

**WASHINGTON TOWNSHIP BOARD OF SUPERVISORS
SPECIAL MEETING
MINUTES
JULY 11, 2018**

CALL TO ORDER

Vice-Chairperson James Roma called the special meeting of the Washington Township Board of Supervisors to order at 5:38 p.m., at the Washington Township Municipal Building. The meeting opened with the Pledge of Allegiance.

ROLL CALL

The following members were present: Supervisors, James Roma; Thomas Powanda, Township Manager, Richard Sichler, staff member Susan Brown and two (2) residents in attendance. Chairman Moyer arrived at 6:00 p.m.

Absent:

TAPING OF MEETING

The meeting was recorded as an aid in the preparation of the minutes. It was noted no one other than township staff was taping the meeting this evening.

SPECIAL REQUEST

None

PUBLIC COMMENTS

None

SUPERVISORS

NEW BUSINESS

- **Certification of Unpaid Interim/Change Tax Bills** – Mr. Sichler explained these are tax bills where someone pulled a permit, enhanced their home and their assessment went up. A bill was issued for the change (second tax bill) which has gone unpaid. The Supervisors are certifying to the County that the bills are unpaid and then are turned over to the Tax Claim Bureau. A motion was made by James Roma and seconded by Thomas Powanda authorizing the processing of the certification of unpaid Interim/Change Tax Bills. **No comments received.**

All ayes

- **Water Fund transfers** – A motion was made by James Roma and seconded by Thomas Powanda approving two bills for payment, Washington Township Municipal Authority Water Account and Washington Township Sewer Revenue Fund. **No comments received.**

All ayes

UNFINISHED BUSINESS

- **Boyertown Soccer Club-JK Memorial Field proposed construction** – Shawn representing the Boyertown Soccer Club was present this evening to discuss the J.K. Memorial Field. It was explained there is a twenty (20) year lease agreement between Washington Township and Boyertown Soccer Club which began July 1, 2017 for the J.K. Memorial Field. Plans for the field are attached to the Agreement as Exhibit B. The Soccer Club are now proposing various changes to the original Plans. Shawn explained when they submitted the NDPEs with Berks County Conservation District, their guidelines are very strict and is based upon the amount of earth disturbance and water management. Based upon the original Plan a retention basin would have been required, so to eliminate the need for the basin the Plan had to be changed with the concession stand being reduced in size. The lighting for the field has also been eliminated due to the fact that they could not meet the township code with respect to light spillage. The elimination of the bathrooms from the concession stand is also a change based on the reduced size of the stand, therefor eliminating the need for a sewer connection. The concession stand could be built on a slab with tie downs, no footers unless required by the township.

Chairman Moyer arrived at this point in the meeting.

Shawn indicated there would be fencing around three sides of the field since there is a fence already in place along one side at the farm. Mr. Roma stated that is not a permanent fence and can be moved and Shawn stated if the farm ever removes their fence the Soccer Club could run additional fence along that side of the field. A scoreboard will be installed on the far side of the field toward the farm. It was explained since the size of the field remains the same as originally proposed, 70 x 100, but the size of the concession stand has been reduced the Conservation District has approved using amended soils to manage the water runoff vs building a retention basin. The field will be crowned and will be sloped from Niantic down toward the Treatment Plant. There will be an inground irrigation system for which they will need a public water connection. Shawn asked if there is wi-fi in the area and Mr. Sichler explained he is in the process of ordering wi-fi from Comcast for the Treatment Plant. Shawn stated possibly they could cost share that connection. The water meter would be purchased by the Soccer Club and becomes the property of the Township. The kitchen will have a 7-gallon water tank that will need to be emptied. It was discussed that the concession stand may be more than 150' away from the sewer system. Shawn stated according to the Agreement they should be mowing the field however they didn't think of it since the field is not in use and they will be maintaining the field going forward and offered to clean up the dirt piles however Chairman Moyer asked that no chemicals be used. Shawn asked about planting some trees and will take a look at the township ordinance for what type of trees would be acceptable. Shawn stated they will need to have a utility pole installed however the electric company needs the township to confirm that they are okay with the pole on

township property. Utilities will be underground. The water flow rate will be needed for the irrigation system; Mr. Sichler will get that information to Shawn.

Chairman Moyer stated he feels the 20-year agreement is too long and would like to negotiate a shorter lease term. Shawn explained that the reasoning behind the 20-years is to help obtain grant money. Organizations are typically not given grant money unless they know you have a long-term commitment to a property and some grants the requirement is 25 years. Chairman Moyer stated this is township resident's property and they could only use it on a very limited basis. Shawn stated they will be 2 years into the lease before they ever get to use the field. Shawn asked if the Supervisors would want a playground installed near the field and Mr. Moyer stated no, the township has enough playgrounds. Mr. Moyer said he would like to see the lease at 10 years or less however Shawn was not sure a 10-year agreement would be acceptable to the Club. Supervisor Roma said he is fine with the 20-year lease. Supervisor Pawanda asked if the township can use the field and Shawn said if there are no scheduled events the township is welcome to use the field which is addressed in the agreement. Supervisor Pawanda stated he is okay with the 20-year lease. Mr. Pawanda asked if the Club would be agreeable to installing walking trails. Shawn stated in the future the Club would be agreeable to working with the township to install trails. Shawn also suggested the township talk to the Wellness Council for assistance.

The Exhibits need to be amended and added to the Agreement and the lease term will remain the same.

Ground breaking ceremony will be held on August 21, 2018 and would like Township Supervisors and Manager to attend. Mr. Sichler stated if the revised Plan could be submitted before the August 23rd meeting it would be on the agenda for approval.

EXECUTIVE SESSION

Executive Session was called at approximately 7:15 p.m.

ADJOURNMENT

A motion was made by James Roma and seconded by David Moyer to adjourn the meeting at approximately 7:33 p.m. **No public comment received.**

All ayes

Respectfully submitted,

Richard Sichler
Manager/Secretary