



Allen Township Board of Supervisors

Meeting Minutes

May 24, 2022

7:00 P.M.

A General Meeting of the Allen Township Board of Supervisors was held on Tuesday, May 24, 2022 at 7:00 P.M. at the Allen Township Fire Company Building, located at 3530 Howertown Road, Northampton, PA. Mr. Hassler led the audience in the Pledge of Allegiance to the Flag.

1. Roll Call: Present: Gary Behler; Dale Hassler; Paul Link; Jason Frack; Tim Paul; B. Lincoln Treadwell, Jr., Esq., Ilene Eckhart, Manager. Absent: Andrea Martin, EIT and Stan Wojciechowski, PE, CME.

2. Announcements and/or Actions to Add New Items to Current Agenda: Ms. Eckhart requested that the Northampton Business Center Security Release #1 be added to the agenda. Mr. Behler made a motion to add this item to the agenda; seconded by Mr. Paul. On the motion, by roll call vote, all Supervisors present voted yes.

3. Public Hearings: No public hearings.

4. Public to be Heard: Kim Koehler, 3446 Teel Road, Lehigh Township, presented a petition regarding the Lappawinzo Fish and Game Protection Association. Ms. Koehler read the petition to the Board. The reason for the petition focused on the increased shooting activities occurring at the Lappawinzo, safety concerns, and environmental concerns. The petition requests that the Board restrict activities at the Lappawinzo Fish and Game Protection Association to align with the 1996 decision in Lappawinzo v. Moyer.

5. Unfinished Business

A. Request for Proposals for Facilities Study – Status/Update: Ms. Eckhart provided an update on the status of the request for proposals. Ms. Eckhart reported that pursuant to the approved motion on April 26, 2022, the formal request is now out for responses. She informed the Board that there is a schedule of key dates that are anticipated. She stated there will be a mandatory walk through on June 7th 2022 at 1pm of all the facilities for anyone who is interest in submitting a proposal. She also stated the cutoff for questions is June 9th 2022 with proposals being due June 22nd 2022. Ms. Eckhart stated that the date for the presentation of proposals for the short list will be determined at a later date. Ms. Eckhart reported that an addendum could be added if firms need more time to meet the deadline for proposals date. The approval of firm is estimated to be July 2022 and a completion of the study is estimated to be October 2022. Ms. Eckhart noted that additional background information regarding the buildings and properties was added to the last draft along with clarifying the goal of the study. Mr. Link expressed his interest to be involved with this study. He volunteered to attend the walkthrough and assist however he can with his construction background. Mr. Hassler also stated that he would also be involved

due to his knowledge of the buildings being studied. Ms. Eckhart noted that the request for proposals was sent to three firms who have good public facilities experience in the area.

6. New Business

A. Fuel Tank Controller System Replacement: Ms. Eckhart provided background on the situation with the fuel system. She reported that the system is antiquated and that it is time to replace the facility fuel system controls which would include the pumps and piping down into the tanks. She reported that the tanks are fine. She stated that the age of the equipment is going on 30 years. Ms. Eckhart reported that she has obtained a quote from Boyko's Petroleum Service, Inc. and that she is waiting for another quote from a second vendor. She noted that both firms are very reputable. Ms. Eckhart mentioned the timeframe for the control panel mechanisms would be 8 to 10 weeks given the supply chain issues. The 8 to 10 week timeframe would be for the components to arrive which does not include the scheduling of the installation. Given the extended timeframe, Ms. Eckhart is hoping this will be completed before fall/winter and is seeking the Board's approval to move forward with the replacement.

Ms. Eckhart explained that the fuel tank controller system is a below grade system. She stated that when this was originally installed there was a condition where there was a specific separation distance from existing buildings for above grade systems. The system being a below grade system is a factor in the cost.

Ms. Eckhart also reported that there will be a temporary tank in place during the time the system is out of service. The temporary tank will be supplied by a different firm and will be based on fuel usage in the time the system is out of service. The timeframe of construction is planned to be about 4 weeks.

Mr. Behler questioned the funding for this replacement. Ms. Eckhart explained that this is related to the next item on the agenda. She has prepared a draft resolution that would be for a budgetary transfer of American Rescue Plan Funds for the fuel tank system. She noted that the funds have a deadline to be used by and this would be a good opportunity to apply this project to this funding stream. Ms. Eckhart noted that the Township anticipates to receive an additional \$263,975.75 in American Rescue Plan Funds in June 2022. Mr. Behler questioned if the Board should wait to approve the replacement and resolution until the second bid for the fuel tank controllers system has been received or if the Board can approve the resolution and approve the replacement for the lowest bid. Mr. Treadwell responded that the project can be approved based on the lowest bid amount and approve the resolution with the lowest bid being the amount. Mr. Behler made a motion to approve the fuel tank controller system replacement with the current bid amount unless the second bid comes in lower; seconded by Mr. Link. Mr. Hassler requested the current bid amount. Ms. Eckhart provided the current bid amount as \$87,560.00. On the motion, by roll call vote, all Supervisors present voted yes.

B. Resolution 2022-13 Budgetary Transfer ARP Funds Fuel Tank System: Mr. Behler made a motion to approve Resolution 2022-13 as it relates to the transferring the funds from the American Rescue Plan Fund for the fuel tank system replacement; seconded by Mr. Link. On the motion, by roll call vote, all Supervisors voted yes.

C. Northampton Business Security Release #1: Ms. Eckhart reported that a memorandum from the Township Engineer dated May 23, 2022 was received that noted the request for release for

security was reviewed. Ms. Eckhart reported that the current security amount is \$13,574,041.74 with a reduction request for release #1 being \$11,919,391.60. The Township Engineer recommends a reduction amount of \$10,858,576.63 based on their review of what has been completed and is satisfactorily inspected. The security amount remaining after reduction would be \$2,715,465.11. Ms. Eckhart mentioned a major part of this will be finalizing Cesanek Road, paving, and some stormwater components such as the spray irrigation system. Ms. Eckhart reported that the developer did receive the response from the Township Engineer and that there was no response from the developer. Mr. Paul questioned if this included plantings. Ms. Eckhart confirmed it did include plantings along the detention basins. Some of the plantings were not included in the public improvement.

Mr. Hassler stated he drove through yesterday and noted that there are markings on the base coat. He would like it emphasized to them that they are not to put a top coat on until everything else is done with heavy equipment.

Mr. Behler stated he recently saw a tractor trailer turn in from Howertown Road. He was concerned regarding the signage that should be installed already according to the plan. Mr. Behler states signage and flashing lights were supposed to be installed to tell trucks to use the turnaround to prevent trucks coming out to Howertown Road. He requested a letter be sent regarding this.

Mr. Hassler expressed his distress regarding the concrete plant at the site. Mr. Hassler noted that in March 2021 a request was made for a temporary concrete plant. It was authorized by the Board with one of the stipulations being that it be located away from Mud Lane due to noise concerns for residents. Mr. Hassler stated that the plant was moved up towards Mud Lane without the Board's approval. Ms. Eckhart also confirmed that the location of the temporary concrete plan was very specific in the approval from the Board. Mr. Hassler read the minutes from March 9, 2021 related to the temporary concrete plant stipulations. Mr. Hassler requested a letter be sent to the developer regarding the Board's dissatisfaction of the concrete plant's location due to the violation of conditions. Mr. Behler agreed and requested that the signage issue be included in this letter.

Mr. Behler made a motion to release financial security in the amount of \$10,858,576.63; seconded by Mr. Frack. On the motion, by roll call vote, all Supervisors present voted yes.

- 7. **Public to be Heard:** No public comment.
- 8. **Adjournment:** There being no further comments or business the meeting adjourned at 7:25 PM.

Respectfully submitted,

Ilene M. Eckhart