

The Peach Bottom Township **Board of Supervisors** met on **April 1, 2015**, at 7:00 p.m. in the Township Municipal Building. Members present S. David Stewart (Chairman), Janet 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

Mr. Donald VanGosen is in the process of purchasing 39 S. White Pine Trail, Map 1 Parcel 500. The current property owner, Housing and Urban Development will not complete the Realty Transfer Inspection or make any possible repairs to the septic system as required by the Township prior to transfer of the property. The attorney advised Mr. VanGosen to have the inspection completed to determine if there is a malfunction of the system. If that is the case an agreement will need to be drafted and approved to hold funds in escrow to guarantee repairs are completed after purchase.

- **Motion** to approve the agreement contingent on the Sewage Enforcement Officer approving the escrow amount and the Township Attorney approving the agreement on the Townships behalf was made by Supervisor Stewart and 2nd by Supervisor Gemmill, vote 3/0.

New Business

Mowing

Bids were accepted for the seasonal contract of Lawn/Field Maintenance for the Peach Bottom Township Municipal Park, Recreation Center, Public Works Building, Municipal Office Building, Cold Cabin Park and the Traffic Circle.

The following bidders and amounts were submitted to the Township:

Handy Helper Services - \$391.92 per cutting on seasonal contract.

New Park Lawn Services - \$429.00 per cutting on seasonal contract.

ProLawn - \$444.80 per cutting on seasonal contract.

All bidders have complied with the bid requirements.

- **Motion** to award the seasonal mowing contract to Handy Helper Services was made by Supervisor Wiley and 2nd by Supervisor Gemmill, vote 3/0.

Old Business

Stop Sign Ordinance

Ordinance #2015-02 would amend the Stop Sign Ordinance creating a 4 way stop at the intersection of Meadow and Pin Oak Trails.

- **Motion** to adopt the amendment to the Stop Sign Ordinance creating a 4 way stop intersection was made by Supervisor Wiley and 2nd by Supervisor Gemmill, vote 3/0.

Pikes Peak Road

An agreement with Calpine Mid Merit, LLC and Calpine Holdings, LLC to vacate Pikes Peak Road was reviewed. The agreement requires Calpine to pay all legal fees,

compensate the Township for the loss of Liquid Fuels Funds, and allow unrestricted access to Township equipment for turnaround purposes.

- **Motion** to sign the “Agreement to Vacate Road” was made by Supervisor Gemmill and 2nd by Supervisor Wiley, vote 3/0.

Ordinance # 2015-03 – Vacating a portion of Pikes Peak Road from Atom Road to the Wilson driveway.

- **Motion** to sign the ordinance was made by Supervisor Wiley and 2nd by Supervisor Gemmill, vote 3/0.

Speed Limit Ordinance

Ordinance #2015-04 – would amend the Speed Limit Ordinance for Meadow Trail lowering the speed from 35 mph to 25 mph.

- **Motion** to adopt the amendment to the Speed Limit Ordinance for Meadow Trail was made by Supervisor Wiley and 2nd by Supervisor Gemmill, vote 3/0.

Southern York County Emergency Medical Services.

Ordinance #2015-05 – An Ordinance authorizing an Intergovernmental Cooperation Agreement establishing the Southern York County Emergency Medical Services was reviewed. The agreement provides paid ambulance service to Peach Bottom Township, Delta Borough, Chanceford Township, Fawn Grove Borough, Lower Chanceford Township and Fawn Township. The Municipalities contribute to the service based on population.

- **Motion** to sign the ordinance authorizing an Intergovernmental Cooperation Agreement was made by Supervisor Wiley and 2nd by Supervisor Gemmill, vote 3/0.
- **Motion** to sign the Intergovernmental Cooperation Agreement establishing the Southern York County Emergency Medical Services was made by Supervisor Wiley and 2nd by Supervisor Gemmill, vote 3/0.

Subdivision and Land Development Ordinance

Calpine Holdings, LLC purchased 335 and 333 Wiley Road which was previously owned by Tarbert family members. At the time of the original subdivision creating 333 Wiley Road, an agreement was signed and recorded waiving the subdivision and land development private driveway requirements since both properties were in the same family. Calpine is requesting the Board of Supervisors approve the continuing effectiveness of the agreement with respect to Calpine as successor owner of the subject properties.

Attorney Sharnetzka stated that a new agreement will need to be drafted and recorded.

Supervisor Wiley requested an additional stipulation, that the driveway cannot be used as a back entrance to the Calpine Mid Merit, LLC operation.

- **Motion** authorizing the attorney to draft a new agreement for approval was made by Supervisor Wiley and 2nd by Supervisor Gemmill, vote 3/0.

Reports

Solicitor Sharnetzka

Bunker Hill Road

The attorney representing Melody White Schildt in bankruptcy proceedings, informed the Township attorney that 265 Bunker Hill Road, the only property that uses this road for accesses, has been abandoned and is in foreclosure. Attorney Sharnetzka stated that when the Township starts the process to vacate the remainder of Bunker Hill Road, notice will be sent to the Mortgage Company, and property owners, which will put them on notice. He also contacted an appraiser concerning the property value once it is a private road and was advised that just because the road becomes private does not mean it diminishes the property value.

Supervisor Gemmill was contacted by a property owner on Bunker Hill Road concerning the gates that had been approved to be installed when the road was partially abandoned. The gate was to deter people from dumping trash, which has been a problem for years.

- **Motion** to move forward with complete abandonment of Bunker Hill Road and when completed, install a gate at the entrance of the road and Watson Road was made by Supervisor Stewart and 2nd by Supervisor Wiley, vote 3/0.

The Draft Employee Handbook will be forwarded to the Township for review and comments.

The Subdivision and Land Ordinance needs to be updated to reflect the change in the state law that now allows recreation monies to be used for operating and maintaining recreational facilities.

SECTION 903 PAYMENT IN LIEU OF DEDICATION

b. All moneys paid to the Township in this manner must be kept in a capital reserve fund established as provided by law. Moneys in such capital reserve fund must be used for the purchase of land and/or facilities for recreation or open space purposes.

The Township Planning Commission will review the amendment at their next Meeting

Secretary/Treasurer /Manager

- General Fund - \$1,377,031.58
- Liquid Fuels Fund - \$244,213.64
- Sewage Fund - \$20,338.24
- Impact Fee Fund - \$23,457.26
- Recreation Fund - \$16,881.91

The list of requested road improvements was reviewed. The estimated cost is approximately \$350,000.00. Watson Road will be bid as a complete overlay which may fall under prevailing wage.

- **Motion** to bid for yearly stone, asphalt and road improvements including the Recreation Center Parking lot improvement materials was made by Supervisor Wiley and 2nd by Supervisor Gemmill, vote 3/0.

The Manager has applied for grant monies through the PECO Open Space Program, Green Region. The money will be used to install a walking trail outside of the Recreation Center.

- **Motion** to sign a resolution authorizing application to the PECO Green Region Open Space Program was made by Supervisor Wiley and 2nd by Supervisor Gemmill, vote 3/0.

- **Motion** authorizing the payment of bills was made by Supervisor Wiley and 2nd by Supervisor Gemmill, vote 3/0.

A resident asked the Manager if the Township can install “No Truck” signs on Watson Road. The Board and attendees discussed truck traffic, GPS mapping, weight limits and engineering studies. Supervisor Wiley will research contacts information for the Global Positioning System.

General Discussion

Salt Shed

The Supervisors discussed the size of the proposed salt shed which is 50 feet by 70 feet. Supervisor Wiley wants the capability of mixing the salt and anti skid and load trucks inside the structure to keep the materials dry. To construct a 60’ x 80’ salt shed would add an addition \$50,000.00 to the contracted agreement and for a 60’ x 100’ it would cost an additional \$75,000.00. She is in favor of the bigger building, “you never build a shed big enough”.

Supervisor Gemmill wants to see the Township have the ability to stock pile salt in the fall and not be waiting for deliveries in between snow storms.

- **Motion** to change the size of the salt shed to 60’ x 100’ was made by Supervisor Wiley and 2nd by Supervisor Gemmill, vote 3/0.
- **Motion** to amend the previous motion that in changing the size of the salt shed the Supervisors agree to amend the agreement with William Matthews to reflect the change was made by Supervisor Wiley and 2nd by Supervisor Gemmill, vote 3/0.

1992 International Dump Truck.

Supervisor Gemmill informed that the 1992 Dump Truck needs repairs that could cost between \$12,000.00 and \$18,000.00. He has researched the cost of purchasing a new but smaller dump truck to be used in tighter locations and when minor work needs to be preformed. The cost to purchase the truck under a CoStars State Contract is \$83,000.00.

Supervisor Wiley is not opposed to purchasing a new truck, but she wants to put the money into the new complex and get it finished, she listed expenses that were not anticipated in the approved 2015 budget. Supervisor Wiley is not favor of spending the money at this time for that purpose.

Supervisor Stewart expressed his concern with waiting to purchase a new truck which may have new costly emission requirements.

Resident Paul Wiley stated that the estimates on the repairs are inflated. The repairs could be completed at a lower cost. That truck is in pretty good shape.

Resident Marlyn Flaharty asked if the truck would pass inspection and was informed that the truck will not pass inspection when it is due. He thinks that with all the obligations we have the Supervisors should slow down and nurse the truck along for another year.

Supervisor Stewart cannot see spending the money on an old truck, but he questioned the need to purchase a new truck.

- **Motion** to order the new truck was made by Supervisor Gemmill, motion died for lack of second.

Supervisor Wiley read a thank you note from Boy Scouts of America Troop 400 expressing their appreciation for the donation and how the funds will benefit the troop members.

Supervisor Gemmill questioned what we should do with the 1992 dump truck. We cannot be running something that is unsafe. The truck is not worth fixing.

Supervisor Stewart inserted that for all the truck is used for, the frame and bed can be fixed for not a whole lot of money.

Supervisor Wiley stated that we have 2 road crewmen and 4 trucks, we bring in 1 person during snow, this is a spare truck. We park that truck, we can decide later if we want to sell it. Supervisor Stewart concurred; we will let the truck sit.

Supervisor Wiley informed Dave Thompson, the Emergency Management Coordinator that a Peach Bottom Drill is being scheduled for the end of April and the Township will be participating.

- **Motion** to adjourn at 8:42 p.m. was made by Supervisor Wiley and 2nd by Supervisor Gemmill, vote 3/0.