

As advertised in the Journal Herald newspaper, the Packer Township Supervisors held their regular monthly meeting on Tuesday, October 1, 2024 at the township building. Bob Selert called the meeting to order and roll call was taken. Susie Gerard was absent.

The meeting was open to the floor. Terry Younker asked about the status of a code violation involving an adjacent property owner. The Supervisors confirmed that a Notice of Violation was issued. Some discussion on the situation occurred.

The minutes were approved with a motion from Bob Selert and Terry Davis seconded the motion. Vote 2-0.

Ordinances and Resolutions –None

Reports of Officials and Committees –

Barry Isett & Associates – Permit/Zoning & Code Enforcement Officer- Zoning:

August 5, 2024: Prepared monthly report for July 2024.

August 6, 2024: Final zoning inspection of agricultural building at 1509 Roundhead Drive; phone call with property owner (1790 Wetzel Run Drive) regarding property infringement from adjacent property (1680 Wetzel Run Drive) and work performed without permits (fence and above-ground pool); site visit to 1458 Hudson Drive and discussion with new property owner regarding proposed use of commercial space. I indicated the requirement for Zoning and PA UCC permitting for any change of use or improvements/alterations to the building.

August 7, 2024: Phone call with Bob Selert regarding multiple violations in Township.

August 8, 2024: Zoning compliance documentation prepared and sent to property owner and Township. (1509 Round Head Drive)

August 12, 2024: Phone call with Rob Fugate regarding history on 12 Station Lane and lack of sewage system.

August 13, 2024: Prepared Stop Work Order, performed site/building inspection to determine work performed, discussion with contractors, and posted SWO at front entrance of building. (12 Station Lane)

August 15, 2024: Phone call concerning Zoning and Demolition permit and forwarded email to BCO (722 W Main Street); Researched the GIS and located the parcel (120-45-A20 – Railroad Drive). Sent an email to the Solicitor with a zoning Notice of Violation to review.

August 16, 2024: Sent Zoning Permit to Stephanie and applicant for demolition of 3 outbuildings; No UCC needed per BCO.

August 19, 2024: Correspondence with property owner of 5492 Quakake Road regarding reverse subdivision process to create (1) legal lot.

August 20, 2024: Returned a phone call concerning a property line dispute between 1243 and 1253 Brenkman Drive. Told the complainant that it sounds like a civil matter, but that I would check with the State Police Troopers that have been at the property.

August 28, 2024: Received a phone call from Bob Selert stating Jim Dulcey contacted him stating that we can call to arrange a visit. I spoke with Phil Prout and the Solicitor, and we decided to ask for a supervisor to accompany us as Mr. Dulcey stated that he has only placed sheds for hunters to use on the Hunting Club property. We believe that a supervisor may be familiar with the properties as the original complaint is for the pavilion on another parcel.

August 30, 2024: Received a complaint about a swimming pool installed without permits and also a fence installed without permits that is over the property line. I called the complainant, left a message, and started a new case; Prepared monthly report for August 2024.

PA UCC: August 6, 2024: Permits issued and delivered to Township. (751 Quakake Road)

August 14, 2024: Application received for roof mounted solar panels. (312 Windy Oaks Lane)

August 20, 2024: Permits issued and delivered to Township. (312 Windy Oaks Lane)

Bob Selert made a motion to enter the report into the minutes and Terry Davis agreed. Vote 2-0

Bill Brior – Sewage Enforcement Officer – Absent. One perc test for Tito Abdon. One interim inspection for Brian Katchur. File maintenance. Bob Selert made a motion to enter the report into the minutes and Terry Davis agreed. Vote 2-0

Old Business – One bid was received for the Grist Mill Drive Storm Sewer project.

Fire Protection Agreement. Bob-Negotiations are ongoing.

Bob-Trimming of trees along roadways is ongoing.

Grist Mill Drive roadwork. Bob talked with Mike Kukles at Carbon Engineering regarding the engineering estimates we had secured last year for the grant. We did get a \$100,000 LSA grant. Upon further review, the pipe at Jim Dietrich's was quite expensive for the project and part of that is because they need a bigger concrete culvert box with the wing walls. It has to all be just about done from scratch and the big issue there is the permitting that is required because of the size of the watershed. That being said, Mr. Kukles was instructed to do the engineering request so that we can get bids back for all the rest of the pipes. Susie-There is paperwork for that too. Bob-The estimates for the rest of that, if we take off the \$96,000 for the end of Wallace Way, that gives us a total of approximately \$124,000. I last talked to Mike Wednesday. In our discussions we wanted to have the RFPs out by the middle of September so that we can have the bids back by the October meeting so we can vote to award the bids. It will probably be done in two stages depending on the weather. We are going to give them until June 1st to get the project completed. Terry-That is for all the pipes on Grist Mill except the one at Wallace Way.

Bob-The depositor for the General and Park Funds was changed to Mauch Chunk Trust and we are working on closing the Truist Accounts. Stephanie-I need to change over the automatic payments and then a Supervisor will need to call or go into a branch to close the accounts.

Bob-Anybody who has driven around the building has seen the hot asphalt box behind the truck. We are waiting for inspections on the truck, which is expected at the end of the week. The hot asphalt box is operational. We expect to use it in the coming weeks.

New Business – Bob-Procedures and requirements to hold events at the park. Are we going to take somebody's model and follow that? Because right now, anybody can go up there and use it. Anything that happens there our insurance is going to cover us but we need to protect ourselves a little bit more. Susie asked were you able to find anything out about it. Stephanie said she found out from the insurance company that Corey Gerhart should find out if the organization can provide their liability certificate. Since he is doing this as an individual to raise funds to go on the trip to help the organization he says he doesn't think he'd be able to get something from them. He would get the certificates of insurance from the vendors, such as bounce houses or if he were to have pony rides. If only the vendors provided the liability insurance certificates, Packer Township still needs to be listed as an additional insured. However, even if they do that, since it is on the Township land, it wouldn't stop anyone from suing the Township. The individual would have to buy a special events policy with liability and a rider for alcohol liability whether alcohol is sold, donated or BYOB and that also needs to list the Township as an additional insured. If no certificate is provided there is still coverage but it would fall back on the Township and could increase insurance costs. Bob asked Stephanie if she had talked to Corey about this. She had. Bob continued to say that part of that also says that in your discussions with our insurance they want us to make some individual get an event insurance to cover them for liability and serving alcohol. That being said do we need an ordinance to govern stuff that is happening there at the park? Atty. Yurchak-I don't know if you need an ordinance, at least a resolution or policy. Bob-Can you draw something up? We want to cover ourselves but we want to make it mandatory that like if Corey is going to do this or any other individual wants to hold an event there, especially if they are going to have alcohol. Susie-Could they still come back on the Township if something would happen? Atty. Yurchak-Anybody can sue anybody for anything but it doesn't mean they are going to win. The answer is yes, you can be sued but that doesn't mean they are going to get anything. The idea with the event license is that we would be named as an additional insured under that particular insurance policy. Susie-And if there is alcohol he has to get the permit for it. Atty. Yurchak-Yes, he has to get a special event

permit from the LCB and the event should be listed on the insurance. Susie-That might be a hard thing to get as an individual. They might have to go under a church or something.

Bob-We had some people with their garbage bills that were quite high. Some of them were a few years old. We've had success with the magistrates office. They are given 30 days to pay it and if not we send the constable out. We did get checks for \$1606, \$902 and \$6,617.93 and one for \$913 so pass the word along. When the constable was there to assess his personal property, one resident asked if the Township would take \$200 monthly payments. No, we want it all. Thank you for writing the letters for the 2 quarters past due. Atty. Yurchak-Ten more letters just went out. Bob-One we are having a problem with. Their mortgage has been foreclosed on. Liens are in place so that whenever they go to settlement, we are going to get our money.

Correspondence-Elaine Gerhard Blaine donated \$100 towards expenses for putting up and taking down the Hometown Hero Banners. A thank you letter is being sent.

Bob Selert made a motion to approve the treasurer's report and Susie Gerhard seconded the motion. Terry Davis agreed. Vote 3-0

Bob Selert made a motion to sign and approve the checks drafted Susie Gerhard seconded the motion and Terry Davis agreed. Vote 3-0

Valerie Saveri, Grant Coordinator, Carbon County Commissioners Office, requested to meet the Supervisors as she will be working to procure funding for the needed repairs of County Bridge #4 located on Grist Mill Drive. The meeting occurred on August 27th. Valerie explained that the bridge is #4 out of five on the list but she is going to try to get it moved up. If we wait for the PennDOT multi-modal transportation funds, it will be 2028. The County is seeking alternative funding. The estimated cost replacement on that is \$3.5 million. The Township will provide letters of support to seek grants for this project. The fire company has sent a letter The school district, Lehighon Ambulance and the garbage company will be contacted to provide letters of support as well.

Bob Selert made a motion to adjourn the meeting and Susie Gerhard seconded the motion. Terry Davis agreed. Vote 3-0

The meeting was adjourned at 6:17 p.m. A total of 4 residents attended the meeting.

Respectfully submitted,
Stephanie Stolpe
Packer Township Secretary/Treasurer