

The Peach Bottom Township **Board of Supervisors** met on **October 7, 2015** at 7:00 p.m. in the Municipal Building. Members present S. David Stewart (Chairman), Janet L. Wiley (Vice Chair) and David Gemmill.

- **Motion** to accept the minutes as presented was made by Supervisor Wiley and 2nd by Supervisor Gemmill, vote 3/0.

Public Comment

Ms. Kaufman, representing the Collinsville Community Library, thanked the Board of Supervisors for their continual financial support. This year the library celebrated 35 years of providing services to the community.

New Business

Diesel Fuel Bids

One bid was received from M&G Fuel Service Inc., Fawn Grove, PA.

M&G Fuel – price shall be cost plus \$0.195 per gallon at time of delivery.

- **Motion** to accept the B2 Ultra Low Sulfur Diesel Fuel bid was made by Supervisor Wiley and 2nd by Supervisor Gemmill, vote 3/0.

Subdivision and Land Development

Roycroft – 8464 Woodbine Road, Map CO Parcel 25

Mr. Roycroft is concerned with an abandoned road that accesses a property behind his parcel. The attorney informed that when a road is abandoned it has to remain an access to any parcels that used it for an access prior to abandonment.

In 1956, Map CO Parcel 26 contained 2 tracts that were put into the same deed. Can the new owner (purchaser) revert back to the 2 original parcels? He was informed that the Department of Environmental Protection will require an approved subdivision plan.

Reports

Solicitor

Realty Transfer Tax Ordinance of Peach Bottom Township # 2015-07.

The state made 3 revisions to the tax act, which deals with transfer of business ownership without transferring the land and also closes loopholes. This amendment brings the Township Realty Transfer Tax Ordinance into compliance with the state regulations.

- **Motion** to adopt the Realty Transfer Tax Ordinance of Peach Bottom Township was made by Supervisor Wiley and 2nd by Supervisor Gemmill, vote 3/0.

Flood Plain Ordinance Revisions

The Federal Emergency Management Agency has made some changes in the flood mapping. Pennsylvania is requiring that all municipalities amend their ordinances to comply with the changes, by December 16, 2015. A draft is required to be submitted to

DCED for approval before adoption. Flood Plain Management requirements are on a Federal level and they want to make it almost impossible to build in any flood plain area. Currently the Township manages the flood plain regulations in the Building Permit Ordinance.

Marlyn Flaharty commented that it is a good idea to not allow anything in the flood plain; the government keeps covering the cost of flooding.

The Supervisors directed the Attorney to make the ordinance as restrictive as allowable and send to DCED for review. A motion will be made at the November Supervisor meeting to advertise for enactment at the December meeting.

Matthews Contract –

- **Motion** to approve the 2nd addendum as presented which continues the rent rate of \$3,500 a month was made by Supervisor Gemmill and 2nd by Supervisor Wiley, vote 3/0.

Solicitor Sharnetzka advised, that any reimbursement to an official or employee for not using the Townships health insurance is not allowed under local government law. He was informed that Peach Bottom Township does not reimburse nonusers.

Zoning/Sewage Enforcement

53 Sassafra Lane - Map 1 Parcel 359 - Sewage Planning Module.

The on lot sewage system has failed and the only alternative is holding tanks or a Small Flow Treatment Facility. The owner applied to the Department of Environmental Protection for a Small Flow Treatment Facility, but an agreement with the Township is required. The Small Flow Treatment Facility Agreement has been reviewed by the SEO and Township Solicitor and found acceptable.

- **Motion** to approve and sign the Small Flow Treatment Facility Agreement for Map 1 Parcel 359 was made by Supervisor Gemmill and 2nd by Supervisor Wiley, vote 3/0.

Treasurer/Manager- Catherine Bilger

- General Fund - \$1,214,770.16
 - Liquid Fuels - \$244,245.78
 - Sewage Fund - \$20,340.92
 - Impact Fee Fund - \$23,460.45
 - Recreation Fund - \$15,028.12
- **Motion** authorizing payment of bills was made by Supervisor Wiley and 2nd by Supervisor Gemmill, vote 3/0.

Tax Claim Bureau Repository List

The Township received 12 offers to purchase properties from the Repository List of the York County Tax Claim Bureau. By accepting these properties they will be returned to the tax rolls.

- Map 1 Parcel 34 – Pelorus Properties, LLC - \$500.00
- Map 1 Parcel 171 – Pelorus Properties, LLC - \$500.00
- Map 1 Parcel 190 – Pelorus Properties, LLC - \$500.00
- Map 1 Parcel 398 – Pelorus Properties, LLC - \$500.00
- Map 1 Parcel 757 – Pelorus Properties, LLC - \$500.00
- Map 2 Parcel 105 – Pelorus Properties, LLC - \$500.00
- Map 2 Parcel 106 – Pelorus Properties, LLC - \$500.00
- Map 2 Parcel 112 – Jason Snelbaker - \$500.00
- Map 2 Parcel 353 – Pelorus Properties, LLC - \$500.00
- Map 3 Parcel 134 – Pelorus Properties, LLC - \$500.00
- Map 4 Parcel 437B – Pelorus Properties, LLC - \$500.00
- Map AP Parcel 18 – Adam Kokinda - \$1,000.00

- **Motion** to accept the offers for the properties noted was made by Supervisor Stewart and 2nd by Supervisor Wiley, vote 3/0.

Recreation Center Parking Lot Improvement.

York County Planning Commission is requiring the Township have engineered planning and specifications to complete the project which will be funded with federal grant money.

- **Motion** to work with YCPC on engineering the project was made by Supervisor Gemmill and 2nd by Supervisor Wiley, vote 3/0.

Peach Bottom Township Municipal Park- Timber Harvest

J. L. Gossert Forestry was contacted to review the area around the tennis courts and has marked 81 trees for harvesting. Supervisor Gemmill has reviewed the area and feels more trees outside of the original area should be included in the harvest.

Hope Bradley would like all the tree remains removed from the walking trail once the harvest has been completed.

- **Motion** to mark additional trees outside the original area and to move forward with the harvest, was made by Supervisor Gemmill and 2nd by Supervisor Wiley, vote 3/0.

Minimum Municipal Obligation for the 2016 Pension year.

- **Motion** to sign Minimum Municipal Obligation was made by Supervisor Gemmill and 2nd by Supervisor Stewart, vote 3/0.

2016 Peach Bottom Township Budget -Presentation and Adoption meetings.

- **Motion** to schedule the presentation of the proposed 2016 budget for November 4, 2015 and the adoption meeting for December 17, 2015 both starting at 6:30 p.m. was made by Supervisor Wiley and 2nd by Supervisor Gemmill vote 3/0.

Peach Bottom Township was awarded a \$10,000.00 PECO Green Region Open Space Program Grant for a Recreation Center Walking Trail.

The Large Item Drop-Off is scheduled for Saturday, November 21st, electronic recycling will be provided.

The Township Office will be closed on Thursday October 22nd, Friday, October 23rd and Monday, October 26th

Zoning Hearing Board Member Marlyn Flaharty, informed that Calpine has asked to change a requirement of the Zoning Hearing Board Decision concerning fencing the Lay-Down Area. He informed that the applicant will need to reapply to the ZHB for the change.

Supervisors

Electric Rates

Supervisor Stewart has been thinking about the electric price that PECO has been charging the residents of the Township.

Supervisor Wiley stated you would need to go through the Public Utility Commission, but has anyone put a MetEd bill with a PECO bill to compare the cost of transmission and electric. In the PECO area you pay for the cost of poles and wires regardless of who provides the electric that runs through those wires.

Mr. Flaharty interjected that electric rates are approved by the PUC, it cost a lot more in Peach Bottom Township, and you cannot do anything about it.

Supervisor Stewart stated he does not think PECO even wants this area.

Poplar View Estates-

Supervisor Stewart informed that a private drive/alley in this development has been opened and is being utilized. It was closed when the original subdivision was approved. The manager is authorized to send a letter to the property owner using the private drive/alley, that for safety reasons he is to replace the barricade and cease using it as an access.

Supervisor Gemmill asked if a property owner needs to obtain a demolition permit to remove a building and another permit to install the new building in the same location. He was advised that this can all be done on one permit application.

Providing a back-up generator to all the buildings in the new Peach Bottom Township complex was discussed

- **Motion** to have an expert review the project for the best route in providing emergency electricity when needed was made by Supervisor Wiley and 2nd by Supervisor Gemmill, vote 3/0.
- **Motion** to adjourn at 9:06 p.m. was made by Supervisor Stewart and 2nd by Supervisor Gemmill, vote 3/0.