nd Street project improvements. Has anything changed since our last set of plans?

Mike Thorley stated the only thing Josh Weaber stated to mention was that the City of Lebanon approved to put the sidewalk over the water lines.

John asked the City of Lebanon Authority?

Mike Thorley responded with correct.

John stated that there are fire hydrants stop going there. The water main is in our walkway. If something happens to the water main in the sidewalk, the sidewalk will have to get replaced.

John asked if there will be an agreement for this project?

Mike Thorley responded with yes, we can put an agreement together.

John told Andrew to work with Josh on the maintenance agreement, so that 5 or 10 years from now so that we are not paying if a water main break occurs.

PUBLIC SAFETY/CODE ENFORCEMENT/SANITATION: John Brenner stated nothing to report.

GREEN WASTE/RECYCLING: John Brenner stated nothing to report.

Zoning:

Purchase Certificates issued as follows:

No. 01-2020 to Intercounty Land Transfer for the property at 347 North 20th Street Lebanon, PA. Seller's Name: Scott Thornsberry. Purchaser's Name: Faith Stumpf.

No. 02-2020 to Stewart Abstract of Berks County for the property at 507 North 22nd Street Lebanon, PA. Seller's Name: Dennis & Jeanne Martin. Purchaser's Name: Luthy Real Estate LLC.

No. 03-2020 was a private transfer for the property at 2422 Guilford Street Lebanon, PA. Seller's Name: Herman & Patricia Dundore. Purchaser's Name: Aaron Donnachie.

No. 05-2020 to Homesale Settlement Service for the property at 325 North 24th Street Lebanon, PA. Seller's Name: Ryan A. Yoder. Purchaser's Name: Jeanna J. Arnold.

No. 06-2020 to Guardian Transfer for the property at 422 North 23rd Street Lebanon, PA. Seller's Name: Amanda & Richard Hitzler. Purchaser's Name: Ibrahim Bentahar.

No. 07-2020 to Millpond Properties for the property at 351 North 20th Street Lebanon, PA. Seller's name: William Dickerson. Purchaser's Name: Millpond Properties.

No. 08-2020 to Guardian Transfer for the property at 2425 Guilford Street Lebanon, PA. Seller's Name: Janice P. Mohl. Purchaser's Name: Barney's Realty LLC.

John Brenner asked Andrew Race about that property on Guilford Street. Did she ever sign that over to the Township?

Andrew Race stated no she did not. I have been communicating with her and she stated that she signed it over to the mortgage company. I told her that she gave them a mortgage satisfaction. The lien is filed and the attorney's fees are filed. At this point she's not willing to sign the deed, do we linger or take it to sheriff's sale?

John Brenner made a motion seconded by Harry Fox to put the house on Guilford Street up for Sheriff's sale with liens.

John Brenner stated that every year it is sitting out, the township is putting out money towards it.

Harry Fox stated there are construction guys looking at but no one knows what's going on with the property.

John stated she isn't going to sell it and the mortgage company said they gave it to her.

Andrew stated that he had a title search done on the property.

John stated she doesn't want to give it up and she knows that she has us and that until we execute. The township is being held liable for the property by shoveling snow and cutting grass and if something else occurs, it's the townships liability.

Phylis Dryden asked what did the title search reveal?

Andrew stated that the mortgage has been satisfied and she owns the property.

John Brenner stated that it doesn't matter if the township only gets back the money they put towards it so let it go for sheriff's sale.

FINANCE: Harry Fox made a motion, seconded by Phylis Dryden and agreed by the Board to pay all the bills as submitted.

OLD BUSINESS

The secretary stated no old business.

NEW BUSINESS

Michelle Testerman made a motion, seconded by Phylis Dryden to adopt Resolution 2020-02 to for West Lebanon Township to undertake the project "West Lebanon Community Playground" and, West Lebanon Township desires to receive a grant from the Department of Conservation and Natural Resources for the purpose of carrying out this project.

CORRESPONDENCE

Received checks as follows:

Linda Leedy- \$5.00 for Cat License #00117, at 302 N. 20th Street.

Rental License- 22 at \$50.00 totaling \$1,000.00

Fox's Transport- \$537.00 for 4th Quarter 2019 LST.

Greenwaste Card- 1 card at \$30.00 totaling \$30.00.

West Lebanon Autio (Victoria Miller and Luann Horn)- \$5,772.76 to be used at the West Lebanon Recreation area for benches and trees.

Intercounty Land Transfer- \$50.00 for Purchase Certificate #01-2020, for 347 N. 20th Street.

Stewart Abstract of Berks County, INC.- \$50.00 for purchase certificate #02-2020 for 507 N. 22nd Street.

Erie Insurance- Certificate of Insurance for Insured E H Fitting Concrete Edward H Fitting D/B/A.

County of Lebanon- \$382.62 for 20 Jan Municipal Tax.

Rental License- 30 at \$20.00 each totaling \$1350.00.

North Lebanon Township- \$729.41 for public safety.

CSR-\$197.45 for metal scrape recycling.

CSR-\$24.45 for metal scrape recycling.

CSR-\$8.05 for metal scrape recycling.

Alarm Permit- 1 at \$20.00 totaling \$20.00.

CHR Corp- \$270.00 for reimbursement for engineering fee for November 13, November 25, and December 23, 2019.

Patricia Dundore- \$50.00 for Purchase Certificate #3-2020 for 2422 Guilford Street.

Homesale Settlement- \$50.00 for Purchase Certificate #5-2020 for 325 N. 24th Street.

Secured Land Transfer- \$50.00 for Purchase Certificate #6-2020 for 422 N. 23rd Street.

Comcast Financial Agency Corporation- \$6,782.03 for invoice 646817, franchise fees.

CSR- \$18.90 for scrap from playground. A check was made to Fraternal Order of Police (F.O.P. #42).

Millpond Properties- \$50.00 for Purchase Certificate # 7-2020, 351 N. 20th Street.

Commonwealth of Pennsylvania (Direct Deposit)- \$27,066.28 for Municipal Liquid Fuels Payment.

Secured Land Transfer- \$50.00 for Purchase Certificate #8-2020, 2425 Guilford Street.

Received letters as follows:

Greater Lebanon Refuse Authority- received their minutes for February 4, 2020 meeting.

Reilly Wolfson- Audit 2019 Financial Statement.

Erie Insurance- Certificate of Insurance for insured Shuey Excavating LLC.

Speedwell Engine and Hose- During a fire call on 2/15/2020 a member of Neversink, station 14, arrived on scene after consuming a sip of alcohol.

DJ-52-3-03: \$435.04 for February 2020. Local Ordinance (\$398.11), Title 18- Payable to Municipality (\$36.93).

The next meeting of the West Lebanon Township Board of Commissioners is April 6, 2020 7:00 p.m. at the West Lebanon Twp. Bldg., 322 North 22nd Street.

Michelle Testerman Made a motion, seconded by Phylis Dryden and agreed by the Board to adjourn the meeting at 7:25 p.m.

Respectfully submitted,

Antoinette Issis, Secretary