

# **February 28, 2012 - Antrim Township Board of Supervisors**

## **MINUTES OF THE ANTRIM TOWNSHIP SUPERVISORS**

### **REGULAR MEETING**

**February 28, 2012 7:00 P.M.**

The Antrim Township Board of Supervisors met Tuesday, February 28, 2012 in the Antrim Township Municipal Building, 10655 Antrim Church Road, with the following present: Fred Young III, Chairman; Rick Baer, Vice Chairman; Pat Heraty; John Alleman; and James Byers. Others attending included Brad Graham, Administrator; Sylvia House, Zoning/Code Enforcement Officer; and John Lisko, Solicitor;

Visitors: Attached

Chairman Young called the meeting to order at 7:05 p.m.

The meeting opened with prayer followed by the Pledge of Allegiance.

A Baer/Heraty motion passed with unanimous vote to approve the February 14, 2012 minutes of the regular meeting.

A Baer/Byers motion passed with unanimous vote to authorize the payment of all bills as listed on the Treasurer's Report of February 23, 2012.

A Baer/Alleman motion passed with unanimous vote to appoint Lorraine Armstrong as Student Representative to the Board of Supervisors on a recommendation from Administrator Graham. Armstrong is a junior at Greencastle-Antrim High School and is very interested in political science and law, hoping to become a paralegal.

Zoning Officer House asked that an agreement to release the letter of credit for Kingsbrook Meadows be tabled as paperwork has not been submitted.

Nextow Properties LLC, commercial land development, Molly Pitcher Highway, was tabled as bonding for the project had not been received.

House told those present that as discussed in the previous work session, the Federal Emergency Management Agency (FEMA) has comments on the Township's Flood Hazard District regulations, which came to light not only after the deadline for submittal but after the Township adopted the Ordinance, so the Township is still on the suspended list. This means that any Township residents having flood insurance, due to be renewed at this time, cannot renew their policies as the Township regulations, which according to House, are more stringent than FEMA's, are suspended. House said that there are three property owners that she is aware of that this will affect. Another public hearing must be advertised and held 45 days after submittal.

A Heraty/Byers motion passed with unanimous vote to advertise the public hearing and hold the public hearing Friday, April 13, 2012 at noon in the Antrim Township Municipal Building, to expedite the procedure. House will draft letters to the three property owners letting them know of the situation and making them aware of the 45-day comment period.

A Baer/Byers motion passed with unanimous vote to extend the bond for Paradise Estates in the amount of \$23,632.00 until July 2, 2013.

A Heraty/Byers motion passed with unanimous vote to adopt revised Program Guidelines for the Antrim Township Park Facilities Grant Program and application.

A Byers/Alleman motion passed with unanimous vote to approve a Park Committee recommendation for a daily field reservation rate for all fields at \$15.00 per hour up to a maximum of \$75.00 with any reservation of five hours or more in one day, \$75.00.

Supervisors were advised by Graham of the recommendation of the Park Committee for purchase of the following: batter box pads and pitcher pads; painted and extended foul poles; purchase of field liners; and a stockpile of infield mix. These purchases will come out of the Township's General Fund.

Supervisors were advised of the Park Committee's recommendation to not waive the reservation fee for the park pavilion for the Martin's Mill Covered Bridge 5-Mile Challenge event, unless the event will benefit a charity.

A Byers/Alleman motion passed with unanimous vote to waive sewer bill payment for 1574 Buchanan Trail East, contingent upon capping of the lateral and inspection as the property has been vacant for the required 180-days and a recommendation to waive the bill was received from the Municipal Authority.

A Baer/Heraty motion passed with unanimous vote to appoint William Needy, Interim Tax Board Representative.

A Heraty/Alleman motion passed with unanimous vote to appoint Joyce A. Nowell Interim Right to Know Officer.

A Baer/Byers motion passed with unanimous vote to approve the tax exonerations recommended from G.H. Harris, Delinquent Tax Collectors.

A Baer/Heraty motion passed 3-0-1 (Alleman abstained) to add Alleman to the Township Health Reimbursement Account.

An Alleman/Young motion passed with unanimous vote to approve a Proclamation for Eric Witmer recognizing his Eagle Scout status for completion of construction of horseshoe pits at the Antrim Township Community Park as his Eagle Scout project.

A Baer/Heraty motion passed with unanimous vote to adjourn the regular meeting and Chairman Young called the Rolling Hills PRD public hearing to order at 7:31 p.m.

Approximately 10 members of the audience rose to be sworn in to testify.

Attorney Paul Schemel, representing Artery Rolling Hills, along with Bill Wainger, vice president of Artery Rolling Hills, requested to amend the subdivision known as Rolling Hills PRD phases 3, 4, 5 to Phases 3, 4, 5, 6, 7, 8, and 9 to allow the builder the ability to proceed with smaller phases. This request includes taking the new phases from their current status of final approval to preliminary approval requiring Artery to bring each phase back to the Board of Supervisors for final approval and posting of a performance bond for each phase.

Zoning Officer House explained that an agreement will be needed changing the plan back to preliminary approval to ensure that no lots can be sold, no earth can be moved and all conditions of the original PRD will apply to all future phases. Once the new phases are returned to preliminary approval, bonding can be released for those phases. Schemel reported that written consents had been received from 80% of the owners of the lots in Phase 3.

Also, Artery Rolling Hills PRD is requesting to dedicate certain roads that are ready for their wearing course even though they do not have 75% build-out in the development. They have offered to repair any roads that have been damaged in Phase 3 to Township standards prior to dedicating future roads. An 18-month maintenance bond will be posted as well as the road repair agreement. Artery would like the PRD plan modification to include a comment asserting this.

A Hearty/Baer motion passed with unanimous vote to adjourn the hearing.

A Heraty/Byers motion passed with unanimous vote to reconvene the regular meeting at 7:45 p.m.

A Baer/Heraty motion passed with unanimous vote to approve the request from Artery Rolling Hills PRD to modify their PRD and prepare a document contingent upon the following conditions: 1) developer agrees to indemnify Antrim Township; 2) developer will pay for any damages to the streets in Phase 3; 3) a note will be added to the plan stating that the plan goes back to preliminary with no lots to be sold, not earth can be moved and all conditions of the original PRD will apply to future phases; 4) an agreement must be signed between the developer and the Township setting forth this decision and developer must pay for recording costs.

A Baer/Heraty motion passed with unanimous vote to go out to bid for a concrete apron with drainage around the Antrim Township Community Park concession stand at an estimated cost of \$75,000 to \$85,000. Centura Assoc. will be used for consultation and preparing the bid specification at a cost of \$850.

The Sewer Lease Agreement was again discussed with the Municipal Authority preparing to change some language in the Board of Supervisors prepared document to state that the responsibility of Capital Additions would rest with the Township with no need to create a Capital Improvement Fund. This language was agreed on by both the Authority and the Township at their joint meeting January 30, 2012. Since that time, work on the language change was stopped as word was received that the Board of Supervisors may not be open to this option, as discussed at the joint meeting, preferring to create the Capital Improvement Fund with the Municipal Authority responsible for Capital Additions.

Chairman Young stated that there was some confusion at that joint meeting as the Board would like the Authority to make more decisions, not less. Supervisor Heraty added that with the language change, the Board was assuming more responsibility, not less, and felt the changes were leading further away from the Authority becoming an independent operating Authority. Heraty was not in favor of the changes in language and said the Authority should hold the Capital Improvement Fund.

Bob Schemmerling, assistant Secretary/Treasurer of the Municipal Authority, said that Authority members don't even know what funds are available.

Board members agreed that they would like the Authority to continue to act as it has in the past with improvements to be made by bonding and/or loans, and all projects to be done by the Authority with no changes made to the Capital Improvements/Capital Additions sections of the Board's Sewer Lease Agreement.

A Heraty/Byers motion passed with unanimous vote to adjourn the regular meeting at 8:10 p.m. and go into executive session.

A Heraty/Byers motion to adjourn the executive session and reconvene the regular meeting at 8:28 p.m. passed with unanimous vote. Chairman Young announced that personnel matters were discussed during the executive session.

There being no further business to discuss an Alleman/Heraty motion passed with unanimous vote to adjourn at 8:29 p.m.

Respectfully submitted,

Joyce A. Nowell

Interim Board Secretary