

April 26, 2011 - Antrim Township Board of Supervisors

MINUTES OF THE ANTRIM TOWNSHIP SUPERVISORS

REGULAR MEETING

April 26, 2011 7:00 p.m.

The Antrim Township Board of Supervisors held a regular meeting on Tuesday, April 26, 2011 in the Antrim Township Municipal Building, 10655 Antrim Church Road, with the following present: Vice Chairman James Byers, Supervisors Rick Baer, Fred Young III and Curtis Myers. Others attending the meeting included Solicitor John Lisko, Brad Graham, Township Administrator and Sylvia House, Zoning Officer. Chairman Sam Miller was absent from the meeting. Supervisor Young arrived late to the meeting.

Visitors: See the attached list.

Vice Chairman Byers called the meeting to order at 7:00 p.m. The meeting opened with a word of prayer followed by the Pledge of Allegiance.

Vice Chairman Byers called for Public Comment. There was none at this time.

The approval of the minutes from April 12, 2011 were tabled at this time because there was not a quorum present that attended this meeting to approve them (Young arrived late to the meeting).

A Baer/Myers motion passed 3-0 (Miller & Young were absent) to approve the bills on the Treasurer's reports dated April 26, 2011.

A Myers/Baer motion passed 3-0 (Miller & Young were absent) to conditionally approve, upon receipt of bonding, a final plan for Martin's Farm Trucks, a 1 lot Subdivision and Land Development plan on Molly Pitcher Highway.

A Baer/Myers motion passed 3-0 (Miller & Young were absent) to approve a final plan for Darrel Gibble, a subdivision for a duplex lot on Kauffman Road & Brownsmill Road.

Supervisor Young arrived at this time – 7:03 p.m.

A Myers/Baer motion passed 4-0 (Miller was absent) to approve a final plan for Stoneybrake Village Section B Lot 31, a duplex subdivision on Pensinger Road.

A Young/Myers motion passed 4-0 (Miller was absent) to approve a final plan for Rolling Hills Phase 2A Lots 5 & 6, two duplex subdivisions on Oakley Lane.

A Myers/Young motion passed 4-0 (Miller was absent) to approve the chairman to sign a Stormwater Maintenance and Monitoring agreement for Martin's Farm Trucks.

A Baer/Young motion passed 4-0 (Miller was absent) to approve a Sewer Facilities Planning exemption request to be sent to DEP for Frank Thomas for the Pittman lots.

Sylvia House, Zoning Officer addressed the Supervisors and gave them an update on the Denny Harshman stormwater complaint. NRCS contacted Mrs. House and said there is grant money available to farmers but the application needs to be filled out by the farmer and the deadline for applications is September 30th of each year. The Township would not have any involvement in the grant process. Mrs. House stated she has not yet spoken to Denny Harshman about this but she will. The representative at NRCS made it clear to Mrs. House that they would not fund a project involved with piping the stormwater and they would be more in favor of some type of grass swales. Mrs. House said Mr. Harshman has already contacted NRCS for an application for the grant.

Sylvia House, Zoning Officer addressed the Supervisors regarding releasing a bond in the amount of \$772,603.70 for Antrim Commons Business Park Phase I that is set to expire on May 7, 2011. ATAPCO believes they will have the improvements completed by that date and they are asking for the bond to be released with the condition that if all of the improvements are not completed, then they would provide suitable financial security for the minimal amount that needs to be completed. Mrs. House also stated that once the improvements are dedicated that a maintenance bond will be given that will be good for eighteen months.

A Young/Myers motion passed 4-0 (Miller was absent) to approve releasing the bond in the amount of \$772,603.70 for Antrim Commons Business Park Phase I with the condition that if all the improvements are not completed by May 7, 2011 then they would provide new financial security for the minimal amount that needs to be completed.

A Myers/Young motion passed 4-0 (Miller was absent) to approve the bonding to remain at the same amount of \$1,196,613.00 for Antrim Commons Business Park Phase II.

A bonding item for Shadow Creek Meadows Phase IV was tabled until a future meeting because the developer hopes to have the work completed so the bonding can be released.

A Baer/Young motion passed 3-1-0 (Byers abstained & Miller was absent) to approve as written the April 12, 2011 regular meeting minutes.

Brad Graham, Township Administrator addressed the Supervisors regarding the Indemnification Agreement with ATAPCO. Mr. Graham stated that the Highway Occupancy Permit (HOP) for Commerce Avenue and Route 11 needs to be applied for by the Township. Mr. Graham stated that Chairman Sam Miller needs to sign the Indemnification Agreement and Mr. Graham needs to sign the HOP, however ATAPCO needs to get the Right-of-Way easements from four different property owners. John Lisko, Township Solicitor stated that he is concerned that the Township is going to be responsible to condemn any of these properties as part of the HOP process if ATAPCO is not able to obtain the ROW easements. Pat Coggins from ATAPCO responded that they will try to go out and get title of the Right-of-Ways and the Township can decide if they want to condemn the property. If the Township decides not to condemn the property then ATAPCO could go back to Penn-Dot and ask for a design waiver. Sylvia House, Zoning Officer added that this is similar to the Molly Pitcher PRD situation. Mr. Coggins stated that there are five pieces of property, about 2500 square feet, including the Gembe property (Universal Graphics) and about 250 square feet of property owned by Food Lion. ATAPCO already owns one of the pieces of property. Solicitor Lisko responded that he would like some type of language put in the Indemnification Agreement about giving the Township the option to condemn the property because he doesn't want Penn-Dot to say that we have to condemn the property. Mr. Lisko stated that once we deal with that issue then we can authorize the Vice Chairman to sign the Indemnification Agreement.

A Young/Baer motion passed 4-0 (Miller was absent) to authorize Vice Chairman James Byers to sign the Indemnification Agreement with ATAPCO once language is added that the Township would not be required to condemn any of the properties that ATAPCO cannot obtain Right-of-Way easements from as part of the HOP process.

A Young/Baer motion passed 4-0 (Miller was absent) to authorize Brad Graham, Township Administrator to sign the HOP application for the Commerce Avenue/Route 11 intersection for the ATAPCO project.

Brad Graham, Township Administrator also addressed the Supervisors regarding purchasing a new utility trailer for the Road department. Mr. Graham noted that the trailer will be purchased through COSTARS, will be within the amount that was budgeted and we will be trading in the old trailer.

A Baer/Myers motion passed 4-0 (Miller was absent) to approve the purchase of a new utility trailer for the Road department through COSTARS.

Mr. Graham also addressed the Supervisors regarding the purchase of the new UV controller that was approved at the last meeting. Mr. Graham stated there were some questions raised if it will correct the transmissivity problem at the WWTP. Mr. Graham clarified that it will not correct the transmissivity but it will ensure proper disinfection of the waste.

Mr. Graham also addressed the Supervisors about the Intermunicipal Agreement for the Lehman Road box culvert project with Guilford Township. We need to approve an Ordinance to approve the agreement that will be done at each municipality's next meeting. Mr. Graham would like approval from the Supervisors to start the process to enact the Ordinance.

A Young/Baer motion passed 4-0 (Miller was absent) to approve starting the process to enact the Ordinance for the Intermunicipal Agreement with Guilford Township for the Lehman Road box culvert project.

Mr. Graham also addressed the Supervisors regarding a Memorandum of Understanding that needs to be signed with Franklin County and the Franklin County Emergency Services Alliance to accept the grant funds for the purchase of one radio from the State grant to Franklin County. The one radio will be utilized by the Township's Emergency Management Coordinator. The Supervisors were questioning why we only received one of the radios as part of the grant and why other municipalities received more than one. Mr. Graham stated he did not know how the quantity of radios that were given to each municipality were determined as part of the grant.

A Myers/Baer motion passed 4-0 (Miller was absent) to approve signing the Memorandum of Understanding with Franklin County and the Franklin County Emergency Services Alliance to accept the grant funds for the purchase of one radio from the State grant to Franklin County.

Mr. Graham also addressed the Supervisors about discussions from the ATMA meeting on Monday night. Mr. Graham stated the ATMA wants to enter into a serious discussion with the Township about turning the sewer system over to them. Mr. Graham said he would like to discuss this at the next worksession meeting.

Mr. Graham stated that he needs an Executive Session to discuss personnel matters and there will be no further decisions made after the Executive Session.

Vice Chairman Byers called for public comment. There was none at this time.

A Baer/Myers motion passed 4-0 (Miller was absent) to adjourn into Executive Session at 7:32 p.m.

A Baer/Young motion passed 4-0 (Miller was absent) to adjourn the Executive Session and resume the regular meeting at 7:55 p.m.

A Myers/Baer motion passed 4-0 (Miller was absent) to adjourn the regular meeting at 7:55 p.m.

Respectfully Submitted,

Mary A. Klein

Secretary