

October 5, 2010 - Antrim Township Board of Supervisors

MINUTES of the ANTRIM TOWNSHIP BOARD OF SUPERVISORS, the GREENCASTLE – ANTRIM SCHOOL DISTRICT and the BOROUGH OF GREENCASTLE

JOINT WORK SESSION MEETING

OCTOBER 5, 2010 6:00 p.m.

The Antrim Township Board of Supervisors held a joint work session meeting with the Greencastle-Antrim School District and the Borough of Greencastle on Tuesday, October 5, 2010 in the Greencastle-Antrim Middle School cafeteria, 370 South Ridge Avenue, Greencastle, PA, with the following present: Antrim Township Board of Supervisors Chairman Rick Baer, Supervisors James Byers, Sam Miller and Fred Young III. Others attending for Antrim Township included Brad Graham, Township Administrator and Mary Klein, Township Secretary; Greencastle-Antrim School Board Members Arnie Jansen, Joel Fridgen, Howard Ritchey, Eric Holtzman, and Brian Hissong and G-A School District Superintendent Greg Hoover; Borough of Greencastle Council Members Craig Myers, H. Duane Kinzer, Mark Singer, Charles Eckstine, and Harry Foley. Others attending for the Borough of Greencastle included Ken Womack, Borough Manager and Robert E. Eberly, Borough Mayor.

The joint worksession meeting was called to order at 6:07 p.m.

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

At this time, representatives from each entity gave an overview of their successes from 2010 and upcoming challenges for the coming year.

Ken Womack, Borough Manager for the Borough of Greencastle stated the following as the Borough's successes for 2010:

1. Old Home Week
2. State Route 16 Water and Paving Project.
3. Rt. 16 – Rt. 11 Project – Phase I Environmental study being sent to Penn-Dot
4. Information Management – made improvements and getting rid of DOS-based billing system.
5. Response of Public Works Department with the snow storm.
6. Moss Springs case is settled.

Mr. Womack stated the following as the Borough of Greencastle's challenges for the coming year:

1. Re-paving Madison Street from Linden to Jefferson with water main, gas lines, sewer and water improvements and sidewalks will be re-done.
2. Rt. 16 – Rt. 11 Project – right turning lanes.
3. Acquisition of the Antrim Township Municipal Authority's water system.
4. Need some water system improvements due to developments.
5. A Five Year Strategic Plan that addresses downtown revitalization and property maintenance issues.

Borough Mayor, Robert E. Eberly commented that for the fourth consecutive year, the Borough employees had the fewest number of days lost with Workman's Comp.

Brad Graham, Antrim Township Administrator stated the following as the Township's successes for

2010:

1. Computer and phone system upgrades
2. Upgraded Sewer Treatment Plant and Lift Stations.
3. Upgrading Water Treatment Plant – new water tank installed.
4. Road Maintenance – paved four miles of road.
5. Snow Plowing

Mr. Graham stated the following as Antrim Township's challenges for the coming year:

1. Development at Exit 3
2. Completion of Park Project including a concession stand and getting the ball fields ready for play.
3. Renovations to the Township Building.
4. Zoning Changes – reducing the number of zoning districts that will take a couple of years to implement.

Greg Hoover, Greencastle-Antrim School District Superintendent commented on the snow plowing and that the school district only missed two days of school.

Mr. Hoover then stated the following as the Greencastle-Antrim School District's successes for 2010 even though he feels they have 1,000 – 3,000 successes with the students who attend the school:

1. Continued growth in the PSSA (state standard tests) – moved from 18th to 14th and now to 11th in the rankings.
2. 24th or second lowest school district in expenditures per student.
3. 25th or lowest in teacher per student ratio.
4. 18th or 7th lowest in administration per student.
5. Managed growth in student population – down 14 students and enrollment is at it's second largest with 2,984 students.
6. 797 student increase or 36.4% growth.

Mr. Hoover commented that most families coming into the district are coming here for their second or third home and not initially so this helps to control student population growth.

Mr. Hoover stated the following as the G-A School District's challenges for the upcoming year:

1. Building project – joining the Middle School and the High School.
2. Building a big cafeteria and a joint library.

Mr. Hoover gave an overview of the expenditures and revenues for the school district at this time.

Expenditures:

Using the current budget and adding contract obligations there is already a \$932,000.00 deficit. Then with adding the Debt Service for the building, there is another deficit of \$565,000.00 for a total deficit of \$1.5M.

Revenues:

Real Estate taxes – 96% collected with \$300K projected revenue.

Interim taxes - \$104K projected with \$96K collected.

Interest - \$165K projected with \$56K collected.

EIT – there is a \$476K loss from the previous year.

Brad Graham, Township Administrator for Antrim Township gave an overview of the expenditures and revenues for the Township at this time.

Expenditures:

Determining how many roads to pave next year.

Investing in upgrading the Sewer Facilities.

Park Improvements including:

New playground equipment

Concession stand

New Pavilion

Revenues:

Are pretty much where we would expect them to be.

Real Estate transfer taxes are down.

Sewer Tap fees are up.

EIT – is ahead due to conservative budgeting.

Fines, late charges and service charges for bad checks are all ahead of budget.

Brad Graham, Township Administrator gave a report of the Earned Income Tax Collection Committee at this time. Mr. Graham noted that Bill Needy and Mary Klein are the Township's representatives on the Board. He also noted that the Township and the Borough of Greencastle approved the agreement to join the Chambersburg Area Wage Tax Board or the Franklin County Area Wage Tax Board. Mr. Hoover noted that the School District will be talking about this at their next meeting. Mr. Graham asked if there were any other questions about this issue. No other comments were made on the issue.

Ken Womack, Borough Manager for the Borough of Greencastle gave an overview of expenditures and revenues for the Borough at this time.

Expenditures:

No major capital improvements.

Bids for stormwater and paving were approved for Rt. 11/Rt. 16 project.

\$2.1M of sewer debt was refinanced and they saved \$900K over the 15 year life of the loan.

Purchase of the Antrim Township Water Authority

Rt. 16 project

1600 feet of Antrim Way – Heritage Estates West needs to pay \$325K and then pay on a per lot basis.

They are remaining at or below budget on expenditures.

New S-T disability insurance with Benecon has lowered their rates by 22%.

Fixed electrical rates

Health care costs are going up 17% in 2011.

Revenues:

Holding own on Real Estate and Earned Income Taxes

Tax re-assessments

Water & Sewer Rates

Water Authority - after 35 days – 10% penalty – 20 – 30 days later another penalty - wants more incentive for residents to pay their water bills.

The three entities addressed general topics at this time.

The first topic they addressed was residential/commercial development in the Township. Brad Graham, Township Administrator displayed a map that showed the developments that are on the books that are either in process or in limbo. There was a discussion about Greenspring Valley - a 522 unit development behind Hicks Chevrolet. Mr. Graham noted that we cannot track every lot in the developments. There are 3,241 lots proposed in the developments that have been submitted to the Township. Mr. Hoover mentioned that for every household there are 1.6 children per household and each household will contribute approximately \$4K in taxes but it will take \$16K to educate them. Mr. Kinzer noted that the Moss Springs development water is coming through the channels of the Borough. Mr. Kinzer also congratulated the Township for the proposed Zoning Map and thinks it is a breath of fresh air. Mr. Kinzer thinks Sylvia House and her staff need a pat on the back.

Mr. Graham gave those present an overview of the where the Norfolk Southern and ATAPCO projects are at this point. Norfolk Southern is currently waiting on official approval on their environmental study. The Public Utility Commission review process is complete and some protests that were filed regarding the closing of Milnor Road and the bridge over Hykes Road have been withdrawn by the residents who filed them. Construction should begin in the spring of 2011. Norfolk Southern has already closed on most of the properties. ATAPCO is working on the roads on site and hope to have them paved by Thanksgiving. ATAPCO is cautiously optimistic regarding the market for their property.

The next topic that was addressed was the Bypass Road. Mr. Graham noted that when the three entities met earlier today to talk about the meeting agenda, there were two different interpretations of what the Bypass Road means. One interpretation would be the roads that would create a bypass around downtown Greencastle and the other interpretation would be the east side of 81 around Exit 3 known as the Connector Road. Mr. Kinzer noted what he calls “the loop road” and wants to know the long range plans for this. The Antrim Township Supervisors noted that they are not going to use taxpayer money to finish the Connector Road. A comment was made that smaller corporations are interested in moving here if the Connector Road was done. The “loop road” around the Borough of Greencastle would provide traffic relief. There was a discussion about the Plessinger development and Eastern Avenue and that it would continue into Moss Springs. A comment was made that it would be hard to get a permit to match the other roads up with Eastern Avenue. There was discussion about a long range plan update and that we need to get the zoning map done we can put it in the Comprehensive Plan. Supervisor Byers commented that in the '65 – '67 long range plans it showed the Bypass or “Loop” Road going through the school farm. Byers also commented that the Connector Road would relieve Exit 5. Byers stated that he never wants to see that happen, the bypass “loop” road going through the school farm. Byers noted that he has not seen this in the current Comprehensive Plan. There was a lengthy discussion about how the roads would connect to form the bypass “loop” road around the Borough of Greencastle. It was decided that a concept drawing would be generated and will be brought back to the entities for further discussion.

The next topic that was addressed was the disposition of the school farm. Greg Hoover, G-A School District Superintendent made it very clear that the school is not going to give up this property. The school district is working on the preservation of the school farm and trying to get it on a protected list. They are also working on getting endowments for operation of the school farm. They have spent \$20,000.00 to get the 2008 plan adopted.

The next topic that was addressed was sidewalks out of the Township to the Borough. They are contemplating the Shadowcreek development and the fact that there are two streets that would connect. If the plans come in and if the Borough side has sidewalks then the Township side would have sidewalks. There was a discussion at this time about bringing the bicycle path into Downtown Greencastle.

The next topic that was addressed was a Wet vs. Dry Township. The discussion involved looking at development and why we aren't getting some restaurants in this area. Supervisor Miller commented that logistically we are in a bad area. We would have to put the pieces in place so the area can grow. It was discussed that the Wet vs. Dry Township would be a referendum issue on the ballot. The Board of Supervisors cannot decide this issue. A petition would have to be made to the County Board of Elections with 25% of signatures of the voters from the last election to get this as a referendum item on the ballot. There was a discussion that having a wet Township would help the tax base. The number of liquor licenses would be an issue because currently there are only two licenses available in Franklin County.

The last topic that was addressed was the development of a Joint Yard Waste Facility. Mr. Womack noted that they are trying to implement a burn ban in the Borough of Greencastle. There is not really a place for anyone to take brush and it's not supposed to be put in the trash. There was a comment about using the Township chipper for the brush but there would have to be a designated place for people to take it. There was also a discussion about a company in Lancaster that does electronic recycling. There was also a discussion about the Borough joining with the Township for a bulk pick-up day. The Joint Yard Waste Facility could be run by part-time employees possibly retirees from the Township and Borough. It was decided that the Township and Borough would discuss this idea further.

With all items being addressed, the joint worksession meeting adjourned at 8:16 p.m.

Respectfully Submitted,

Mary A. Klein

Township Secretary