

# **April 22, 2008 - Antrim Township Board of Supervisors**

## **ANTRIM TOWNSHIP SUPERVISORS**

### **REGULAR MEETING**

**APRIL 22, 2008 7:00 PM**

The Antrim Township Board of Supervisors held their regular meeting on Tuesday, April 22, 2008, in the Antrim Township Municipal Building, 10655 Antrim Church Road, with the following present: Chairman Curtis Myers, Vice Chairman Fred Young III, Sam Miller, Richard Baer, James Byers, Ben Thomas Jr., Angela Garland, John Lisko, Renee Perrin, and Kacie Oberholzer. (Utilities Director Charles Goetz Jr. did not attend this meeting.)

Visitors: See Attached List

Chairman Myers called the meeting to order at 7 PM. The meeting opened with prayer followed by the Pledge of Allegiance.

There was no public comment.

Resolution #218: A Baer/Miller motion passed with unanimous vote to approve the April 8, 2008, regular Supervisors meeting minutes as written.

Resolution #219: A Byers/Baer motion passed with unanimous vote to approve for payment all bills as listed on the Computer Printout dated April 22, 2008. General Fund - \$15,283.51; Sewer Fund - \$12,339.70; Capital Reserve Fund - \$2,850.00; Landfill Fund - \$129.00; Highway Aid (State) Fund - \$418,441.80; and Street Light Fund - \$175.00.

Valley View Lane resident Barry Shaw discussed with the Supervisors the overuse of the private right-of-way of Valley View Lane, as the Christman Farm has recently obtained a driveway permit for Shinham Road access. Mr. Shaw asked the Supervisors to have the Christman's change their current Valley View Lane address to a Shinham Road address.

The Supervisors understand the Shaw situation and wish to help in any way possible, although issuing a new address must happen by the request of the actual owner of the property. Because of being a relative, Supervisor Miller will speak with Mrs. Christman requesting they place signage at the newly constructed driveway to direct delivery trucks to by-pass using their Valley View Lane access.

Resolution #220: A Byers/Myers motion passed with unanimous vote to grant Paradise Estates, a 16-lot subdivision plan along Hoffman Road, a 180-day extension request to allow the developer time to obtain a letter of credit required for final approval.

Resolution #221: A Baer/Miller motion passed with unanimous vote to approve a 7-lot subdivision plan along Jasper Drive for Paulmark, Phase VI.

Resolution #222: A Baer/Young motion passed with unanimous vote to grant that Creative Investment Associates be released from the required tree planting buffer and the subsequent Letter of Credit for property along Molly Pitcher Highway GRG sold to Todd Auto Body as the use of the lands is no longer residential and screening is no longer required. A plan amendment agreement will be authored and signed to release screening prior to bonding being released since there are new property owners.

Resolution #223: A Myers/Miller motion passed with unanimous vote to grant a stormwater exemption to Stuart and Deborah Pugh for Lot 4, a 1-lot subdivision along Ridge Road, as this project meets the exemption impervious area criteria in Section 126-5 of the Antrim Township Stormwater Management Ordinance.

Resolution #224: A Young/Miller motion passed with unanimous vote to grant Hollowell Brethren In Christ Church a 180-day extension request for a land development plan along Hollowell Church Road to allow the developer time to address Engineer nad Conservation District comments.

Resolution #225: A Baer/Myers motion passed with unanimous vote to grant Dennis Rife a 180-day extension request for a 4-lot subdivision plan along Guitner Road to allow developer time to address required revision on this plan.

Resolution #226: A Byers/Young motion passed with unanimous vote to grant Moss Springs Estate 90 unit Planned Residential Development plan a 180-day extension request in order to allow the developer time to meet PRD ordinance requirements.

Resolution #227: A Myers/Young motion passed with unanimous vote to grant WCN Properties, L.P., a land development plan along Hykes Road, a 180-day extension request, to allow time for the developer to address staff and engineering comments.

Resolution #228: A Baer/Byers motion passed with unanimous vote to recommend Green Grove Properties, L.P. Letter of Credit #609 dated April 27, 2007, be amended from \$918,830.00 to \$382,030, a figure which includes the required Township ten percent increase for renewal, as this is the amount needed for remaining required construction to be completed at Green Grove Properties, along SR0016. This amended Letter of Credit shall be received by Antrim Township no later than one full business day prior to April 30, 2008. Should a revised Letter of Credit not be received, Antrim Township shall pull the Letter of Credit to complete the required work.

Resolution #229: A Myers/Miller motion passed with unanimous vote to extend Letter of Credit No. 950336976/00002 for Greens at Greencastle LP Phase V until May 4, 2009, as all required work has not been completed. The revised amount showing the required Township ten percent increase shall be \$63,888, and this revised Letter of Credit shall be received no later than one full business day prior to May 3, 2008. If this Letter of Credit is not received, Antrim Township will pull the Letter of Credit to complete the required work.

Resolution #230: A Young/Miller motion passed with unanimous vote to grant a reduction to Letter of Credit #4747 for Nottingham Meadows Subdivision currently in the amount of \$91,371.05 to \$43,450, which includes the ten percent increase required by Antrim Township. If this revised Letter of Credit is not received one full business day prior to May 1, 2008, Antrim Township will pull this Letter of Credit and do the remaining required punch list clean-up work.

Moss Springs resident Sherwood Forbes addressed the Supervisors regarding the 90-unit Planned Residential Development, Phase 2B, asking whether the extension granted earlier this meeting precluded the developer being able to do any clean up work regarding a pile of soil believed to be located in Phase 2B of this development. Mr. Forbes also questioned why the roads in Moss Springs Phase 2A were not yet dedicated.

Zoning Officer Garland reported Antrim Township will contact Franklin County Soil Conservation to confirm whether the pile of soil is in Phase 2B and assured Mr. Forbes a Notice of Violation would be filed if we find a violation is occurring, but most likely this falls under enforcement of Franklin County Soil Conservation District. Regarding the dedication of streets, there is bonding in place for all improvements such as roads that will be completed in the allowable time frame for development completion, and currently the streets in Phase 2A are not completed, therefore not ready for dedication.

At approximately 7:30 PM, the Supervisors began the Management Study firm interviews. Those interviewed were (1) Delta Development Group, Inc., 2000 Technology Parkway, Suite 200, Mechanicsburg PA 17050, with personnel Daniel D. Santoro, AICP, as primary contact and Project Manager, John Mizerak, Senior Associate, and Deborah J. Grass as Associate. (2) Keystone Municipal

Services, Inc., 300 South Market Street, Mechanicsburg PA 17055 with Robert J. Sabatini, Jr., Director; and (3) a phone interview was conducted with Dhillon Management Services, 617 Casa Blanca Drive, Fullerton, CA 92832, with Matt Dhillon as President of Dhillon Management Services.

The Supervisors interviewed all three groups with regard to what methods would be used to conduct the study. The Supervisors will review the information received from these interviews and make a decision on what group to award the management study to at their regular meeting of May 6, 2008, instead of April 29, 2008, as was advertised.

Manager Thomas reported there are approximately 36 properties located in OLDS (On-Lot Disposal Sewage System) District three that have never submitted an OLDS pumping report for the period of June 2005 through December 31, 2007. The deadline has now passed for both the initial requirement of June 30, 2006, and the most recent requirement of December 31, 2007. The Supervisors now need to decide on a plan of action since non-compliance is a violation of the OLDS ordinance.

Resolution #231: A Baer/Miller motion passed with four votes (Supervisor Young was out of the office) to adopt the following plan of action: (1) Make a telephone call to the

residents not in compliance explaining the program to them and advise them of the mandatory requirement to pump their septic tank; (2) a Certified letter giving the residents a date by which to comply; (3) and Charges will be filed in District Court on any resident that did not respond by pumping their septic tank.

Resolution #232: A Myers/Miller motion passed with four votes (Supervisor Young was out of the office when vote was taken) to authorize a change order for the F-450 Service truck to supply the correct bumper at a cost of \$414 and to include the trailer plug for \$59, thus raising the cost of the 2008 Ford Diesel F-450 Super Duty 4x4 truck with service body for the Utilities Department to \$55,769 from the original quote of \$55,296.

(Supervisor Young returned to the meeting at 9:07 PM)

It was noted that all trailers are equipped with pintle hooks for towing purposes.

Manager Thomas read a proposed Agreement between the Antrim Township Board of Supervisors and the Greencastle Area, Franklin County Water Authority regarding property owners along Kimberly Drive, Lee Drive and Lynn Drive connecting to public water. Solicitor Lisko responded that the agreement shows a reasonable compromise to a difficult situation.

Resolution #233: A Miller/Byers motion passed with four votes (Supervisor Young abstained) to authorize Chairman Myers to sign the Agreement between Antrim Township Board of Supervisors and Greencastle Area, Franklin County, Water Authority, regarding properties along Kimberly Drive, Lee Drive and Lynn Drive, Antrim Township being given until July 1, 2016 to connect with fees defined in the agreement unless properties are sold or otherwise change ownership, then the property shall connect prior to transfer to the new owner.

Manager Thomas stated the park grant recommendations were received from the Park Committee although the Park Committee has no representation at this meeting. The Supervisors requested more time to review the Park Committee proposals thus the Park Grant recommendations will be placed on the May 6<sup>th</sup> agenda.

Manager Thomas mentioned receiving the Special Fire Police Assistance Agreement between Greene Township, the Fayetteville Volunteer Fire Department and Antrim Township, as well as a Special Fire Police Mutual Aid Agreement between Antrim Township and the Borough of Mercersburg. These agreements have been forwarded to Strickler Insurance Agency for their review and comment. These agreements will be on the May 6<sup>th</sup>, agenda.

Resolution #234: A Young/Myers motion passed with four votes (Supervisor Byers was out of the office) to authorize the purchase of office spacing re-organization workstations

for the back office file room from Office Essentials at a cost of \$3,927.65. Office Suppliers Inc. quoted the workstations at a cost of \$5,292.63.

Manager Thomas shared the disc golf equipment purchase request received from disc golf representative Brad Lescalleet. The Supervisors asked for more information regarding the reason for this request and will address this subject at the May 6<sup>th</sup> regular meeting.

Resolution #235: A Baer/Miller motion passed with unanimous vote to recommend Vice Chairman Fred Young attend the May 18, 2008, Eagle Scout induction ceremony to present an Antrim Township Proclamation to Karl Bacon and Ryan Miller.

Manager Thomas reported the Shared Use Pathway bid is drawing lots of interest per Engineer Joe McDowell. Manager Thomas requested the Supervisors authorize Solicitor Lisko to draft an ordinance regarding Rules and Regulations for the Shared Use Pathway working off the existing Park Rules and Regulations at the Antrim Township Community Park.

Resolution #236: A Myers/Miller motion passed with unanimous vote to authorize Solicitor Lisko to write a "Rules and Regulations" Ordinance for the Shared Use Pathway.

Resolution #237: A Myers/Young motion passed with unanimous vote to authorize Manager Ben Thomas Jr. as signatory of the Pennsylvania Department of Natural Resources Park Grant submittal.

Manager Thomas reported the Greencastle-Antrim third grade tours are happening Tuesday, Wednesday and Thursday of this week.

Manager Thomas noted that Daisy Troop 853 will be planting flowers Wednesday evening at the Antrim Township Community Park.

The Supervisors concurred they wish to advertise for an ordinance review worksession meeting for Tuesday night, May 20<sup>th</sup>, at 5 PM.

The Antrim Township Supervisors signed the Pledge of Principles and Service that will be posted in the Municipal Building.

Under Public Comment, resident Bob Coladonato stated he does not agree with a proposed zoning change for a property along Hykes Road for WCN Properties if he doesn't know for what the warehouse will be used.

Resolution #238: A Baer/Myers motion passed with unanimous vote to hire Bill Kick of Martin & Martin, Inc., Engineering, to recommend sewer line protection on the Izer property along Grant Shook Road and to prepare a narrative recommendation, seeking closure to this situation.

Supervisors Rick Baer and Curtis Myers announced they will attend the Antrim Township Municipal Authority meeting on May 19, 2008, in order to see resolution to the Izer property concern.

Manager Thomas noted that Joe McDowell of Martin & Martin will report on the Hykes Road stormwater concern at the May 6<sup>th</sup>, 2008, Supervisors meeting.

It was announced and confirmed there will be no worksession meeting of the Antrim Township Board of Supervisors on Tuesday, April 29, 2008.

The Supervisors adjourned to an Executive Session at 9:52 PM. Solicitor Lisko reported Todd Auto Body was discussed. The Executive Session adjourned at 9:56 PM when the Supervisors excused Angela Garland, John Lisko and Renee Perrin, but continued their Executive Session regarding a

personnel issue with Manager Ben Thomas Jr. The meeting adjourned at 10:06 PM after a personnel issue discussion.

Respectfully submitted,

Secretary