

The Peach Bottom Township **Board of Supervisors** met on **April 6, 2016** at 7:00 p.m. in the Municipal Office. Members present Janet L. Wiley (Chair), David E. Gemmill (Vice Chair), and Michael Kahl.

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

Public Comment

Sam McConnell, owner 815 Pikes Peak Road, informed of an impending issue with drainage. All the water from on top the hill is coming down Pikes Peak Road and has filled the drainage ditch with sediment, which impedes water flow. The Manager will look into the problem.

Frank Geck owner of 7758 Woodbine Road asked if the Supervisors have an issue with combining his improved property with an adjoining vacant lot that may be determined buildable. He was informed that the Supervisors do not have an issue with combining a buildable lot with an already improved lot, they encourage the practice.

Susan Bowen, Center Director of the Delta Office, Mason-Dixon Community Services informed of a number of security issues at her office and the Recreation Center Building. Mason Dixon installed a security system and cameras, but asked if the Township could provide more lighting on the outside of the Center and possibly security cameras.

Bill Tenney, 332 Ailes Road, reiterated that we are helping the needy in our community.

Sammy McConnell suggested communicating with the Delta Drug Task Force. Cindy Siebel informed that they advise anyone to call the State Police.

New Business

Yearly Road Improvement

The Supervisors reviewed the proposed road improvements provided by the road crew. Supervisor Wiley is opposed to paving the new shop parking lot at this time in order to allow time for the ground to settle prior to paving. Supervisors Gemmill and Kahl want to take advantage of the lower oil prices.

- **Motion** to bid for the yearly road maintenance, stone & asphalt as presented was made by Supervisor Gemmill and 2nd by Supervisor Kahl, vote 2/1.

Designation of Agent Resolution – Winter Storm Jonas

- **Motion** authorizing the Manager to execute all required forms and documents for the purpose of obtaining financial assistance for the cost incurred during Winter Storm Jonas was made by Supervisor Gemmill and 2nd by Supervisor Kahl, vote 3/0.

Old Business

Recreation Center Parking Lot Improvements

Grant Anderson from Site Design Concepts provided an updated plan for review.

The improvements will include drainage, extra pavement and approximately 66 lined parking spaces. The plan was reviewed and will be put out to bid by York County Planning Commission; bids will be awarded at the May Supervisor's Meeting.

Cindy Siebel, Board Member of the Mason Dixon Community Services, is concerned with the inability to relocate the community services during construction. The Supervisors informed that they will have a better idea of the construction time frame after the bid has been awarded.

Subdivision and Land Development

Royal Farms Land Development Plan, presented by Casey Deller of C.S.Davidson.

Map 7, Parcels 1B, 1E, 1F and a sliver from Parcel 1D. The project will include 6, 2 sided fuel pumps, a 4,000 square foot retail store, 2 means of egress, and 75 parking spaces. Royal Farms has incorporated a very green philosophy including low flow fixtures to minimize the draw of water. The lighting plan was submitted with the land development plan. The parking lot is well-lit for safety; all lights are shielded to shine downward and meet all of the requirements of the ordinance. An earlier concern with cut through traffic should be minimal. PennDOT is requiring an inlet box be relocated on Broad Street Ext at one of the entrances to Royal Farms. The Highway Occupancy Permit Application is required to be in the Municipalities name. The attorney has reviewed the application and is requiring the Township be named as an additional insured on the agreement with PennDOT. Final comments from the engineer and zoning officer were reviewed.

Subdivision and Land Development Plan waivers needed

- Waiver 410 – Combination of Preliminary and Final Plans.
- Waiver 601.n – the map shall be oriented so that the top of the map is due north.
- **Motion** granting the requested waivers to the Subdivision and Land Development Ordinance was made by Supervisor Kahl and 2nd by Supervisor Gemmill, vote 3/0.

Land Development Plan

- **Motion** for conditional Land Development Plan approval contingent on
 1. Payment of all fees.
 2. Payment of Transportation Impact Fee.
 3. An approved NPDES.
 4. Surety and Bonding for site improvements and PennDOT improvements.
 5. HOP, with PennDOT approval.
 6. The Township review and approve all agreements especially the shared sewer agreement. was made by Supervisor Kahl and 2nd by Supervisor Gemmill, vote 3/0.

Matthews – Delta-Cardiff Volunteer Fire Company

The attorney explained the chain of events concerning the transfer of property from the Fire Company to Matthews and eventually to Peach Bottom Township. Several issues will need to be resolved prior to settlement.

- **Motion** to reaffirm the approval and re-execute the plan, approve the Resolution to purchase lot 1A and 6880 Delta Road, and authorize any Township officer to execute the merger once the deeds are in common ownership was made by Supervisor Gemmill and 2nd by Supervisor Kahl, vote 3/0.

Resolution for Property Merger

- **Motion** to approve the combining of Map BR Parcels 1J & 1K owned by Ilmars & Faye Celmins was made by Supervisor Kahl and 2nd by Supervisor Gemmill, vote 3/0

Reports

Solicitor

Traffic Impact Ordinance

The attorney researched the Peach Bottom Township Traffic Impact Ordinance. At the time of enactment the area was looking at a large amount of growth, but the economy became less favorable. The Ordinance time table required construction to begin by 2014-2015 on 6 different projects. The projects have not been engineered to commence construction. The Township has 3 options, use the collected fees in the amount of \$23,478.00 to make the improvements, update the land use assumption report, or refund the collected fees and scrap the ordinance.

- **Motion** to advertise an ordinance to abolish the Traffic Impact Ordinance was made by Supervisor Kahl and 2nd by Supervisor Gemmill, vote 3/0.

South Penn Code Consultants Contract

The Code Administration Agreement with South Penn Code Consultants was amended deleting the indemnity provision and will not create an employment situation.

- **Motion** to sign the agreement with SPCC was made by Supervisor Gemmill and 2nd by Supervisor Kahl, vote 3/0.

Judicial Sale

The Township holds a lien/judgement against property owned by Brian & Tamara Fouts, Map 2 Parcel 413 which will be sold at a Tax Claim Sale on June 2, 2016.

Zoning/Sewage Enforcement Officer

The Realty Transfer Inspection of 70 Valley View Road failed. The buyer is requesting the Township approve an agreement allowing settlement by holding 110% of the estimated repair cost.

- **Motion** to approve the agreement for the transfer of 70 Valley View Road and the holding of escrow funds was made by Supervisor Kahl and 2nd by Supervisor Gemmill, vote 3/0.

Supervisors

Supervisor Wiley would like to meet with representatives from the ball teams, tennis groups, soccer, basketball and youth night. We need to discuss the facilities we have, what facilities we need and basically see how we can spend our recreation money to get the best bang for the buck.

- **Motion** to advertise for a recreation facilities working meeting was made by Supervisor Gemmill and 2nd by Supervisor Kahl, vote 3/0.

Supervisor Wiley again nominated Manager Catherine Bilger for the PSATS annual Presidents Award.

Southern York County Emergency Medical Services Report–

In February they had 125 calls, of those, 31 were for Peach Bottom Township. They are providing Calpine with 1st aid classes and a prom promise with Kennard Dale High School. The budgeting is going well, keeping a reserve to replace ambulances on a rotating plan.

The Township purchased a new tiller for \$2,600.00. This will allow the Township to work up the ball fields at the beginning of the season and allow DABSY to easily maintain the fields thereafter.

A sweet gum tree, located on the playground side of the concession stand, is dropping spiky seed balls. This is dangerous to the children and will be removed.

The Township has an opportunity to purchase a 2001, Ford F450 from Hopewell Township for approximately \$15,000.00. The truck includes a snow plow and salt spreader.

➤ **Motion** to pursue purchasing this truck from Hopewell Township was made by Supervisor Wiley and 2nd by Supervisor Kahl, vote 3/0.

Treasurer/Manager – Catherine M Bilger

➤ **Motion** to pay bills was made by Supervisor Gemmill and 2nd by Supervisor Kahl, vote 3/0.

- General Fund - \$1,966,424.05
- Liquid Fuels Fund - \$230,000.00
- Sewage Fund - \$20,601.89
- Traffic Impact Fund - \$23472.97
- Recreation Fund - \$10,433.86

The Municipal office will be closed on Friday April 8th.

Cindy Siebel informed of a Delta Borough Revitalization Committee that is envisioning a medical facility and youth programs with the help of the Southern Branch YMCA.

Hope Bradley asked if WSBA can be notified that a large load is being transported south on Route 74. This is causing a lengthy back-up. The Township has been notified concerning large loads traveling north to the Calpine Plant, but not ones traveling south. She was advised to contact Peach Bottom Atomic Power Station and Calpine and request they notify the radio station.

➤ **Motion** to adjourn at 9:21 p.m. was made by Supervisor Gemmill and 2nd by Supervisor Kahl, vote 3/0.