

**TOWNSHIP OF LOWER ALSACE
SUPERVISORS' MEETING AGENDA
December 12, 2024**

John Theodossiou, Supervisor, Chair
Todd Weikel, Supervisor, Vice Chair
Ann Sellers, Supervisor
Kelsey Frankowski, Esq., Township Solicitor
Don Pottiger, Manager/Secretary-Treasurer

I. CALL TO ORDER- 6:30 P.M.

Pledge of Allegiance to the flag

II. PRESENTATIONS

- A. Rhonda Mayer from Tompkins Insurance Agencies will discuss the new proposal for Township health insurance.

III. PUBLIC COMMENT ON AGENDA ITEMS

- A. None scheduled.

IV. APPROVAL OF THE MINUTES

- A. Motion to approve the minutes of the November 14, 2024, Lower Alsace Township Supervisors' Meeting.

V. ROAD CREW FOREMAN REPORT

VI. SUPERVISOR LIAISON REPORTS

- A. Central Berks Regional Police Commission – Supervisor Theodossiou.
- B. Lower Alsace Fire Company – Supervisor Weikel.
- C. Lower Alsace Ambulance Association – Supervisor Weikel.
- D. Antietam Valley Recreation Commission – Supervisor Sellers.

- E. Antietam School District – Supervisor Sellers.

VII. SOLICITOR'S REPORT

- A. Solicitor's report to be presented.
- B. Update on the status of property on 700 block of Brighton Avenue.
- C. Update on the status of property on 1500 block of Friedensburg Road.
- D. Update on the status of vehicles parked along the zero hundred block of Cornell Street.
- E. Update on the status of property on Eagle Lane.
- F. Update on the status of commercial vehicle parking in the 900 block of Brighton Avenue.
- G. Discussion of the property on 1400 block of Friedensburg Road – converting commercial property (bar & restaurant) to commercial property (wellness center).
- H. Discussion of the property on 800 block of Carsonia Avenue.
- I. Discussion of letter received from the Solicitor for Antietam Valley Municipal Authority regarding a proposed amendment to increase its term of existence for an additional fifty (50) years.

VIII. ENGINEER'S REPORT

- A. Engineer's report to be presented.
- B. Discussion of damages incurred to a stone wall along Lewis Road which may have resulted from the traffic detoured during the construction work performed by PennDOT. Cost estimates from Eshbach Masonry have been received.
- C. Discussions on the Carsonia Avenue Multimodal Grant and project

IX. BOARDS AND COMMISSIONS REPORTS

- A. Planning Hearing Board:

- 1) No new meetings of the Planning Commission have been scheduled at this time. The most recent meeting of the Planning Commission was held on December 4th, 2024. The agenda of that meeting is included for the Supervisors' review and commentary.

B. Zoning Hearing Board:

- 1) No new meetings of the Zoning Hearing Board have been scheduled at this time. The most recent meeting of the Zoning Hearing Board was held on December 5th, 2024. The agenda of that meeting is included for the Supervisors' review and commentary.

C. Antietam Valley Recreation Commission – no report.

X. TREASURER'S REPORT / LIST OF BILLS

- A. Motion to accept the November 30, 2024, Treasurer's reports.
- B. Motion to approve the payment of the list of bills as presented.

XI. DEPARTMENTAL REPORTS SUBMITTED FOR APPROVAL

A. **Central Berks Police Department**

1. November 2024 report.

B. **Central Berks Regional Codes Enforcement Department**

1. November 2024 report.

C. **Sewage Enforcement Officer**

1. November 2024 report.

D. **Zoning and Building Code Officer**

1. November 2024 report.

E. **Lower Alsace Township Fire Company**

1. November report.

F. **Lower Alsace Ambulance Association**

1. November report.

XII. OLD BUSINESS

- A. Update on the status of property on 700 block of Brighton Avenue – issues with residents living on site. No current issues have been received by the Township. If additional problems arise, a phone conference call with representatives of the organization will be scheduled to discuss these concerns.
- B. Update on the status of property on 1500 block of Friedensburg Road – number of vehicles on property. A follow up meeting with owner of property and operator of business, the Township zoning official, the Solicitor, and the Township Manager was held on November 12th to review what corrections have been made. More progress was noted, but there is still more work to be done
- C. Update on the status of vehicles parked along the zero hundred block of Cornell Street.
- D. Update on the status of property on Eagle Lane. The property was approved for a single rental unit on September 23, 2024.
- E. Discussion on commercial vehicle parking in the 900 block of Brighton Avenue – noise issues with refrigeration unit.
- F. Discussion of the property on 1400 block of Friedensburg Road – converting commercial property (bar & restaurant) to commercial property (wellness center).
- G. Discussion of the property on 800 block of Carsonia Avenue.
- H. Update on the status of property on 100 block of Midland Avenue.
- I. Update on the status of the use and occupancy permit application for property on 1300 block of Friedensburg Road – ongoing construction and conversion into apartments. All necessary permits have been applied for and approved at this time. Work progresses.
- J. Discussion on fence concerns at property in 600 block of Penndale Avenue.
- K. Township Manager to provide an update on the status of LSA grant applications for the Lower Alsace Ambulance. A new grant application was submitted.
- L. Continue discussions on the Carsonia Avenue Multimodal project.

- M. Discussion of damages incurred to a stone wall along Lewis Road which may have resulted from the traffic detoured during the construction work performed by PennDOT. Cost estimates from Eshbach Masonry have been received.
- N. Discussion of staffing – update on road crew position.
- O. Update on the status of consideration of merger with Mount Penn Borough, including the results of a presentation by Pennsylvania Economy League and Pennsylvania Department of Community and Economic Development presented at the November 19th, 2024 Mount Penn Borough Council Workshop meeting.

XIII. NEW BUSINESS

- A. Motion to advertise the proposed Ordinance to approve an Amendment to the Articles of Incorporation of the Antietam Valley Municipal Authority to increase the Authority's term of existence by an additional fifty years from the date of the filing of the Articles of Amendment.
- B. Discussion of letter received from Troy Goodman, President of Mount Penn Borough Council, requesting a Letter of Support from the Lower Alsace Township Board of Supervisors for approval of a review of the Central Berks Regional Police Department's finances, operations, municipal contracts, and collective bargaining agreement, which will be performed in cooperation with the Strategic Management Planning Program and the Pennsylvania Department of Community and Economic Development,
- C. Motion to approve Letter of Support for approval of a review of the Central Berks Regional Police Department to be signed by the Board of Supervisors.
- D. Discussion of the preparation of the 2024 budget. Draft budget to be presented. The budget will be approved at a special meeting to be scheduled for December 30, 2024, to be held at 6:30 P.M.
- E. Authorization to advertise the 2025 Lower Alsace Township budget (to be approved at the December 30th, 2024 special meeting).
- F. Presentation of the Resolutions to adopt the 2025 Lower Alsace Township budget and approve Tax Millage rates.
 - 1. Resolution approving the 2025 Budget of Lower Alsace Township.
 - 2. Resolution approving the 2025 Tax Millage Rates for Lower Alsace Township.

- G. Authorization to advertise the adoption of an Ordinance to approve an Amendment to the Articles of Incorporation of the Antietam Valley Municipal Authority to increase the Authority's term of existence by an additional fifty years from the date of the filing of the Articles of Amendment.
- H. Discussion on the results of the review of quotes received for third party administrators for the Township's health insurance benefits package.
- I. Presentation of a Resolution and possible Motion to Approve Tompkins Insurance Companies as provider of health insurance benefits based upon the review of proposals noted above.
- J. Approval of the advertising of the Special meeting to approve the 2025 Budget after public review period to be held Monday, December 30, 2024 at 6:30 P.M..
- K. Approval of the Township declared Holidays for 2025.
- L. Approval of the advertising of the calendar of Township meetings for 2025.
- M. Discussion of the status of the Township newsletter.
- N. Possible action on advertising for bids for the Carsonia Avenue Multimodal project when plans are ready.

XIV. FINAL PUBLIC COMMENT

XV. EXECUTIVE SESSION

Executive session if necessary.

XVI. ADJOURNMENT

The next meeting of the Lower Alsace Township Board of Supervisors will be a Special meeting to be held at 6:30 P.M. on December 30, 2024, to approve the 2025 Budget.

The Lower Alsace Township Board of Supervisors will conduct their annual Township Reorganization meeting. The meeting date at time is to be determined at the December 12, 2024 meeting and will be advertised as part of the calendar of Township meetings of 2025 as noted above.

The next monthly meeting of the Lower Alsace Township Board of Supervisors will be held on January 2, 2025.