

The Peach Bottom Township **Board of Supervisors** met on **June 3, 2015** at 7:00 p.m. in the Municipal Office Building. Members present S. David Stewart (Chair), Janet Wiley (Vice Chair), and David Gemmill.

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

### **Public Comment**

Resident Sammy McConnell complimented Calpine on their speedy response in repairing the damage done to his property by a Calpine delivery truck.

Mr. McConnell requested permission to provide a sign and pamphlets for the Township office to notify parents that their children can get free medical help at a Shriners Hospital.

- **Motion** to allow the manager to determine if there is space to place the provided information for public review was made by Supervisor Wiley and 2<sup>nd</sup> by Supervisor Gemmill, vote 3/0.

Tom Lantry is looking to purchase 42 acres on Woodbine Road, known as Map CO Parcel 26. He is requesting confirmation on dwelling location. He would like to place the house at the top of the slope near the woods.

- **Motion** to allow a driveway from Woodbine Road along the woods line to the single family dwelling location at the top of the slope near the woods, was made by Supervisor Stewart and 2<sup>nd</sup> by Supervisor Wiley, vote 3/0.

### **New Business**

Delta-Cardiff Volunteer Fire Police Non Emergency Event Request.

The Workers Compensation and Fire Police Law require municipalities provide notification of a nonemergency event that will require assistance of the Volunteer Fire Police for coverage under their Workers Compensation Insurance Policy.

- **Motion** to approve the Non-Emergency Event Request for Volunteer Fire Police was made by Supervisor Wiley and 2<sup>nd</sup> by Supervisor Gemmill, vote 3/0.

### **Subdivisions & Land Development Plans**

CALPINE BUILDOUT – Amended Land Development Plan, Map BQ Parcel 11L.

Attorney Wilson went through a list of 10 conditions from the Board of Supervisor Meeting held on December 3, 2014.

1. Department of Environmental Protection Air Quality Permit.
  - Will be approved before the next Supervisors Meeting.
2. Verification from York County Conservation District that the Erosion and Sediment Control Plan technical deficiencies have been resolved.
  - All deficiencies were remedied, letter of confirmation supplied.
3. All Federal Permits which are required prior to construction.
  - No new Federal Permits were required.
4. Proof of proposed Land and Easement acquisitions.
  - All deeds and easements have been submitted.

5. If improvements are required at the entrance of Pikes Peak Road at the intersection of Atom Road, Calpine meets Township specifications and so noted on the plan.
  - Note has been added to the Land Development Plan.
6. A note acknowledging the existing agreements, one from 2001 and one from 2002.
  - Note has been added to the Land Development Plan.
7. Deed restrictions.
  - All restrictions are noted on the Land Development Plan.
8. Provide an acceptable form of Surety to the Township as required.
  - Surety has been provided in the amount of \$300,000.00. The Township Engineer, late today, recommended a surety in the amount of \$368,760.79. Calpine requests the Township accept the provided surety.
9. All comments/issues/conditions raised by the Township Engineer and YCPC are satisfied.
  - All comments/issues/conditions have been addressed and satisfied.
10. Copy of an agreement for use of the existing railroad bed.
  - Original agreement and amendment have been submitted.

Supervisor Stewart noted that Calpine is responsible for repairs to Pikes Peak Road due to the use by large trucks during construction.

Calpine Representatives stated they understand their responsibilities.

Supervisor Wiley questioned changes in the location of the sound easement from the original presentation to the current approval. Calpine will provide a copy of the original mapping for comparison.

- **Motion** to accept the surety amount of \$300,000.00 and authorize the recording of the Calpine 2<sup>nd</sup> Block Build Out amended Land Development Plan when the Air Quality approval has been provided was made by Supervisor Wiley and 2<sup>nd</sup> by Supervisor Gemmill, vote 3/0.

#### Subdivision and Land Development Ordinance –

#### SECTION 903 PAYMENT IN LIEU OF DEDICATION

- **Motion** to adjourn the Board of Supervisors Meeting and open a Public Hearing was made by Supervisor Stewart and 2<sup>nd</sup> by Supervisor Gemmill, vote 3/0.

The Subdivision and Land Development 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.

- 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~~ shall be used only for the purpose of providing, acquiring, operating or maintaining park or recreational facilities reasonably accessible to the development. ~~purchase of land and/or facilities for recreation or open space purposes.~~

- **Motion** to close the Public Hearing and Open the Supervisor Meeting was made by Supervisor Wiley and 2<sup>nd</sup> by Supervisor Stewart, vote 3/0.
- **Motion** to adopt ordinance #2015-06 which amends the Subdivision and Land Development Ordinance Section 903(b) allowing for Recreation Funds to be used for operating and maintaining recreational facilities was made by Supervisor Wiley and 2<sup>nd</sup> by Supervisor Gemmill, vote 3/0.

## **Reports**

### Solicitor Sharnetzka

He is still waiting for final approval creating the Southern York County Emergency Medical Services. Until the entity is formed a payment per the agreement cannot be made.

The Solicitor provided a draft nuisance/weed ordinance for review by the Supervisors. This ordinance would allow the Township to have as a remedy, possible abatement. If notice is provided to the owner, the Township can correct the violation; charge the owner for the cost of compliance and if not paid, lien the property.

The State has revised Act 52, Realty Transfer Tax. He will need to review the existing Township Ordinance for compliance with the new law.

### Treasurer/Manager- Catherine Bilger –

- General Fund - \$1,131,429.08
  - Liquid Fuels Fund - \$244,215.02
  - Sewage Fund - \$20,338.85
  - Impact Fee Fund - \$23,458.05
  - Recreation Fund - \$16,882.47
- **Motion** authorizing the payment of bills was made by Supervisor Gemmill and 2<sup>nd</sup> by Supervisor Stewart, vote 3/0.
  - **Motion** authorizing the manager to sign all paperwork transferring the John Deere Backhoe to the Delta-Cardiff Volunteers Fire Company was made by Supervisor Gemmill and 2<sup>nd</sup> by Supervisor Stewart, vote 3/0.
  - **Motion** to sign the Amendatory Contract for the Recreation Center Parking Lot Grant was made by Supervisor Wiley and 2<sup>nd</sup> by Supervisor Gemmill, vote 3/0.

### Township Equipment for Sale.

The Public Works employees provided a list of equipment to the Supervisors for review.

1. 1992 International Dump Truck.
2. 2011 John Deere Mower, 997 Zero Turn.
3. Bush Hog Finish Mower, 90".
4. Stihl Weedeater, FS110R (2 available)
5. Power Pruner Pole Saw, 10' reach, 10" bar.
6. Buckets to fit a John Deere 310E Backhoe.
  - a. 18" tooth
  - b. 36" tooth
  - c. 48' smooth ditching

All items are sold "AS IS". The Board of Supervisors reserves the right to reject any or all bids and to waive any irregularities in the best interest of the Township.

- **Motion** to advertise the sale of Township Equipment for opening at the July Supervisor Meeting was made by Supervisor Wiley and 2<sup>nd</sup> by Supervisor Gemmill, vote 3/0.

The Township Office will be closed on the following days

Monday, June 8<sup>th</sup>  
 Tuesday, June 9<sup>th</sup>  
 Wednesday, June 10<sup>th</sup>  
 Thursday, June 11<sup>th</sup>

Supervisor Wiley wants the Township to look into crack repair as a way to prolong the life of Township Roads.

- **Motion** to meet with a crack sealing company to get an estimate was made by Supervisor Gemmill and 2<sup>nd</sup> by Supervisor Wiley, vote 3/0.

Supervisor Gemmill noted that the Township received a proposal for yearly maintenance of the new Recreation Center generator at a cost of \$600.00. He was informed that the filters should be changed every year. Currently the generator has 9.5 hours of use.

- **Motion** for the Township to maintain the generator until which time that a specialist is needed was made by Supervisor Wiley and 2<sup>nd</sup> by Supervisor Stewart, vote 3/0.

Supervisor Gemmill stated that complaints have been received concerning Watson Road pot holes. A contract for repair of the road has been awarded, but the contractor will not be on site until later in the summer. He will look into filling the large holes with millings.

**Bunker Hill Road**

Supervisor Stewart stated that the Township will remove the dirt pile blocking the private end from the public end of the road when requested by a property owner.

- **Motion** to adjourn at 8:23 p.m. was made by Supervisor Gemmill and 2<sup>nd</sup> by Supervisor Wiley, vote 3/0.