

# **October 26, 2010 - Antrim Township Board of Supervisors**

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

### **REGULAR MEETING**

**October 26, 2010 7:00 p.m.**

The Antrim Township Board of Supervisors held a regular meeting on Tuesday, October 26, 2010 in the Antrim Township Municipal Building, 10655 Antrim Church Road, with the following present: Chairman Rick Baer, Vice Chairman Curtis Myers, Supervisors Sam Miller and Fred Young III. Others attending the meeting included Sylvia House, Zoning Officer and Brad Graham, Township Administrator. Supervisor James Byers and Solicitor John Lisko were absent from the meeting.

Visitors: See the attached list.

Chairman Baer called the meeting to order at 7:00 p.m. The meeting opened with a word of prayer followed by the Pledge of Allegiance.

Chairman Baer called for public comment.

Robert Wertime addressed the Supervisors regarding making Antrim Township a wet township. Mr. Wertime noted that the newspapers have reported how we could get a referendum started. Mr. Wertime asked if we could think outside of the box and think of ways to commence and begin development. Mr. Wertime asked if we need to have alcohol serving restaurants to spark development.

A Miller/Young motion passed 3-0 (Byers was absent & Myers abstained) to approve as written the joint meeting minutes from October 5, 2010.

Approval of the October 12, 2010 meeting minutes were tabled because there was not a quorum present to approve them.

Supervisor Young made a comment that he would like to make an amendment to the October 5, 2010 minutes that were just approved. Young would like the words that say "Greenspring Valley – a 522 unit development at Hicks Chevrolet" to read "Greenspring Valley – a 522 unit development behind Hicks Chevrolet."

A Young/Miller motion passed 3-0 (Byers was absent & Myers abstained) to amend the joint meeting minutes from October 5, 2010 to change the wording of "Greenspring Valley – a 522 unit development at Hicks Chevrolet" to read "Greenspring Valley – a 522 unit development behind Hicks Chevrolet."

A Miller/Young motion passed 4-0 (Byers was absent) to approve the bills on the Treasurer's reports dated October 26, 2010.

A Miller/Young motion passed 4-0 (Byers was absent) to approve a Sewer Facilities Planning exemption for Raymond and Anna Wishard, a single family lot along Clay Hill Road and Angle Road located behind the Wishard Mansion since they are connecting to an existing sewer line.

Sylvia House, Zoning Officer addressed the Supervisors regarding Green Spring Valley and the fact that they are still looking for an interpretation of §143-3. Chairman Baer addressed Bob Coladonato about what the stance of the ATMA is on this. Mr. Coladonato replied that officially the ATMA has no opinion on this matter. Supervisor Miller stated that he thinks they should hook up. Supervisor Young commented that it is hard to determine the intention of the ordinance that states if they are within 500 feet then they should connect. Young also mentioned the \$3.5M water tower and the lines that are too small and need to be upgraded that Green Spring Valley would not be asking for an exemption if the cost wasn't so high. He believes the developer should have to contribute. Mrs. House doesn't know if

the intention of the ordinance was that a development within 500 feet must connect no matter what improvements were needed to connect. It was mentioned that we could grant a modification for unique circumstances. Mrs. House noted that she received some additional information from Ken Womack, Borough Manager. Mrs. House displayed a map on the smart board to show the 6" line on Williamson Road that they would connect to and the loop they must create by installing a 12" mainline and obtain easements. Mrs. House also mentioned that they would need to spend \$3.5M for a water tower. She also mentioned that the loop is not out of the ordinary to insure constant water service in the event the line would need to be shut down due to a water leak. Green Spring Valley is asking for a modification to put in their own public non-municipal water system. Mrs. House read from the ordinance and stated that "when there is a public water supply within 500 feet then you must connect to it" however, the Supervisors have the right to modify, amend or waive this requirement. Chairman Baer commented that a decentralized water system would only be for that development and having a water tower would allow for further expansion. Mrs. House also noted that GAFCWA's public water specifications are more stringent than the Townships. Chairman Baer also noted that with the new requirement for sprinkler systems to be installed in new homes, a decentralized water system is not going to be able to handle this.

A Miller/Baer motion passed 3-1-0 (Young opposed & Byers was absent) that the Green Spring Valley development must connect to the GAFCWA public water system.

Sylvia House, Zoning Officer addressed the Supervisors regarding the Zoning Map and the direction she was given at the Zoning Meeting. Mrs. House outlined the changes on the map she displayed on the smart board. She noted that they authorized the Kauffman area to be R1. She also mentioned a small strip that would still be Community Commercial since there are existing businesses there; community commercial at Green Grove Gardens and an R2 area at Diane Drive. Mrs. House also noted that the Supervisors made motions to make changes to the Highway Commercial, Industrial and Agricultural areas. Chairman Baer commented on the Shadowcreek area right outside of the Borough and thinks this should be changed to medium density and leave the Agricultural area alone. Right now the area is R1 and Chairman Baer thinks we should make it R2. House noted that people get upset about townhouses and apartments. Supervisor Young thinks we need to make a change to the map on the West side of Grant Shook Road. Young feels that R1 residences here could be served by Sewer and doesn't want to see this changed to agricultural. Young feels that if we downgrade from residential to agricultural around the park that it's a bad idea. Supervisor Miller commented that no one complained about this in 2007. Mrs. House commented that we don't have to post Zoning Changes to each property when it's a Zoning change for inclusion in the Comprehensive Plan. Bob Coladonato noted that he disagrees with this. Supervisor Miller addressed Mrs. House and stated that the Shady Grove Area being Community Commercial in a small town setting might be detrimental to the small town feeling. Mrs. House replied that we can set this by the Ordinance details and we would have to set a boundary. Supervisor Miller stated we should try to keep the village town feel in this area. Mrs. House asked if everyone was agreeable with the Zoning Map as she has changed it, then can we move forward with it for inclusion in the Comprehensive Plan.

A Miller/Myers motion passed 4-0 (Byers was absent) to move forward with the Zoning Map as Sylvia House, Zoning Officer has changed it for inclusion in the Comprehensive Plan.

Brad Graham, Township Administrator addressed the Supervisors regarding the Sewer Service Area Map and Supervisor Miller commented that he would like to have Supervisor Byers here to discuss it. Mr. Graham asked if the Supervisors would like to move forward with the ATMA prepared map or change it with proposed property lines and follow the Zoning Map.

A Young/Myers motion failed 2-2-0 (Baer & Miller opposed and Byers was absent) to accept the ATMA proposed Sewer Service Area map.

Mr. Graham mentioned about using the property lines, boundaries and roads and getting a clear delineation of where sewer service was extended into part of a property then it would go back to the property line, road or boundary. Supervisor Miller commented that the 2007 map has Zoning and Sewer Service area and we had input from residents, developers and engineers and he thinks it was done well and no one complained about it. Vice Chairman Myers commented that this was 3-4 years ago and things have changed.

Brad Graham, Township Administrator addressed the Supervisors regarding connecting the Township Building to sewer. Mr. Graham stated that the goal is to get the building connected and the engineer feels we have four options:

1. Connect to the sewer line at the Greencastle Lube Center. Greencastle Lube would still own the line. Mr. Graham noted to keep in mind that the ATMA and BOS have voted that two users should not be on the same line.
2. Connect on the end of the existing line and the Township assume ownership of the line – again this would be 2 users on a 2” pressure line and the ATMA doesn’t feel this is any different than option #1.
3. Run a new larger line to Rt. 16 to allow for additional connections. Mr. Graham stated that a rough estimate that he and the engineer came up with to accomplish this would be approximately \$60K.
4. Leave the Township building as is with a holding tank.

The Supervisors questioned about whether the Senior Center would be interested in connecting to Sewer. Mr. Graham commented that he did talk to the manager of the Senior Center but they asked him to call County about them connecting because they would be the ones to pay for the connection. Mr. Graham stated he has not contact County yet. Mr. Graham also mentioned that the ATMA has contemplated what do with the Lift Station #3 and whether they should replace, renovate or eliminate it. Mr. Graham mentioned that if Lift Station #3 was eliminated, then sewage from Woodlawn would be brought over here to a new Lift Station or go under I-81 to Lift Station #17.

A Myers/Baer motion passed 4-0 (Byers was absent) to approve option #2 to connect the Township building to the 2” pressure line for Sewer where Greencastle Lube Center would connect into until there is other development in the area.

Brad Graham, Township Administrator addressed the Supervisors regarding the Township building renovation. Mr. Graham wants to know if we should focus on aesthetics and the Zoning office and have Centura Associates draw up designs. Dave Molino from Centura Associates will be submitting a letter to the Supervisors. Mr. Graham noted that due to the recent budget discussions he needs to know if he should move forward or put things on hold. Supervisor Miller stated he thinks any non-essential budget items should be put on hold and we should focus on paving Hykes Rd., Coseytown Rd., Maryland Line Rd. and the rest of Ridge Rd. and repairing the Hoffman, Hykes & Williamsport Pike intersection. Chairman Baer and Supervisor Young both think we need to move forward and get a contractor to give us some numbers. Mr. Graham noted that the engineer gave us a price of \$5K to perform a study/survey to determine what should be done with the building renovations. The Supervisors did not support spending this much money to have a study done. It was the general consensus that a few of the Board members would tour the building to determine what should be done as far as building renovations for next year. Supervisor Young noted that he believes this building is adequate and he thinks whatever renovations we do that they should last more than five years and thinks it should be done the right way.

Brad Graham, Township Administrator also addressed the Supervisors on budget topics and priorities for next year. Mr. Graham wanted to know if we should focus on a couple projects or proceed with other road or park projects or minimize the projects for next year. Supervisor Miller stated that the State will be having meetings and Senators Rich Alloway and Todd Rock have both said there is money

available for hazardous intersections and they will contact Brad with additional information. Chairman and Interim Roadmaster Baer stated that he thinks the core roads need to be done such as Coseytown Road, Maryland Line Road, part of Lehman Road and finish Marion Road. Supervisor Miller said he has brought up Hykes Road every year since he's been on the Board and we knew about the Norfolk Southern project for a year and a half. Mr. Graham wanted to know if the Board was in favor of using capital reserve monies for road projects. Supervisor Young noted that he thinks Coseytown Road and Maryland Line Road needs to be done next year. Supervisor Miller noted that according to Supervisor Byers the engineering is already done for Hykes Road from the east side to the railroad tracks.

Mr. Graham also addressed the Supervisors regarding the Shared Use Trail. Mr. Graham stated that he heard from Joe McDowell about the grant money for the Shared Use Trail and Penn-Dot will not approve using the funds for the overlay of the trail or the tree screenings. They will approve the stormwater work across Conococheague Lane. Mr. Graham said Mr. McDowell is checking to see if there is an appeal process so we can pursue this further with Penn-Dot. Mr. Graham wanted to know if the Supervisors would like to put this in the regular budget. Supervisor Young stated he is not in favor of doing this next year and we have a warranty on the trail and he thinks we need to go back to the contractor.

Mr. Graham stated he will need an Executive Session to discuss personnel.

Mr. Graham addressed the Supervisors regarding refinancing the ATMA bonds. Mr. Graham noted that he recommended using PFM to assist with refinancing the bonds to the ATMA, which they have approved. PFM will work with the ATMA to determine how to refinance in order to eliminate the Debt Reserve Fund, get the best possible interest rate and pay off some of the debt. This will determine the role of the ATMA in the future and the Township would possibly take over all of the debt and take over ownership and do away with the lease back agreement. Supervisor Young stated that he has spoke to other municipalities who have used PFM and they liked them because they use the on-line auction. Vice Chairman Myers wanted to know if we should have a meeting with the ATMA to discuss this further and get the pros and cons of having an Authority or not.

Mr. Graham addressed the Supervisors regarding a proposal we received from Brinjac to complete the Chapter 92 report that deals with changes in water quality standards for the Chesapeake Bay. The proposal is for \$6,916.00 and Mr. Graham would like the Supervisors to accept the proposal.

A Myers/Baer motion passed 4-0 (Byers was absent) to accept the proposal from Brinjac for the completion of the Chapter 92 report in the amount of \$6,916.00 as long as this amount is not exceeded.

Mr. Graham addressed the Supervisors and told them that he approved the use of the park after hour's tomorrow evening from 6 – 8 p.m. for a church that is having an alternative event in lieu of trick-or-treat.

Mr. Graham addressed the Supervisors regarding a sewer waiver request that was received for 2794 Anna Court. The mobile home on the property has been totally demolished and the sewer has been capped and inspected and they have no immediate plans to put another mobile home on the property so they are asking for a waiver of the sewer bill. Mr. Graham noted that the ATMA has recommended granting the request.

A Baer/Myers motion passed 4-0 (Byers was absent) to approve the sewer waiver request for 2794 Anna Court per the recommendation from the ATMA since the mobile home on the property has been totally demolished and the sewer has been capped and inspected and there are no immediate plans to put another mobile home on the property.

Mr. Graham also addressed the Supervisors regarding a sewer waiver request for 3573 Brook Street.

The house has been vacant since the last weekend in February and will not be used again until after January. Mr. Graham noted that the ATMA denied granting this request since they are still connected to sewer and the service could potentially be used by contractors or anyone else who would be in the house.

A Baer/Myers motion passed 4-0 (Byers was absent) to deny the sewer waiver request for 3573 Brook Street per the recommendation from the ATMA since the house is still connected to sewer and the service could potentially be used by contractors or anyone else who would be in the house.

Secretary Mary Klein addressed the Supervisors regarding a letter we received from the Greencastle-Antrim Baseball and Softball Association asking to support the League by advertising with a sign. Ms. Klein thought that this was just a general solicitation that was sent out to previous contributors but she wanted to make sure the Supervisors were not interested in contributing to this request. The Supervisors all stated they didn't think it would be appropriate to contribute to something like this since we don't have anything to advertise.

Secretary Mary Klein also addressed the Supervisors about information we received from Benecon for a short-term disability, life insurance and accidental death and dismemberment insurance package they are offering through the Hartford Life and Accident Insurance Company. Ms. Klein noted that the rate we would receive from them would save the Township over 22% on the rates the Township is paying to MetLife for this same coverage. The rates from Hartford Insurance would be guaranteed for three years and the coverage is the same with some enhancements. Ms. Klein noted however that when the information was given to Benecon for the rates we were paying to MetLife, there was a renewal that was done on September 1, 2010 where the Township re-negotiated the rates with MetLife and our rates were reduced. Due to the reduction in the current rates we pay to MetLife, the Township will only be saving 12% per year if we decide to go with Hartford Insurance. However, Ms. Klein noted that every year since we have been with MetLife the rates have always increased slightly and it isn't until we shop the rates that MetLife usually comes back with a slight reduction. Ms. Klein recommends switching the coverage to the Hartford Life and Accident Insurance Company.

A Young/Myers motion passed 4-0 (Byers was absent) to approve switching the Township's short-term disability, life and accidental death and dismemberment insurance coverage from MetLife to the Hartford Life and Accident Insurance Company.

A Miller/Young motion passed 4-0 (Byers was absent) to adjourn into Executive Session at 8:35 p.m.

A Young/Miller motion passed 4-0 (Byers was absent) to adjourn the Executive Session and resume the regular meeting at 9:01 p.m.

Chairman Baer called for public comment.

Robert Smith addressed the Supervisors regarding the Wet vs. Dry Township issue and stated that we should let the voters decide.

A Myers/Miller motion passed 4-0 (Byers was absent) to adjourn the regular meeting at 9:06 p.m.

Respectfully Submitted,

Mary A. Klein

Secretary