

**POINT TOWNSHIP SUPERVISORS
REGULAR SUPERVISORS MEETING
TUESDAY, DECEMBER 10, 2024**

The Point Township Board of Supervisors held their regularly scheduled meeting on the above date at the Point Township Municipal Building, 759 Ridge Road, Northumberland, PA. Present were: Chairman Randall W. Yoxheimer, Vice-Chairman Thomas Strouse, Jr., Supervisor Montie Peters, Supervisor Joseph Stender, Jr. (*via conference call*) and Supervisor Clay Rowe. Also, present were Solicitor Richard J. Shoch, Office Manager/Secretary/Treasurer Amanda McClain and Office Assistant Amy Hoffman, Chief Craig Lutchter, Roadmaster Jared Wehry, ZEO Jackie Hart and SEO Bill Toth.

Visitors present: Helen Peters; Earl & Karen Persing; Zachary Black; Robert Sulouff; Joe Myers; Jean Neitz; Ann Murray; Pat Brown; Brad Zeigler for the Stahl Subdivision plan

Chairman Yoxheimer welcomed everyone to the Supervisors meeting and all present repeated the Pledge of Allegiance. (*Draft of the minutes of the Regular Supervisors Meeting and a copy of the bills to be paid this evening on the front table of the meeting room provided for anyone interested in viewing the information, once reviewed please return to the table*).

Call Meeting to Order and Pledge of Allegiance

Welcome to Visitors

Public Comment on Agenda Items

Approval of Minutes:

MOTION made by Peters to approve the minutes of the Regular Supervisor Meeting held on Tuesday, November 12, 2024 and the Special Meeting held on Tuesday, November 19, 2024. Seconded by Rowe and passed unanimously.

REPORTS: (Old & New Business included):

Solicitor:

- Approve to advertise cable franchise agreement with Comcast: reviewed the franchise agreement we already have in place with Service Electric, that agreement states any other franchise would need to have the same requirements as them. We will need to get an updated agreement from Comcast that states a franchise fee of 4.5%. If they need to dig a road up, they will need to repair the road, that is the same as Service Electric's agreement.

MOTION made by Peters to approve the advertisement for the Comcast cable franchise agreement. Seconded by Stender, Jr. and passed unanimously.

Secretary: (Financial Report on File)

- Approve 2025 Budget: no tax increase.

MOTION made by Peters to approve the 2025 Budget, with no tax increase. Seconded by Strouse, Jr. and passed unanimously.

- Transfer funds into PD Post Retirement: asking for \$10,000 to make the 2 payments in the new year.

MOTION made by Rowe to allow the Secretary to transfer \$10,000 into the PD post-retirement account. Seconded by Strouse, Jr and passed unanimously.

- Advertise for reorganizational mtg and Regular Mtg's for 2025: provided list of meetings for 2025 including planning, regular township meetings and budget meetings.

MOTION made by Yoxheimer to approve the advertisement for the reorganizational meeting on January 6, 2025, the remaining regular supervisor meetings for 2025, planning meetings for 2025 and budget meetings. Seconded by Strouse, Jr. and passed unanimously.

- Second Fire Tax Distribution

MOTION made by Peters to approve the Secretary to issue the two Fire companies the second fire tax distribution in the amount of \$2,200 each. Seconded by Rowe and passed unanimously.

Police Department: (Report on File)

Fire Department: (No Report) – **Black** nothing at this time, but wanted to mention we wrote a letter in support of the LSA Grant.

Fire Police: (No Report to file per Zac Black)

EMA: (No Report) **McClain** we have been in contact with Erdman, he is going to be working on what we need updated.

Engineer: (No Report) **Yoxheimer** he will be working on the reimbursements for Growing Greener and Multimodal

Road Department: (Report on File)

- Backhoe Appraisal: the appraisal came back the same, \$45,000, this is the best they will do.

Discussion ensued about talking to Karl Bettleyon and the selling of the machine

- On-Call Schedule: Randy, you wanted this on the agenda, what discussion did you want to have?

Yoxheimer I would rather have the road department available during the summer, I know in the past other the road crew personnel have taken off for lengths of time in the winter. However, this is the bad weather season, so you just don't know when you are going to be needed. The only concern I have, is with having the new guy on board, that he is not here alone. I want to make sure Lance has supervision.

Wehry if I am off, I still want the call to come to me and if I am unavailable, I will call who needs to go in and handle the issues, we have always operated that when we're off, I am on call and need to be able to respond within a half hour. Unless I have a trip and will be out of the area, I am the contact for PA 1 calls, county, etc. so I feel the calls need to come to me first. I will relay information to who needs to handle the call if I can't.

Yoxheimer if it is regarding health, safety and welfare issues, they need to be handled quickly. We aren't bringing this up because there is an issue, we just want to make sure there is no miscommunication. If you know of bad weather, it may be beneficial to have someone on site so as soon as the roads get bad, you are here to respond.

Wehry last month I had talked about getting prices on renting an excavator, last week I talked to Weavers, they have a what they call a tree machine, it would cost \$2,500 a week.

Yoxheimer I would think you could get all those stumps out in a week. (**Wehry** I would think so)

Murray we have talked to Jared on numerous occasions about the state of Mountain Road. If you have been on the road, you know how bad it is. I don't know what happened to the sides of the road.

Wehry we had some areas on the road, I believe I mentioned this in one of my end of week reports to the Board a couple of months ago. It was pushed, just cratered off the end of the road, so we took the zipper in, on just the very edges of the berm, zipped all that material and added millings and packed it down to try and stabilize that shoulder, so more road wouldn't fall away until we can do that road.

Murray now there are spots where it's far off the edge. People are driving with 1 tire on that side and the other on the road, because the road is much narrower now. It's off the side.

Wehry thank you for bringing that to my attention, we will look at that.

Yoxheimer here is sort of our dilemma, the top part of the road was redone, and I believe has held up pretty well. The next portion is the lower portion that you are referring to, we can't do both at the same time, financially is just not suitable. Also, the pipe down at the bottom is an additional cost to the road. Our focus for next year is to finish Hookies, we had trees taken down, just for Hookies it is going to cost close to \$300,000.

Murray so the future is that Hookies will get done before Mountain?

Yoxheimer yes, correct me if I am wrong, but that is correct. We know Mountain is no gem, but Hookies has the structural break down right now.

Murray so what can we do for Mountain for the next potentially 2 years?

Yoxheimer we will have Jared come out and take a look maybe we can do what we did for Lahrs Rd, we can repair the really damaged areas until we can do the whole road. We will have to apply for permits to replace that pipe. We will do our best with the road to keep it from getting really bad.

Murray why can't we do what you did to Neitz and grind it down and keep as a dirt road until it can be completed?

Neitz you don't want that. The dust is so bad, we can't pull out of our driveway if someone has just gone by until the dust settles.

Wehry we purchased calcium to out down on the road to help with dust, but just when we get ready to do it, it rains.

Yoxheimer why don't we look to do that, and Jared can look into how much it would cost to add to the Hookies project.

Sewage Enforcement Officer: *(No Report)*

Toth took 1 application and did 5 soil profiles on Hookies.

Peters on that field? **Toth** yes

Zoning Enforcement Officer/Ordinance Enforcement Officer: *(Report on File)*

Hart 4 zoning permits issued: 1 roof top solar systems at 197 Stone School Road; a 10x17 Carport at 1525 King St.; a 10x25 Deck at 319 Roush Road; a 40x60 Pole Building at 319 Kauffman Lane.

Planning Commission: *(No Report)*

- Approve Final Minor Subdivision Plan – Stahl: this is at 3015 Ridge Road and Brad Zeigler is here to represent the plan. I believe planning conditionally approved this upon getting the capacity letters.

Zeigler yes, I have them here.

Peters any environmental issues with all the wetlands.

Zeigler it is shown on the map where wetlands were marked.

Yoxheimer how are they determined? Was there a delineation done?

Zeigler you can find it online with national wetland inventory. No, no delineation was done.

Peters is the intent to put a house on that property.

Zeigler I will tell you what I was told, I am told they are planning on retaining this, they have bees and what not, we have it marked not for development, there is probably nothing on it that is developable.

Hart the first lot has a house, the 2nd lot is for development and the 3rd lot is not for development.

Peters we don't want the person that purchases this to be back in the room complaining about this.

Hart you could require stormwater plan or testing prior, you could make that a condition.

Strouse, Jr you could do that in 90% of the township there are a lot of we areas in the Township

Yoxheimer my thought is when is a delineation required to be done. Are we missing something.

Hart in my opinion, no.

Toth are these proposed lots. So, we are taking 1 lot and making 3. Sewage planning needs to be addressed. Putting a notification not for development plot plan, is only part of the process. The buyer and the seller need to sign a statement that they understand that there are limitations on that property. Every time you create a subdivision, I don't care if it's for a doghouse or human habitation, sewage planning needs to be addressed. You have to plan it, or waive it, or exempt it.

Zeigler it's not nonbuilding because of sewer, we have public sewer available, and we have the letters from both the Township and the Borough Authorities for capacity/will serve.

Toth when you go back to the 3rd lot.

Zeigler its because of the amount of wetlands on that lot we don't feel it is developable.

Toth but you're creating a lot, sewage planning needs to be addressed. You need to do it through the municipal authority, or you do it through a not for development waiver with the on-lot program, but it has to be addressed. The letter from the municipal authority that it can be served, is fine, but you can't create lots without addressing sewage.

Zeigler I have public access for all 3 lots, and have will serve letters from Township and Borough. It's your decision what you want me to do, no other Townships I deal with require that. If it was private sewer, I would agree with you, but we have public access.

Toth its either for development or it's not.

(More discussion ensued regarding sewage planning, Yoxheimer asked Shoch to call Township Engineer, Todd Pysher, Zeigler and Yoxheimer explained what the call was for)

Pysher wetlands has no bearing on subdividing lots, you can subdivide right through wetlands. The problem would come if anyone would want to develop it. You can create any lot, for any purpose. If someone wants to develop it, if there is something that would limit it, when they would go to get a permit, that's where the wetlands would come in. You can't deny a subdivision because it has wetlands on it.

Peters we aren't looking to deny it. We are concerned that someone who will buy it will not do their due diligence about the property and not know until after they bought it that it has the wetlands.

Pysher it's the developer's responsibility to make sure they do their due diligence.

Yoxheimer we are also right back to where we started last meeting with needing sewage planning on this. There is some question as to whether that needs to be addressed. Do you remember looking at this plan and determined if that is required?

Pysher yeah, doesn't this one have public sewer? (**Peters** yes.) you still have to do sewage planning, but you have to do what they call a post card exemption. So, because there is public sewer, you just have to fill out that mailer form that goes into DEP asking for exemption sewage planning because there is public sewer, DEP would grant the exemption and that would take care of sewage planning.

Toth not when you have the not for development lot.

Zeigler Mr Toth is concerned that the not for development lot would cause a problem with exemption mailer. I don't know the answer to that, but my assumption is because its not a problem for sewer on there that they will approve it as far as sewage.

Pysher is there a non-building waiver on it?

Zeigler no, there is not a non-building waiver, there is 'not for development' written on the plan drawing itself for lot #3 because of the amount of wetlands.

Pysher how many lots are proposed?

Zeigler 3 proposed, 1 has a home already, 1 is a small half acre lot that is the building lot and there #3 is a larger lot that the national wetland inventory shows a ton of wetlands on it, has a stream on it, and essential put a note that it is not for development, not necessarily because of sewage, but just because of the wetlands.

Pysher so the planning exemption would only be for the lot that is intended for development.

Toth you need the not for development waiver and if you are submitting them to DEP together, you can't combine a module and a waiver. So, he is going to have to either do a component 1, or component 2 and use that not for development lot, I suggested as not for a residue.

Pysher I am not sure why you would do a component 1 module when there is public sewer.

Toth you cant do a waiver and a module together. You are planning this as a 3-lot subdivision

Pysher there is no module. (**Toth** why?) its exempt from sewage planning.

Toth no that's if you're doing an exemption, you can't do an exemption on a not for development lot.

Pysher you are not doing the exemption on the not for development lot, you are doing on the lot that is for development.

Toth you are exactly right, the process for the exemption limits you to either dual testing for each lot to include the residue or public sewer. With the 3rd lot not being a public sewer he is going to need a module. You can't run a module and a not for development waiver together.

Shoch is the issue from your standpoint because he has it labeled not for development.

Toth yes. You can't just have that lot 3 hanging out there.

Zeigler I can remove the not for development wording from the plan, I put that there because I was asked to by your planning commission, that's the only reason its there.

(Discussion ensued)

MOTION made by Yoxheimer to conditionally approve the Stahl Final Minor Subdivision Plan, conditioned upon receiving sewage planning exemption approval from DEP. Seconded by Peters and passed unanimously.

Yoxheimer no language on the plan needs to change, correct? (**Pysher** correct)

Recreation: *(No Report)*

Sewer Authority: *(No Report)*

- *Reappoint Karl Bettleyon to Sewer Authority Board, 5-year term:*

MOTION made by Peters to approve the reappointment of Karl Bettleyon to the Sewer Authority Board for a 5-year term. Seconded by Rowe and passed unanimously.

Other Business:

- *GMC Ambulance – Paul Christophel:* was a no show

Black I had a phone call from him and he told me they were not interested at all anymore. He was informed months ago that he needed to come to a Township meeting. They also pulled the coverage for our QRS, Point Township Fire Company is now looking for a doctor to cover them for their QRS calls.

General Public Comments/Resident Concerns:

Neitz have 2 concerns, the 1st one is the lot across from Lithia Springs that has a structure on it that looks like it could fall on the road at any time.

Peters I own that now. We have that structure cabled off, it's not going anywhere, we have it stabilized.

Neitz the 2nd concern is on Old Danville Highway, going toward Surplus, on the right-hand side, there was a big yard, and in the yard is a camper that has steps to get up into it, its skirted all the way around it, and it looks like someone is living in it.

Hart is it wooded, does it look wooded? (**Neitz** no) because there is a lady that has a crazy wooden walk in sauna house on Old Danville.

Yoxheimer how do they get away with the one on Terrace Street?

Hart that is a conversation we have to have, I have all the paperwork.

Yoxheimer that isn't permitted, right?

Hart well, they say that they got a bunch of approvals and thought they only needed those approvals.

Peters approvals from who?

Hart they had someone came to the property and said it was okay to hook onto an existing septic (**Yoxheimer/Peters** that's all public sewer through there) and were told it was a building lot and they thought that they could just proceed. Tabernacle Church owns the lot, and they allowed them to pull that in there. He told me that he called the Township and spoke to a lady about the sewer, and she sent a man out and he told him it was fine that they could hook in, and that all happened before I started working in the Township. We need to have a conversation about this and make sure everyone is in agreement with the enforcement.

Yoxheimer Bill, what did you say about an executive session?

Toth I would like to have an executive meeting after this.

Yoxheimer can we do that?

Shoch you can, you would just note it at the next meeting. (*asked Bill for the reason*)

Toth personnel matter

Pay Bills:

MOTION made by Peters to pay bills. Seconded by Stender, Jr. and passed unanimously.

Adjournment:

Meeting adjourned at 8:24PM.

All motions passed by hand vote.

Respectfully submitted,

Executive Session:

List of Communications: (*On File*)

Amy Hoffman, Office Assistant

Financial Reports: (*On File*)

Amanda McClain, Office Mgr/Secretary/Treasurer