

July 24, 2012 - Antrim Township Board of Supervisors

Minutes of the Antrim Township Supervisors

Regular Meeting

July 24, 2012 7:00 PM

The Antrim Township Board of Supervisors met Tuesday, July 24, 2012 in the Antrim Township Municipal Building, located at 10655 Antrim Church Road, with the following present: Chairman Fred Young, Vice Chairman Rick Baer, John Alleman, Sylvia House (Zoning/Code Enforcement Officer), Brad Graham (Administrator), John Lisko (Solicitor) and Jennifer Becknell (Secretary). Pat Heraty and James Byers were absent.

Visitors: See attached sign-in sheet.

Young called the meeting to order at 7:10 p.m. and reminded the audience that our meetings are audio recorded to be posted to our website.

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

Young opened the floor to public comment. Rodney Rose, 5798 Tranquil Way, came forward on behalf of his neighbors and himself to discuss a safety issue regarding the portion of Shanks Church Rd. that runs from the softball field, down to the side entrance to Antrim Meadows. Rose has lived at the corner of Shanks Church Rd. and Tranquil Way since 2010 and reports that since that time there has been 5 major accidents. Rose believes the posted 35 mph speed limit is a safe requirement, however very few abide by that limit. Rose asked for increased police monitoring and the possible installation of rumble strips to slow traffic. The strips would also provide traction. Rose said something should be done before we have a fatality. The Board of Supervisors agreed to look at all the options. Brad Graham suggested looking at a 3-way stop.

A Baer/Alleman motion passed 3-0 to approve the July 10, 2012 Regular Meeting minutes.

An Alleman/Young motion passed 3-0 to authorize the payment of all bills listed on the Treasurer's Report dated July 18, 2012.

Young opened the floor to visitors and introduced James Murray from Matrix Development. Murray stated that Matrix owns the facility that World Kitchen leases and that their lease is coming to an end in the very near future. Negotiations are going on to extend that lease, but it has not been awarded to Matrix. World Kitchen is looking at all of their options. Matrix is looking to modernize their facility to entice World Kitchen to stay. Murray asked the Board of Supervisors to consider this project for LERTA (Local Economic Revitalization Tax Assistance) for a period of 10 years, the maximum, to accommodate the three (3) building phases: 1) improvements, 2) expansion, adding the additional 260,000 square feet, and 3) back property development for warehousing, separate from World Kitchen. Young reminded Murray that the township does not have a property tax at this time, and as such before LERTA can be considered, the taxing bodies (school district and county) have to come together. Young continued to explain that the Township will have to advertise once a week for two weeks for a Public Hearing, inviting the taxing bodies and public to attend. Young said the Township can do this for the next Board of Supervisors meeting. At this Public Hearing testimony from Matrix, World Kitchen and the residents can be taken before the Board will decide whether to enact a LERTA district. John Lisko mentioned that before LERTA can be enacted, Matrix has the burden to prove the facility to be in a deteriorated state.

A Baer/Alleman motion passed 3-0 to advertise for a Public Hearing to be held during our August 14,

2012 meeting at 7:30, to determine whether areas in the Township are eligible for LERTA, including, but not limited to the area that the MATRIX property is located.

Young directed Graham to send a letter out to the parties mentioned earlier to attend the Public Hearing. (School District, County, FCADC, MATRIX, and World Kitchen)

Young stated that he would like the School Board to take the lead on the decision for the LERTA schedule, if awarded, as they are the highest taxing body. They would decide duration (years) of LERTA and at what percentage of project dollars.

A Baer/Alleman motion passed 3-0 authorizing Chairman Young to sign the Barr Farm agreement to amend the storm water controls on their property.

A Baer/Alleman motion passed 3-0 authorizing Chairman Young to sign the standard maintenance agreement for Lot 11 at the ATAPCO site.

A Baer/Alleman motion passed 3-0 granting conditional approval of the final subdivision/land development plan for Antrim Commons Business Park, Lot 11 (Armada Drive), a Hub One property. The conditions of this approval are contingent that the ATMA and the GAFCWA will sign the plans, financial security is received, Recreation fee is paid in the amount of \$500.00, Repair an Improvement charge is paid in the amount of \$ 26,884.00, and all staff/engineering comments are satisfied.

An Alleman/Baer motion passed 3-0 granting Resolution # 242 to be signed to complete the process of adding the Oak's property (110 acres of Horst Rd.) into the Township's Ag Security area. They have waited the 180 days to default into the program.

An Alleman/Baer motion passed 3-0 passing Resolution# 243 and authorizing Chairman Young to sign the traffic light maintenance agreement from PennDOT (for lights at exit 3, both north and south bound). John Lisko has reviewed.

House called for an Executive Session for this evening.

Graham updated the Board of Supervisors that PennDOT has placed the study of the Exit 5 traffic light and traffic flow on the TIP (Transportation Improvement Program). State Funds designated for traffic improvement projects would be used for studying the traffic problems and make recommendations for improvement. The Board gave direction to move forward with this study. Alleman suggested that Eastern Ave. (in the Borough) should be added to this study because it is all related.

A Baer/Alleman motion passed 3-0 approving the re-appointment of FCATB (Franklin County Area Tax Bureau) as the Tax Officer for Antrim Township.

Graham gave a project update on Martins Mill Bridge, stating that the final contract documents should be ready for bid by the end of the year (2012).

A Baer/Alleman motion passed 3-0 approving Jennifer Becknell as Antrim Township's delegate to the FCATB and an alternate delegate to the FCTCC.

A Young/Baer motion passed 3-0 approving Jennifer Becknell to be added as a Trustee (alongside Brad Graham) of the 457 Pension Plan, administered by Security Benefit. Authorization was also given to Chairman Young to sign the letter to make this change.

Young opened the floor to new business. Pat Coggins, developer for ATAPCO, came forward to ask the Board of Supervisors to consider their properties for LERTA designation as to create an even playing field with their competitors.

Graham mentioned that there has been some discussion regarding condemnation of property in the area of Commerce Drive and Route 11. Young and Baer followed by giving direction to ATAPCO and

MATRIX to have a resolution to their ongoing negotiations within two weeks, or the Board will begin condemnation proceedings.

A Baer/Alleman motion passed 3-0 to adjourn to Executive Session at 8:10

An Alleman/Baer motion passed 3-0 to adjourn the Executive Session, back into Regular Meeting, at 8:36.

Young stated that potential litigation and personnel matters were discussed in the Executive Session.

Young announced that the Board of Supervisors would not be proceeding with enforcement of the Notice of Violation issued on 518 Hilltop Circle for a non-licensed vehicle.

Baer mentioned that the Township should begin to consider an area for additional parking at the park, and would like to see the area between the parking lot and trail 5 build up with a road over.

A Young/Alleman motion passed 5-0 to adjourn the regular meeting at 8:39.

Respectfully submitted,

Jennifer Becknell, Secretary