

May 04, 2021

Meeting of the B&G Committee using Zoom teleconference

Members of the B&G Committee present: Don Dale, Kevin Burd, Doug Cheyney, Joe Lamont, Dou Lorenzen, Katcha Neale, Bob Travitz, Pat Wilmsen, and Deborah Erb. Kevin Skovira was excused. Don Dale opened the meeting at 6:30pm.

New Items:

1. Cheyney Property Maintenance Report:

- a. Cub cadet tractor has been serviced and is ready to use to haul the water tank trailer. Will not be able to be used to mow again, there is a huge hole in the mower deck which has been removed.
 - b. The partitions at the Tabernacle have been sanded and repainted; they were in terrible condition. Both bathrooms have been thoroughly cleaned and are ready for the season
 - c. New soap dispensers were installed in the Tabernacle. Liquid soap is no longer available for the former dispensers; the new dispensers match the ones in the bathroom at Heritage Park.
 - d. The generator was hooked up at the Tabernacle.
 - e. Have developed a master key list for MGCA property. A copy of all keys will be in the office. All keys related to the water or sewer service are labeled and located in the pump house.
 - f. Doug made a call to a state representative contact on behalf of the MGCA to request a PennDOT repair to the broken asphalt along Pinch Road that borders MGCA property. The repair was made within a few days, but was repaired very poorly. PennDot also came out to clean the water drain along Pinch Road, and were supposed to clean the entire road. They only cleaned near the drains and left many leaves and sticks. Therefore, the recent rains washed leaves downhill and clogged the drains again. Doug is proceeding with the plans to work with the MG Borough to clean the gutters along Pinch Road discussed at last month's meeting. Doug followed through with the state rep to let them know our disappointment with the quality of the work.
 - g. Upcoming work:
 - The picnic tables at the playground need to be cleaned and painted.
 - The pavilion needs to be cleaned to be ready for summer use.
 - Line painting for parking lots and speed bumps is scheduled.
 - Debris piles behind the garages will be cleaned out.
 - Fire hydrants will be checked and painted in the next month.
 - h. Mulch. Does not think the playground needs fresh wood carpet this year. The committee discussed whether or not to put down fresh mulch around the Tabernacle. The consensus is to refresh the Tabernacle this year and put fresh wood carpet down at the playground next year.
 - i. Doug expressed a concern about the success rate of the saplings that have been planted. He guesses that at best 25% of them may survive and will also take many years until their growth has an impact on the canopy. He told the Board he has access to wholesale rates for more mature trees if the MGCA decides to plant older, taller trees.
2. Batdorf sewer pump: There are two pumps in the sewer pit, one was not operational and has been pulled for repairs. The emergency alert light is not functioning and will be repaired after the pump. The broken pipe section in the pit has been repaired. Once the repaired pump is back and the light is operational, the pumping station will be inspected 3 times/week by Cheyney – report logs are being kept in the pump house. The DEP had been notified by Bill Care because raw sewage had gotten into the spillway towards the Heights streams. The DEP sent a report to the MGCA including repairs that must be made and suggested changes. The MGCA filed their response within a week and the DEP rep stated they were satisfied with our response.

3. Picnic table donation: A Member has offered a picnic table and benches to the Campmeeting. After discussion, Doug Cheyney and the committee could not think of a location where it could be used. They asked Debby to thank the Member, state there was no place for it right now, and suggest they donate it to the church for the annual porch sale.

Building Permit Applications

1. 705 3rd Street, replacing lattice work with siding. The lattice work would be taken off the stud walls and replaced with siding. Pat Wilmsen made a motion to recommend approval of the building permit to the Board of Managers. Seconded by Bob Travitz, the motion passed unanimously.
2. 205 4th Street submitted a building permit to upgrade their electric panel. The electrician will get all necessary permits from West Cornwall Township. Kevin Burd made a motion to recommend approval of the building permit to the Board of Managers. Seconded by Joe Lamont, the motion passed unanimously.

B&G Ongoing Updates:

1. Tabernacle Structural Engineer: Scheduled mid-May from Light Heigel.
2. 7th Street Sewer Line Updates: Scheduled for June
3. Culverts washovers/washouts on 1st Street & Kauffmann: DEP approval received for culvert permits. Harbor Engineering has sent drawings and specifications to Don Dale along with about 8 contractors contacts who do this type of work. Don is contacting the contractors with the drawings to determine their interest in bidding on the specified work. Hope to get bids back by mid-July to decide on the work in August for possible fall construction.
4. Land tract along Boulevard between Fire House and 117: Still looking for a metal detector to find pins from previous survey.
5. Barton Garage Swap Proposal: John Barton has received a West Cornwall Township building permit. Lebanon County indicated he does not need a permit from them because it is under 1,000 square feet. The next step will be to initiate the property swap through our attorney.
6. Dumpster Violations: No violations in the past month. Delaying going to weekly pickup due to price increases; will switch over when necessary. The dumpsters have been extremely popular over the winter and are often full by the end of the 2 week pick up period.
7. Curbside trash contract bid renewal: On hold until Bob Travitz is back in PA. Also waiting to see if WCT changes recycling requirements.
8. One way/foot traffic only signage: Signs are complete; need to do a walkaround and decide on the anchoring locations.
9. Building Permit form revision: Waiting for permit from WCT before finalizing our revisions.
10. Pest Control Contracts: Doug Lorenzen reported that the pest control RFP was sent to four different companies. A walk around has been scheduled for this Friday, May 7th, to tour the areas we want pest control treatment. The bid proposals are due on the 21st of May.
11. Leaf Collection Equipment: The smaller leaf collection piece has been ordered. The other larger piece will be ordered during the summer to be ready for fall use.
12. Emergency Management Plan: Pat Wilmsen is working on an emergency management plan and an operations manual. Pat asked that all documents related to these projects be forwarded to her. Doug will review what the older manuals state and work with Pat to bring them up to date.
13. Develop Capital Project List: In process
14. Develop Equipment Purchase List: In process
15. Master Infrastructure Plan: In process as the Archive committee passes on more documents.
 - a. ID Member Curb-Stops
 - b. ID Sewer laterals (vents & Cleanouts)
 - c. Update Sewer Main plan
 - d. Update Water Main plan (material, year, diameter, etc.)

Ad-Hoc Storm Water: Kevin Skovira (Chuck Erisman, Jay Noble, Don Dale)

1. Charged to examine the water flow that flows north, down the Campmeeting hill. Kevin Skovira has a contact with someone who has expertise in this area. A team is going to walk through the area and put together a plan for mitigating the water flow and redirecting the water to Pinch Road. The original design of the Campmeeting had ditches to direct storm water down Matthews, Mills, Kephart, Dickson, Boehm, and Glossbrenner to Pinch Road. Over the past 40 years, portions of the ditches have been closed off and the water goes straight down to Markwood. It is likely that 50% of the water that starts at Bell ends up on Markwood.

Ad-Hoc Zoning: Don Dale (John Brosious, Ben Slotznick, Goerge Leyh)

1. Charged to work with West Cornwall Township regarding possible new zoning district for the Campmeeting. Meeting w/ Jeff Steckbeck, Zoning officer for WCT, in June. Community comments will be sought once the committee determines possible courses of action.

Ad-Hoc Tree Ongoing/Updates

1. Katcha – Reached out to the Penn State Agricultural Center to find out if there were grants or programs that the MGCA may benefit from to get free trees and supplies. She was also exploring the possibility of getting a forest management program for the MGCA. There are trees that may be available to plant within the MGCA without any obligation. There are other options to apply for a DCNR program through the Alliance for the Bay that may carry a long-term commitment. Katcha is arranging for a site visit on May 14th so the representative can get a feel for what the MGCA is and match us with appropriate resources.
2. Pat – Investigated the Keystone 10 Million Tree Partnership. She signed the MGCA up for it and will be going through training. Their goal is to plant trees, probably also saplings. Within this program, you can also ask for help in other areas. Pat stated we would want help with forest management, grant writing, etc.
3. Pat reported that she would like to plan a work day in the fall.
4. Since so much MGCA land has been paved, stoned, and is being used by Members – we need to decide in the near future what to do with that situation.
5. Getting conflicting advice with regard to stump grinding and planting new trees. May be dependent on the kind of tree.
6. Pat also discussed with the committee some of the feedback that she received from Mr. Musser during their walkaround. There are live trees that Mr. Musser is recommending be removed. The committee agrees that they will wait until September to make decisions about tree removals in the fall.
7. Pat has been contacted by a few members about limb removals. She has been reminding those members that property lines extend to the sky, and therefore they are responsible for trimming any branches over their property as long as the trimming does not damage the tree.
8. As new trees are planted, they will be fertilized with leaf mounds with the mulched leaves our new equipment will create.
9. The three half barrel planters are still getting priced out by Doug Cheyney.
10. Pat requested that the gutter that runs from the entrance of the community garden area out to Pinch be cleaned out. Water is overflowing and going down the hill to the library.
11. A Member requested that the community gardens be relocated before work starts on the water tower. They also requested that no more trees be planted so that the gardens get full sun.
12. Corey Wanamaker is hoping to get price estimates on the memorial tree sculpture to us in a month.
13. Community Garden Design: On hold as we prepare the area for a woodland garden.
14. Memorial Benches: On Hold

B&G Items On Hold

1. Quoit bed retaining wall
2. Batdorf Water Runoff
3. Tabernacle roof vents and ceiling fans

4. Linda Schreiber water runoff
5. Bus Shelter, Rick Freet, Scoutmaster
6. Walking path connecting 1st Street to Kaufmann parking lot
 - a. Where to locate path
 - b. Need to build new bridge

Policies/Procedures to develop:

Trees – Memorial bench and memorial tree

Trees – Weed killer

B&G – Water shut off and main shut offs (in concert with Becker Engineering)

B&G – Sign standardization

B&G – Certificates of Insurance/Independent Contractor Agreements – A draft has been started and may be ready for the committee to review next month.

B&G – Volunteer workers

B&G – Revision of Rule 16

B&G – Revise fence policy? Include invisible fencing?

B&G – Driving on non-driving roads

B&G – Use of porous vs impervious materials for paving

B&G – Policy for expenditure guidelines/limits and bidding process for sub-contractors

B&G – Policy for blighted properties

B&G – Rule #11 clarification

Adjourn 8:23 pm

Attachments:

Building Permit – 705 3rd Street, lattice replacement

Building Permit – 205 4th Street, electric panel upgrade

Brochures for the Keystone Ten Million Trees Partnership