

**POINT TOWNSHIP SUPERVISORS
REGULAR SUPERVISORS MEETING
TUESDAY, DECEMBER 09, 2025**

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. and Supervisor Clay Rowe. Also, present were: Solicitor Richard J. Shoch, Chief Kevin Herring, Office Manager/Secretary/Treasurer Amanda McClain and Secretary/Treasurer Melissa Young and Office Assistant Amy Hoffman, Roadmaster Jared Wehry, ZEO Jackie Hart, and SEO William Toth.

Visitors present: Helen Peters; Michael Stender; Lynda Culver; Bob Sulouff; Jean Neitz; Zach Black; Bonnie and John Troxell; Phillip Troxell; Pat Brown; Karen Persing; Diane Collier; Rich Schafer Stephanie Sferlazza; Bradley Woodring; Tom & Glenda Strouse; Jim Troup; Fred Chamberlain; *Didn't sign in: Kevin Bencsics & Chad Shaffer.*
Present for insurance: Eddie Koebke, and Ronnie Vandine (did not sign in) and Mike McEntire (did not sign in) from Risk Element who did not sign in

Citation Presentation to Montie Peters: Culver and Stender presented citations to Peters for his 28 years of service to the Township.

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).*

Note: Executive Sessions: Yoxheimer mentioned two executive sessions that were held on November 15 and December 1, both for personnel issues.

Public Comment on Agenda Items:

Neitz I wanted to know how you made out, I think it was Montie that was supposed to look into it, the ambulance issue. Did you ever find anything out?

Peters it wasn't me.

Neitz why we can't have Americus, why we can only have Evan. Its December and I haven't heard from Evan yet.

Peters Clay, were you going to look into that?

Rowe No, but I can.

Neitz I thought Montie was going to (**Peters** no) I thought that was your last job.

Rowe I will look into that.

Approval of Minutes:

MOTION made by Peters to approve the minutes of the Regular Supervisors Mtg held on Tuesday November 11, 2025, and Special Meeting to hire Melissa Young, on December 1, 2025. Seconded by Stender, Jr and passed unanimously.

Vote on Tabled Insurance Approval for 2026:

Yoxheimer the next thing I think we want to do, is have a little discussion on where we stand with the insurance concerns we have. The later you do a budget, the better you have knowing what your expenditures are, you get a much more accurate reading for the next year. We try to start budgets in late October, or early November. It used to be that we would be in budget meetings 3 or 4 times to get it all done, with the help of Amanda and Amy, we have been able to get it done in the first night knowing what our budget will be. So with that, we ask that anyone looking to quote us insurance get us the numbers early, so we have it for the budget, that's what our goal is. I know Pfeiffer-Naigney was good to go, I know Ronnie still had some stuff to get together. Frankly, I know there has been some conversation about if what is needed has been included or not. Ronnie, I know you brought a guest along, so, I would like to hear from him and Eddie tonight.

Vandine this is Mike from Element Risk, he will go over everything.

Yoxheimer forgive me, but you are from where?

Mike from Element Risk Management, my name is Mike McEntire.

Yoxheimer describe to me a little bit about what your business does.

McEntire we are an independent insurance agency, we are right now finalizing a merger that puts us one of the top 100 independent agencies in the US. Very large, sizeable staff in place, but we pride ourselves on keeping that small office hometown feel. When you call into us, there is no phone tree, press 1 for this, or 17 for that. You have my cell phone number.

Strouse, Jr. how many municipalities do you have?

McEntire I do not know off the top of my head, there is several, and I know with this merger, they are very heavily based in Ohio.

Yoxheimer what merger are you referring to?

McEntire it was Bickel Insurance they are 7 locations in Ohio. With this merger, our staff would be about 60%, theirs about 40%. Element was already slightly larger than that. They are very heavy in agriculture, they are number 1.

Yoxheimer if you could describe your relationship with Ronnie and why you are speaking for him.

McEntire we are in the process, similar to Bickel, we are kind of joining with Susquehanna Valley Insurance. That is something that kind of got delayed because of that other merger, from my understanding this was to have happened already, with it being substantial merging the 2, some other things got the back burner.

Yoxheimer who would our insurance agent be then? Is it Element Risk, is it Ronnie?

McEntire it would be ours, it was all quoted through Element Risk Management, that is who I am hired by. (**Yoxheimer** and you are located out of where?) I was hired out of the Harrisburg office, that has since been sold, and I work from home, the main office is in West Chester.

Vandine the situation is, I will be a division of Element Risk.

Shoch I think one of the things that you wanted to make sure we address is, there was several schedules that at the last meeting, Ron, I think you were asked to produce. You had indicated in a subsequent conversation with me that was something that wasn't required. I would like to hear to that point, the Board was expecting that. Everything was tabled in order to give time to obtain those and to get the information and have that submitted to our current carrier. My understanding is that you don't feel that is needed or necessary. So I guess, we would like to just hear to that.

McEntire so I had gotten a phone call requesting all of those things, it is not something we have ever really done, to get the raw application, so there is that. However, we talked about it a little bit with my sales manager who heads up my division, and he said if we got a written request from the Board we could look into doing that.

Shoch I think this was that, my recollection was that there was certain schedules that as standard policy that you would need to have filled out by various points of the personnel here, and then submitted into the carrier so you would have the information you needed to give, so that we are sure we are getting the same coverage on both sides. So at that point you had indicated that you may have had a conversation with the Chief and gotten some of that.

(Ronnie and Mike were having conversation between themselves)

Vandine the supplements.

Shoch maybe that is what it is, I am saying schedules.

Vandine they were all filled out and they are all in there.

McEntire there is one they require a signature on that we did end up obtaining, the rest do not need to be signed until the proposal is accepted.

Shoch so you are saying that you do have that information on those supplements? It was submitted to you for your quote.

McEntire yes. We had a little bit of an advantage of quoting it with EMC since they held the policy for the Township for about 25/30 years. They were quite familiar, so we were updating essentially.

Yoxheimer here is a little bit of the dilemma we are in. Insurance is not the most clear-cut thing. We would like to know that we are getting apples to apples from both sides. I think there's been a little confusion, a little concern, that on some parts that there are some differences and I think that is what we are trying to work through here tonight. We would like to do it, I don't want to say an expedited way, but in a concise way, so that we know that what we are looking at is reflective of the coverage that we get. We have dealt with Pfeiffer-Naigney for as long as I can remember, I think at least 30 years, they are a proven quantity to us. So we want to make sure if there are any changes, now or in the future, that we are getting the coverage the Township needs.

McEntire I do have something then that might help rectify that.

Yoxheimer I thought this was more of an explanation that what you did propose to use Ronnie was, that he was just going to basically confirm what you already provided to us.

Vandine that is what he is in the process of doing.

McEntire I will be a little more brief. Like you mentioned, Ronnie was able to present last month that we have most of the coverages with EMC and the workers comp is with Encova, between all of those it brings the total to \$50,787. As it sits, that proposal is approximately \$6,000 in savings, rather than the offer that was sent by Selective. In addition to this, we have plans to improve the workmen's comp, that could lead to additional savings. However, due to a potential conflict, we at Element Risk are actually proposing and suggesting that you accept the renewal from Selective at a 6 month term, that would allow 2 new Supervisors to be on the Board by that point and would help eliminate that conflict of interest, and that would move your renewal to June. Then when you would be going into budget, you would have that information.

Yoxheimer from my perspective, aren't most policies run on an annual basis? (**McEntire** yes) so why would we want to now all of a sudden switch to a 6 month policy. Why don't you just propose this and have the numbers for an annual policy? I am not sure I understand your timing on this.

Vandine let him explain that.

McEntire the reason we asked for 6 months was to allow the transition of the 2 new Supervisors in here and get the lay of land, then when we bring it back in 6 months, they would be in the seat. I have spoken to the EMC, they are willing to hold the rates.

Vandine and the second thing is, it is better for you to have your renewal in June for example, away from December, away from end of the year, you will have new Board members coming on, new staff, it just makes it at a better time.

Yoxheimer but you understand the reason behind our timing for budget purposes. Typically we look to renew sometime in November, maybe as early as October.

Shoch for the insurance quote, do you need to have a rough approximation of what the budget will be, is that a factor that goes into that quote. Because we would not have that in June.

McEntire you would submit the one that would be in place, so it would be halfway through the year.

Yoxheimer so say we would do this, you are saying that you would stand behind the quote when we came to budget time. (**Vandine** yep) how can you do that?

McEntire it would be June to June.

Yoxheimer yeah, but I am asking how can you do that.

Shoch he is saying that you wouldn't know what the budget is going to be January to June. Maybe there are ways around that, I don't know.

Yoxheimer there is a reason we have done it that time of year for the last 30 plus years, so the current quotes that we would get from any insurance company that would be the numbers we are plugging into the budget for the following calendar year. I am not sure why we would want to do that, it doesn't give me much satisfaction that this would be something that is accurate going into the next calendar year. In June you can guarantee the rates for the 2nd half of the year. What happens if rates go up?

Peters not only that, but you won't have the loss runs for the year. You would have a second half of the year that you wouldn't even know what is going to happen. One of our sons is an attorney in the Philadelphia area, and he does municipality law. I had spoken briefly with him about my position on this, this is my last meeting, my kids know Ronnie, so, when this conversation goes off the tracks, you look at Ronnie, so you are not reinforcing my ability to not have a conflict of interest here.

Shoch Montie, I think that is a separate, I have explained to them that we have 3 people that have a conflict of interest and have opted to not go through the process to try and waive that due to the nature of it.

Peters I am not arguing that we need to get stuff to other insurance agencies in a timely manner. I think moving forward you are going to be seeing a Board that does that. So where are we at tonight?

Shoch we said that we would give each party an opportunity to address any issues with this process and the comparability of the quotes.

Koebke want to thank the Board for allowing me the chance to review the proposal that Ronnie presented last month. We are a local agency and have been part of this Township for almost 30 years, and I have been with them for 10. They know me, I know them, we work well together. I looked at their proposal and ours, and did a summary. I just want to bring your attention to some things, especially the savings aspect. We had EMC the year before we made the switch. The first thing I noticed is that it is brokered business, which means Ronnie Vandine has no direct contact to EMC, he would have to go through Element Risk. Like they said, Element Risk would be your agent, which is located in West Chester, between Lancaster and Philly. That is quite a ways, we are right down the road. The other thing I want to bring to your attention is that since Mr. Vandine is not appointed with EMC, this gentlemen should have come here on the 11th to present the proposal. Insurance companies do not like agents that who are not appointed with them, to sell their products, that's a big red flag. The other part to this is, there is incomplete applications, the government entity, government crime and law enforcement. Some of the factors determine a quote, a premium. Those were not completed. Now, if they could get them from my old ones, they are 2 or 3 years old. The questions still have to be asked and it still has to be signed by someone on the Board, or someone that you say can sign for you. The one that they did have signed was for the linebacker, so if they were going to do that one, why not the other ones. The quote

they submitted was based off of information that Mr. Vandine provided to them. *Referenced 2nd page of a handout he provided to the Board* I am going to break it down per line of business, property, first of all it is not blanketed, we have blanketed with EMC in the past, and we have it with Selective. Blanketed means they take the sum total of all your properties and add them all together. A number does need to be on each building, if this building would go down and its more then the stated amount as long as it is under the umbrella it is covered but when you don't have that, if this building goes down and it costs more, you could have a problem. That was one of the things that jumped out at me at the beginning. Most importantly, there are missing coverages. This is not an apples to apples quote. If you look at the property here, there is speaker stand at the park, not too big a deal, it is only \$1800 worth of missing property, but all the traffic lights on Ridge, that is \$327,000 of additional property that is not in this policy, which also means if something happens to them, you are not covered. The red lights on 405 & Ridge, those red lights were not listed, that's another \$387,000 of property that is not included in the quote. There is 3 quarters of a million dollars of property not included that's pretty significant. For the budget, EMC put down \$498,870, the actual budget from last year was \$1,913,122. That is quite a bit difference. Insurance companies and will complete various audits, if they come and see you are off by this much, they are going to jack your premium up and you are going to pay the difference. The premium amount they have for that is \$1,580, it should be about \$5,700, so that is almost a \$4,000 deficit. Sooner or later, they are going to get you. Commercial auto, EMC's deductible is more than Selective's. Inland marine, we go over that list every year with Jared and the office staff. In their proposal, we had 7 matches, 2 we didn't know what they were, 9 we didn't even recognize, 17 on the Selective list, didn't even appear on the EMC list. As Mr. Vandine said at the last meeting, if he gets the account, then he would sit down with Jared and go over that equipment list, that is going to change your premium too. Rental coverage, Selective offers \$50,000, EMC offers \$25,000. What that means, is if the Township needs to borrow a piece of equipment, they will be asked if they have insurance on it. The umbrella coverage is additional insurance in the event of a huge claim, where it exhausts the primary coverage. Auto, there is 1 million, say there would be a bad accident, and it goes over that, the umbrella will come in and give additional insurance. In this case, it's 3 million. The EMC umbrella doesn't cover the workmen's compensation because it was with another company. So you are forfeiting 3 million dollars in additional insurance for the workmen's comp because the umbrella doesn't go over that. So now you are losing coverage. The insurance limits that shows on the EMC proposal is for payroll. Why didn't they go with EMC workmen's comp, and not go with Encova. EMC's payroll was a little less than Selective, what was projected, what was given to us, their payroll was smaller than what we put in, and their premium was \$17,158. Selective's was \$13,886, so even with a lower payroll, EMC's premium was almost \$4,000 more. Budgets play a large part in determining premiums. What I have seen, this is not going to be a \$6,000 savings, in fact it could cost you more with the audits. I want to thank the Board for giving me an opportunity to review the other proposal.

Yoxheimer one of the things we have done, Rick and I have had conversations about this. Ronnie has been interested in supplying insurance to the Township, myself, Tom and Montie, have all of our personal insurance with him, that is why we feel there is a conflicting of interest on our part. With that being said, I think the smart thing to do for the Township, not us, the Township, anyone looking to supply insurance to the Township, we should sit down with them mid-summer and have requirements that would have to be met for those looking to quote insurance.

Shoch gave more details on this process with setting a specific date to have proposals submitted, etc.

MOTION made by Rowe to accept the renewal quote from Selective with Pfeiffer-Naigney for a one-year period. Seconded by Stender, Jr. and passed unanimously.

REPORTS: (Old & New Business included):

Solicitor:

- Approve Solicitation Permit Ordinance: this is to replace the old ordinance with updated fees.

MOTION made by Stender, Jr to approve the Solicitation Permit Ordinance, #2025-08. Seconded by Peters and passed unanimously.

- Approve 2025-12 Rate Resolution: this right now just has the rates/fees for the Solicitation permit, but when we complete the codification, we will have to go through that and use this rate resolution to establish rates/fees for other ordinances.

MOTION made by Stender, Jr. to approve the Rate Resolution, 2025-12, and covers the Solicitation permit numbers. Seconded by Rowe and passed unanimously.

- Approve the advertisement for the SALDO & Zoning Ordinance Amendments for public hearing: minor changes, (discussed those changes)

MOTION made by Yoxheimer to approve the advertisement for the public hearing for amendments to the SALDO, #2026-02 and Zoning Ordinance, #2026-01. Seconded by Peters and passed unanimously.

Secretary: (Financial Report on File)

- Approval of 2026 Budget: no tax increase.

MOTION made by Yoxheimer to approve the 2026 Budget. Seconded by Stender, Jr. and passed unanimously.

- Approve advertisement for 2026 Reorganizational, Regular, Planning and Auditor meetings:

Peters so in that will be an advertisement for auditors?

McClain no, since no one had gotten back to us, Amy has been asking people who stop in for permits if they would be interested, she reached out to some individuals, that is down further in the agenda list.

Yoxheimer well lets just go over that now.

McClain Matt Brown, Mike Egan and Montie Peters.

Rowe I have a couple people too. One guy has extraordinary credentials, he just retired, he is in charge of everything with Service Electric, the Chief Financial Officer.

Peters that would be great, I'll give up my spot for him.

Rowe anyway, he accepted that, and I have a couple others I asked, but they haven't gotten back to me yet.

McClain I don't know how you want to handle it, but despite we can do the advertisement because that has to happen the day after our reorganizational meeting on the 5th.

Shoch they could table naming the auditors until the reorg meeting and just make the motion to advertise now.

McClain it has been a while since George was here, we have discovered a lot, we didn't know how the process worked. There are no minutes in the books from those meetings. Someone has to take minutes, they have to decide how often they want to meet and they are primarily responsible for setting Jared's salary.

(lots of talking/discussions going on at the same time)

Hoffman Matt Brown works at one of the local banks.

Rowe at any rate, I would like to see their credentials. I am going to make a motion to table this until the next meeting.

McClain that isn't the agenda item we are on right now, can we make a motion to approve the advertisement for the meeting dates.

Yoxheimer we can certainly do that. I think the specifics of how we set up this Board, apparently it sounds like it needs to be discussed.

Rowe I don't know these people, I would like to know their credentials.

Yoxheimer I know one of them. Mike Egan is a school teacher.

Peters if she is right that Matt Brown works for a bank he would be good.

Yoxheimer I think we should meet them.

McClain so are you looking to have a special meeting before reorg?

Yoxheimer I don't see why we couldn't.

Peters I don't think anyone is beating the doors down to do this. You can do it at the reorg meeting and not go through the cost of a special meeting.

Rowe even a resume, to know who they are.

Yoxheimer I would be content with a resume.

MOTION made by Peters to approve the advertisement for 2026 meeting dates. Seconded by Strouse, Jr and passed unanimously.

- Second Fire Tax Distribution: is made in December.

MOTION made by Rowe to approve the second fire tax distribution of \$2400 to each fire company, Tuckahoe and Point. Seconded by Peters and passed unanimously.

- Appointment of Independent Auditors:

- Approve the swearing in of Amy Hoffman as the representative for the Rental Ordinance:

Hart the township adopted the rental ordinance a few years back, NEIC does the inspections, but Amy does all of the administration of that. She sends out the paperwork, takes the payment, so any enforcement of that ordinance would be done through Amy as the administrator. So, she would have to be sworn in to uphold the laws at the magistrate's office.

MOTION made by Strouse, Jr to approve Amy Hoffman to be sworn in as the representative for the Rental Ordinance. Seconded by Strouse, Jr. and passed unanimously.

Peters it may not be a bad time to introduce the new Secretary.

Yoxheimer I think you are correct. It gives me a great deal of pleasure to introduce the new Secretary/Treasurer, Melissa Young. We certainly wish her well.

Peters good luck

Police Department: (Report on File)

- LSA Resolution 2025-09 Revision: DCED wanted the actual dollar amount removed from the Resolution. So this is the same resolution, just removed the dollar amount.

MOTION made by Peters to approve the revision of the LSA Resolution, #2025-09. Seconded by Strouse, Jr and passed unanimously.

Fire Department: (No Report)

Fire Police: (No Report)

- Swear in new fire police member, Brad Woodring: **Yoxheimer** swore in Woodring

EMA: (No Report)

Engineer: (No Report)

Yoxheimer talked to Todd about Blue Hill. There is a new business going into River Run, the new business is drawing large amounts of gas, and UGI is installing new lines. In that process they will have to dig up part of the road. What we are trying to do is save everybody some money, the Township primarily in piggybacking the work that they are going to be doing. Part of their responsibility will be to repair one whole side of Blue Hill, and we are hoping with their cooperation, that we can do the other side and the rest of the circle up there. Again, with one mobilization. There are some old terracotta sewer lines, so we are going to talk to the Sewer Authority about replacing those pipes.

Road Department: (Reports on File)

- Gutelius proposal for storm sewer on Blue Hill: Heard back from them last week, this is to supply and install approximately 40 feet of 15-inch storm pipe across Blue Hill Road connect new pipe into existing storm inlet and install a brand-new storm inlet on the North side of Blue Hill Road.

Yoxheimer did you talk to Todd about West Branch? (**Wehry** No) I had mentioned to Todd about using West Branch Regional to complete the sewer pipe replacement.

Wehry so have West Branch do the pipe replacement instead of Gutelius?

Yoxheimer well yeah or check with both and see which one comes out, I think West Branch will be more reasonable.

Wehry I won't look for an approval tonight on this. Their quote came in at \$9,250

- Freightliner light bracket repair, and LED light upgrade: I had emailed you all last week that was damaged during last weeks storm. It is a custom order part that has to be made specific to that plow bracket, that is about \$700. When the plow bracket was damaged, the plow lights were also damaged. They are currently halogens in plastic casings. I would like to upgrade this to the heated LEDS, which is \$880.

MOTION made by Peters to allow the Roadmaster to replace the damaged bracket for \$700, and to upgrade the light kit with LED heated lights for \$880. Seconded by Rowe and passed unanimously.

- PSATS hotel reimbursement: I had also emailed this last week and wanted to follow up on this.

MOTION made by Strouse, Jr. to approve the hotel reimbursement for the PSATS hotel in the amount of \$159. Seconded by Rowe and passed unanimously.

Yoxheimer we had received a letter from a resident about stormwater on Ridge Road.

Bencsics we had been in contact with PennDOT because of them looking to widen Ridge Road. They advised us to contact the Township. I live at 1332 Ridge Road. Our concern is that every time it rains our front yard gets flooded and then goes into our garage.

Yoxheimer coming from where?

Bencsics across Ridge, it runs east down a little hill into our yard.

Wehry why did PennDOT send you to us though?

Bencsics they said for whatever planning there is for the widening of Ridge, I guess the Township has to advise them of possible stormwater runoff problems. We have videos and photos of how bad our front yard gets.

Yoxheimer your yard tappers back to the old Gates property. In all the years we have been Supervisors we haven't heard of anyone having problems there. After talking to the girls yesterday and reading your letter, I drove down there. Your place is relatively flat, the only cross pipe is the one at Strawbridge and Ridge. The only thing they could do is put a drainage ditch in there. I just don't know how practical that would be.

Hoffman his wife was in yesterday, I already forwarded the letter we received from the Bencsics' to PennDOT and all the contacts we had that are involved with the widening project.

Yoxheimer I think the best thing to do now is for you to schedule a meeting with PennDOT. Go through them first and if they don't handle it, get back in touch with us.

(Discussion ensued)

Sewage Enforcement Officer: (Report on file)

Toth did 1 perc test, 2 that were cut off because of weather; and 2 probes for the Colescott's looking at subdividing. Daniel Varner forwarded me a design to start the process for a permit, to be able to do that, he purchased a piece of property without sewage planning being done on that he is ineligible for what

we would normally do as a remedy, which would be reconstructed planning because the lot was created after Sept of 1989, that is the cut off for reconstructed planning. So he has to go through sewage planning. The ground was tested by Gene Powlus, there is not a problem with the testing, I would imagine the next SEO would accept those results, but that is entirely up to him.

- Appointment of SEO:

MOTION made by Yoxheimer to approve the appointment of Mike Brown as SEO to start the calendar year of 2026. Seconded by Peters and passed unanimously.

Yoxheimer will Mike come up with an alternate.

Toth as I discussed previously with the Board, I can stay on as the alternate until October, I would have Mike look for an alternate. You are not limited to how many alternates you have.

Strouse, Jr. do you know if Brown will accept the tests that you have done so far?

Toth we have had some pretty extensive conversations, there are no problems, I have worked with him in the past, we know each other's work.

Zoning/Code Enforcement Officer: (Report on File)

Hart zoning permits issued: 397 Point Twp Dr for a sign, which was the Susquehanna Community Bank, which is now C&N Bank; 152 Park Lane for solar system; 131 12th St for a single-family home; 1283 Susquehanna Trail for a garage.

Planning Commission: (No Report)

- Approve Furman's Lot Consolidation: **Hart** Furmans is consolidating approximately 13 parcels of land that all adjoin each other. That was reviewed and approved by the planning commission with 1 condition, that they would provide to us a draft deed description, they have done that. I have looked at it, Rick, did you get a chance to look at it?

Shoch I don't think I got that.

Hart Amy sent that to you, it was sent out.

Shoch I can look at that, I must have missed it.

MOTION made by Stender, Jr. to approve the Furman's Lot Consolidation. Seconded by Rowe and passed unanimously.

- Hemlock Hollow Subdivision/Stahl Sheaffer Engineering Information:

Hart I have not laid eyes on this. I believe Amy said you had some information on this.

Shaffer I am with Stahl Shaffer Engineering, previously when we had these clients here, I was with RJ Fisher and Associates. Hemlock is the subdivision on Strawbridge. Montie, you may recall it (*Peters oh yeah*) back in 2006 we had a preliminary plan approval for that entire subdivision.

Yoxheimer and that was 171 acres

Shaffer yeah, roughly 143 building lots.

Hart so you do have information on that Randy.

Peters yeah we do, its just dusty.

Shaffer what I am looking for tonight is basically Fine Line Homes, the owner of the property is looking to essentially restart the project and essentially get a reaffirmation of the preliminary plan that was approved by the Board in 2006 and then start going through the process of getting final plans approved. We have to redo quite a few permits.

Yoxheimer you have an NPDES permit?

Shaffer yes, we do, it has been renewed, Stephanie, you have been renewing that. This is Stephanie, she is from Eastern Communities.

Peters is this a project that you are phasing?

Shaffer yes, we are going to do a phased plan, 15 to 20 lots per phase.

Peters that's city sewer, correct? (*Shaffer yes*)

Yoxheimer parts of it is, and parts of it are not, correct?

Shaffer its all city sewer. Everything is to that pump station. The section in the back, which would be a later phase, we are going to have our own pump station to get pumped to the Strawbridge station. The water is on Ridge Road, we just have to bring it down from there.

(*Discussion ensued*)

Yoxheimer have you given any of this to Todd yet? (*Shaffer no*) the fact that you already have a preliminary plan, will serve you well, as long as your not making any significant changes I am not seeing where there would be any reason, if you got approved once, it should stand on its own merit. The first thing I would do is get with Todd Pysher.

Recreation: (No Report)

Sewer Authority: (No Report)

- Appoint Resignation of Board Member: **Yoxheimer** that would be Earl Persing.

MOTION made by Strouse, Jr. to accept the resignation of Board member, Earl Persing. Seconded by Rowe and passed unanimously.

- Reappoint Robert N Sulouff for a 5-year term:

MOTION made by Yoxheimer to reappoint Robert N Sulouff. Seconded by Peters and passed unanimously.

- Appoint Robert T Sulouff to fulfill open seat through 12/31/2026:

MOTION made by Yoxheimer to appoint Robert T Sulouff to fill open seat through 12/31/2026. Seconded by Peters and passed unanimously.

Other Business:

General Public Comments/Resident Concerns:

- John & Bonnie Troxell: **Strouse, Jr.** this is regarding the agreement we have about the easement through their property. I talked to Chantelle Shambach at NRCS, they said since your farm acres have been reported for so long that there is very good possibility that they would cost share whatever needs done to design it, however you would have to get in touch with them and get the ball rolling and we would have to decide if we are going to help support it.

Peters so what are you suggesting?

Strouse, Jr. that they contact Chantelle and get the ball rolling and find out what the design is and what the cost share would be.

Peters has Todd seen this?

Strouse, Jr. if they are cost-sharing this, they don't want to talk to Todd.

(*Discussion ensued*)

P. Troxell is it okay if I clear part of property? It is so overgrown.

Strouse, Jr. that would probably help the cause.

Yoxheimer maybe wait to do that.

Strouse, Jr. maybe check with the NRCS first.

(*Discussion ensued*)

Unidentified Resident I respectfully disagree with Mr. Peters about the speed on Ridge Road. I live on Ridge Road; I walk my dog on Ridge Road every day. Those cars are flying through here. I have seen 2 passes already, right on the double line.

Peters you mean you agree with me? It is going to get worse with the improvements they are going to make.

Unidentified Resident oh, yes, then I agree with you.

Yoxheimer Chief, how much speed do you run on Ridge?

Herring it is sporadic, we go out and cite 3 or 4 and things get better for a little and then it goes right back to how it was.

Unidentified Resident a follow up with my question. Is when can the public see the plans for Ridge Rd **Strouse, Jr.** when they have them done.

Unidentified Resident do you have any idea when that will be?

Strouse, Jr. they gave us the time frame of the end of 2025, beginning of 2026 that they would present the plans to the Township.

(Discussion ensued)

Pay Bills:

MOTION made by Strouse, Jr. to pay the bills. Seconded by Rowe and passed unanimously.

Adjournment:

Meeting adjourned at 9:19PM.

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