

August 10, 2010 - Antrim Township Board of Supervisors

MINUTES OF THE ANTRIM TOWNSHIP SUPERVISORS

REGULAR MEETING

August 10, 2010 7:00 p.m.

The Antrim Township Board of Supervisors held a regular meeting on Tuesday, August 10, 2010 in the Antrim Township Municipal Building, 10655 Antrim Church Road, with the following present: Chairman Rick Baer, Supervisors Sam Miller, James Byers and Fred Young III. Others attending the meeting included John Lisko, Solicitor and Brad Graham, Township Administrator. Vice Chairman Curtis Myers and Sylvia House, Zoning Officer were absent from the meeting.

Visitors: See the attached list.

Chairman Baer called the meeting to order at 7:03 p.m. Chairman Baer called for Public Comment – there was none. The meeting opened with a word of prayer followed by the Pledge of Allegiance.

Approval of the minutes from the July 27, 2010 meeting was tabled because there was not a quorum present that attended the meeting to approve them.

A Byers/Young motion passed 4-0 (Myers was absent) to approve the bills on the Treasurer's reports dated August 10, 2010.

Brad Graham, Township Administrator addressed the Supervisors regarding a request we received from Tom Mongold for the Heritage Estates West plan recording. Since the recording fees to record the entire plan are \$3,335.00; Mr. Mongold is requesting to only record the overall lot layout and the E & S sheets instead of the entire plan. Township staff is not in favor of granting this request because sewer lines, roads and stormwater controls would not be recorded thus affecting our enforcement powers if any issues arise in the future.

A Byers/Baer motion passed 4-0 (Myers was absent) to deny the request from Tom Mongold to only record the overall lot layout and the E & S sheets instead of the entire plan for Heritage Estates West.

A Baer/Byers motion passed 4-0 (Myers was absent) to approve 180 day extension requests for the following final plans: David and Lucille Carson, a 1 lot subdivision on Worleytown Road to allow additional time to apply for a variance; Moss Springs Estates, Phase IIB and C, a 90 unit subdivision on Moss Springs Avenue to allow additional time to address comments from the Township; Frank Thomas, a 2 lot subdivision/commercial land development on Molly Pitcher Highway South; Stone Bridge Farm, a 64 lot subdivision on Stone Bridge Road to allow additional time to stockpile soil for their septic areas.

A Baer/Byers motion passed 4-0 (Myers was absent) to conditionally approve a final plan for Foremost, a 3 lot commercial subdivision on Buchanan Trail West, upon receipt of recreation fees.

Brad Graham, Township Administrator addressed the Supervisors regarding conditionally approved plans. Section 509B of the MPC requires that conditional approvals shall expire if conditions are not met within 90 days unless a written extension is granted by the governing body. Sylvia House, Zoning Officer is requesting authorization to send written notices to three developers for plans that were conditionally approved that were not made aware of the 90 day timeframe and she wants them to be aware that the Board of Supervisors will be reconsidering their plans at the August 24th meeting.

A Young/Miller motion passed 4-0 (Myers was absent) to authorize Sylvia House, Zoning Officer to send notices to North Shore One LLC, Castle Commons LLC and Matrix Antrim Partners, LP to make

them aware of the 90 day timeframe to meet the conditions of their conditionally approved plans and that the Board of Supervisors will be reconsidering their plans at the August 24th meeting.

Brad Graham, Township Administrator addressed the Supervisors regarding the direction they would like staff to take at the Zoning Hearing for Kendel/Williams. The property located at 10781 Worleytown Road has a metal framed two car garage that was built too close to the rear property line. Detached structures are required to maintain 5' from the side or rear property lines and this garage is 3.9' from the rear property line at one corner and 4.5' from the other rear property line. Staff is in favor of the variance being granted but they would like direction from the Supervisors.

A Young/Miller motion passed 4-0 (Myers was absent) to give direction to Township staff to not oppose (or be in favor of) granting the variance for Kendel/Williams at the Zoning Hearing.

Item C under Other for permission to proceed with two Notice of Violations was tabled at this time because the Zoning Officer is trying to work with both property owners to bring them into compliance.

A Miller/Byers motion passed 4-0 (Myers was absent) to follow the original agreement and obtain a new certified check in the amount of \$5,000.00 for WHGT Christian Radio Tower as long as it is received by 9/7/10 or staff shall be directed to cash the original check and deposit the money in its own interest bearing account to be used in the event there is interference from the tower.

A Miller/Young motion passed 4-0 (Myers was absent) to renew a bond for the same amount of \$770,086.33 for Saddle Rock Estates/Towns on Hykes Road since the developer has not requested a reduction in the amount of the bond, as long as the new bond is received no later than 9/16/10.

Brad Graham, Township Administrator addressed the Supervisors regarding banking services for the Township. He mentioned that we received quotes from four local banks for banking services for depository accounts and he is recommending that we relocate all of our bank accounts to Susquehanna Bank. Supervisor Byers questioned why we would switch from Tower Bank and Mary Klein, Secretary replied that the proposal we received from them included fees that would go into effect September 1, 2010. Supervisor Byers stated that he is not in favor of changing banks and does not think we should put all of our eggs in one basket since we already have all of our CD accounts with Susquehanna Bank and he feels Tower Bank is still a community-minded bank.

A Young/Baer motion passed 3-1-0 (Byers opposed & Myers was absent) to approve switching the Township's depository bank accounts from Tower Bank to Susquehanna Bank.

Item B under Township Administrator to discuss the ATAPCO Assumption Agreement was tabled at this time until representatives from ATAPCO arrive at tonight's meeting.

Item C under Township Administrator to discuss the Sewer Service Area Map was tabled to allow additional time to get colored maps printed showing the changes.

Brad Graham, Township Administrator addressed the Supervisors regarding scheduling a joint meeting with the Greencastle-Antrim School District and the Borough of Greencastle. Mr. Graham mentioned that they were originally thinking of having the meeting the first week of October but the Township has a budget worksession scheduled that day. Chairman Baer stated that we could re-schedule the budget worksession for another date. Mr. Graham stated that he will check with the other two entities to see if Tuesday, October 5th works for them.

Brad Graham, Township Administrator addressed the Supervisors regarding the replacement of the Martin's Mill Bridge roof. Mr. Graham stated that Lynda Beckwith, Assistant Zoning Officer looked back through the history of the bridge and the roof was wood and metal at different times throughout the history. Since metal roofing costs less, lasts longer and is easier to maintain, Township staff is recommending this option.

A Baer/Young motion passed 4-0 (Myers was absent) to give direction to proceed with a metal roof on the Martin's Mill Bridge.

Brad Graham, Township Administrator addressed the Supervisors regarding an estimate that we received from Brinjac for a leachate sampling protocol for the Pre-treatment program that the Township is implementing. He wanted the Supervisors to be aware that the estimated cost should not exceed \$2,000.00.

Mary Klein, Township Secretary addressed the Supervisors regarding an e-mail she sent to them last week regarding two Eagle Scout proclamations that had to be prepared for two Boy Scouts that were earning their Eagle Scout awards on Sunday. Ms. Klein went ahead and prepared the proclamations since their ceremony was this past weekend but she would like official approval from the Supervisors.

A Baer/Young motion passed 4-0 (Myers was absent) to approve the preparation of two Eagle Scout proclamations for Peter Oppliger and Joshua Hohl.

Brad Graham, Township Administrator addressed the Supervisors regarding the awarding of fuel, road materials and line painting bids that were opened yesterday. We only received one bid for fuel from AC & T Co. with a price of \$2.3035 for gas and \$2.4155 for diesel fuel delivered. Mr. Graham recommends accepting this bid.

A Baer/Miller motion passed 4-0 to accept the fuel bid from AC & T Co. with a price of \$2.3035 for gas and \$2.4155 for diesel fuel delivered.

Mr. Graham addressed the Supervisors regarding the road materials bids that were received from Valley Quarries and St. Thomas Development Corporation. Mr. Graham recommends awarding the road materials bids to Valley Quarries because they were the low bidder on all of the items except the asphalt materials but with the travel distance to St. Thomas Development Corporation's plant site, he is recommending that these also be awarded to Valley Quarries.

A Byers/Miller motion passed 4-0 to award the road materials bid to Valley Quarries since they were the low bidder on all of the items except the asphalt materials but with the travel distance to St. Thomas Development Corporation's plant site, it is more cost efficient to get the asphalt materials from Valley Quarries.

Mr. Graham addressed the Supervisors regarding the line painting bid that was received. We only received one bid from Alpha Space Control; however the bid exceeds the amount that was budgeted for line painting. Mr. Graham mentioned that there was some State mandated sign work that was budgeted for this year that we probably won't do because the State has relaxed on requiring Townships to make these changes so we will have extra money in the budget to cover the excess amount of the line painting bid.

A Baer/Miller motion passed 4-0 (Myers was absent) to award the line painting bid to Alpha Space Control for a total cost of \$56,988.80.

Item C under Supervisors for the Work session to discuss the ATCP concession stand plans was tabled until we go back to the ATAPCO discussion.

ATAPCO representatives Paul Schemel, Geoff Lilja and Tim Hogan arrived to discuss the Assumption Agreement. Solicitor John Lisko addressed the Supervisors regarding their concerns with the installation and maintenance of traffic lights, the alignment of the I-81 northbound ramp and the stormwater structures and maintenance. Solicitor Lisko mentioned that for the Township to apply for the grant to Penn-Dot, we were under the impression that it would be at no cost to the Township because we have to sign the Reimbursement Agreement with Penn-Dot. Now based on the latest Assumption Agreement we received from ATAPCO, it seems that the Township may be responsible for

three traffic lights and more improvements. Mr. Lisko also noted that the permit to Penn-Dot looks at the effect traffic will have on all of the properties. Solicitor Lisko added that Penn-Dot requires the Township to apply for all permits and the responsibility is on the Township for whatever is required. Mr. Lisko also stated that according to the latest agreement from ATAPCO that they would only be responsible for maintaining one of the traffic lights. Mr. Lisko also asked the Supervisors if this project is worth the additional costs for these traffic lights. Paul Schemel addressed the Supervisors regarding their concerns with the stormwater issues and traffic signals. Mr. Schemel first addressed the stormwater issues and stated that there are six culverts and they will not be creating any additional stormwater. Mr. Schemel noted that Penn-Dot will assume the costs to maintain the culverts and this will be included in the Reimbursement Agreement that the Township signs with Penn-Dot. The Township would only be responsible for the parallel ditches and swales on the side. Paul Schemel addressed the Supervisors regarding the traffic signal issue. He noted that ATAPCO has already done a traffic study and there will only be two signals required on the south bound and north bound ramps off of I-81. Mr. Schemel presented the Supervisors with a paper showing that the traffic signal at the Mason Dixon Auto Auction at the south turn is near failure already during weekday afternoons and the traffic signal at the Comfort Inn at the north and south turns is already failing weekday afternoons. Mr. Schemel noted that ATAPCO will cover the cost of installing both traffic lights but will only maintain the cost of the light on the Mason Dixon Auto Auction side. He noted that they will not maintain the other intersection because it is already failing and only a fraction of the traffic at this light will be generated by ATAPCO's project. The Supervisors questioned whether ATAPCO's traffic study was done in conjunction with Norfolk Southern's project. Mr. Schemel replied that their traffic study was submitted on the heels of Norfolk Southern's submittal. Supervisor Byers stated that he is not willing to have the Township maintain this traffic light. Chairman Baer stated that he is in favor of ATAPCO giving the Township money to put in an Escrow Account for maintenance of the south side light. The discussion was that \$50,000.00 would be put in an Escrow account for one light. Representatives from ATAPCO stated that the concept of an Escrow account would be ok with them but they cannot make that decision. Mr. Schemel addressed the Supervisors and asked them to come up with a number for the Escrow account. Chairman Baer replied that we will discuss this further and come up with a number.

Supervisor Byers left at this time – 8:35 p.m.

The Supervisors conducted a work session at this time to discuss the Antrim Township Community Park Concession stand plans. Chairman Baer addressed the rest of the Supervisors about where we are with the project and whether they are in favor of getting volunteers to build the concession stand. Mr. Baer also asked whether we are going to build the concession stand to the same specs we have now with the suggested changes. The Supervisors asked whether this will be covered as part of the Township's contribution for the grant. Mr. Graham responded that as long as the volunteers are skilled laborers, they will be counted as the Township's contribution for the grant. Chairman Baer said he needs direction on where the Board would like to go with this. Supervisor Young stated that he is opposed to redesigning the building at this point. The Supervisors decided that Chairman Baer should see who is willing to volunteer.

Supervisor Young addressed Administrator Graham regarding the Shared Use Trail. He stated that the Board voted for a 2" overlay on the Shared Use Trail and he wants to make sure this gets done. Mr. Graham responded that he will check into this.

Chairman Baer called for public comment. Resident Bob Smith addressed the Supervisors regarding the replacement of the roof on the Martin's Mill Bridge. Mr. Smith suggested that they take off the entire cedar shake and put on a standing seam tin roof. The Supervisors acknowledged Mr. Smith's recommendation.

A Young/Miller motion passed 3-0 (Myers and Byers were absent) to adjourn into Executive Session at

8:55 p.m.

A Miller/Young motion passed 3-0 (Myers and Byers were absent) to adjourn the Executive Session and resume the regular meeting at 9:38 p.m.

A Miller/Young motion passed 3-0 (Myers and Byers were absent) to adjourn the regular meeting at 9:42 p.m.

Respectfully Submitted,

Mary A. Klein

Secretary