

October 12, 2021
Chambersburg, PA 17202
Regular Meeting

The Greene Township Board of Supervisors held a Regular Meeting on Tuesday, October 12, 2021 at the Greene Township Municipal Building, 1145 Garver Lane, Chambersburg, PA 17202. (Note: Due to COVID-19, all persons maintained an additional distance during this meeting.)

Present:	Todd E. Burns	Sam Wiser	Lindsay Loney
	Travis L. Brookens	Gregory Lambert	
	Shawn M. Corwell	Daniel Bachman	

Visitors: See list

The Chairman called the meeting to order at 7:00 p.m., advised that the meeting will be recorded for accuracy purposes and asked visitors to please sign in.

The Minutes of the Regular Meeting held September 28, 2021 shall stand approved as presented and become part of the official record.

The Chairman opened the floor for public comment; none was offered.

The Zoning Officer (ZO) presented the Monthly Zoning Report for September 2021 for informational purposes and it shall stand approved as presented and become part of the official record. One Zoning Hearing Board application was received for the month, which was the first one for the year.

The ZO presented a request for review time extension for the Paetow Land Development Plan. This will be the second extension and will carry the plan through January 15, 2022. The applicant is working on addressing the planner's comments, as well a traffic impact fee calculation and a PennDOT permit. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to grant the review time extension for the Paetow Land Development Plan, commencing October 15, 2021 and extending until January 15, 2022.

The ZO presented the Randy's Lawn Care 1 Lot Final Land Development Plan, located off of Lincoln Way East in Fayetteville. The Plan proposes to construct two buildings, two covered storage buildings and mulch bins. The buildings will be used to store materials and equipment for Randy Foreman's lawn care business. The property is in the Highway Commercial zoning district. The site is bisected by a wetland area, and all construction will be located outside of that area. The Franklin County Planning Commission reviewed the Plan with no comment. The Greene Township Municipal Authority and the Guilford Water Authority both approved the Plan. The sewage planning module was approved by PA DEP in August. The Highway Occupancy Permit has been issued by PennDOT. The Conservation District has issued the NPDES permit. The Greene Township Planning Commission reviewed the Plan in April and recommended approval of the Plan subject to comments being addressed and approvals being obtained. The site is located in traffic service area seven and will generate four new peak hour trips, for a total traffic impact fee of \$2,828.00. All of the Planner's comments have been addressed. The Township Engineer reported that he reviewed the Plan, which is fairly simple and consists of two stormwater basins on the west side of the property. He recommended approval with the requirement that a stormwater bond in the amount of \$18,574.40 be posted. Supervisor Corwell asked if the business will provide retail services; the applicant replied that it will not. On a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to grant approval of the Randy's Lawn Care 1 Lot Final Land Development Plan with the conditions that a stormwater bond in the amount of \$18,574.40 be posted prior to the Plan being released and a traffic impact fee of \$2,828.00 be paid when application for land use permit is submitted.

Supervisor Corwell presented bid results for two trucks that were listed for sale on the MuniBid website. He explained that the Township has two older trucks that are not being used much, if at all. They are both 10 speeds and most of the employees cannot drive them; over the years the trucks have all been upgraded to automatics. The winning bid for the 1989 Mack Single Axle AWD was \$20,600.00 and the winning bid for the 1998 Mack Tandem was \$25,000.00; both bids met the reserve amounts. The Chairman added that it is difficult to find parts for these trucks because of their age and the Township does not use them much; he recommends selling them both. On a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to approve the sale of the 1998 Mack Tandem in the amount of \$25,000.00 and the 1989 Mack Single Axle Dump Truck in the amount of \$20,600.00.

Supervisor Corwell presented a quote to install a new roof on the Township office building, noting that the current roof has numerous areas where it is leaking. He stated that six contractors were contacted for a quote, but only three showed up and only one was willing to take on the job. The Township will purchase all materials, so the quote provided is for labor only. The price for the roof over the office area, garage and breakroom is \$9,600.00 and the price for the roof over the meeting room and district justice office is \$7,400.00. Supervisor Corwell noted that the total price of \$17,000.00 is over the amount necessary for phone bids, but he has not been able to find another contractor to provide a quote. The Solicitor stated that he is comfortable with this. The Chairman added that this contractor came highly recommended by the metal roofing manufacturer. On a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to approve the proposal provided by Melvin Smoker for labor only to replace the Township office building roof in the amount of \$17,000.00.

Supervisor Corwell presented pricing to purchase or lease a new copy machine for the Township office. The current machine is ten years old and it is difficult to find parts and toner for it. He explained that the current machine was purchased outright. A monthly fee of \$34.00 is paid to cover maintenance as well as a small fee per copy to cover supplies, such as toner. The purchase price for the new machine is \$8,998.00 and the monthly maintenance/supply fee would remain the same. A lease option was also provided. The lease payment would be \$328.00 per month for five years and would include the monthly maintenance fee as well as a limited number of copies per month. At the end of the five year lease, the Township would have the option to purchase the machine. The Treasurer noted that one year of lease payments would total \$3,936.00; at that rate, the machine would be paid for in 2.5 years. The Chairman asked if the current machine can be traded in; Supervisor Corwell responded they will dispose of it, but it has no trade in value. On a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to approve the purchase of a Xerox C8135 Copy Machine from CDS in the amount of \$8,998.00 as quoted.

The Township Engineer presented a list of four escrow balances to be released for previously approved subdivision and/or land development plans, a copy of which each Board member received. He explained that these plans have all been approved by the Board and all invoices relating to these plans have been paid by the Township; the funds remaining need to be returned to the applicants. The Engineer went over the list and noted that the Township needs to retain \$500 on one of the plans for future stormwater inspections to be done upon completion of the buildings. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to authorize the payment of completed outstanding escrows as presented (escrow check numbers 1669 through 1672).

Supervisor Brookens presented a proposal from FoxCrest Security, LLC for upgrades to the public address system at the park baseball field. The current equipment is approximately thirteen years old and

some of it is no longer functioning. The quote provides replacement of the broken equipment and also upgrades to the sound system. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to approve the proposal for public address system upgrades from Fox Crest Security, LLC in the amount of \$7,350.00.

Supervisor Brookens presented a quote from Smith's Implements for the purchase of a John Deere Utility Tractor, which includes the trade in of the 2007 Trackless MT5. Purchasing the tractor would eliminate the need for the Township to rent certain pieces of equipment for park use. He noted that four quotes were collected from various manufacturers, but this one provided the best trade in value. In addition, the park crew is most familiar with this brand of equipment. The pricing provided is state contract pricing. The purchase price of the tractor is \$33,236.25, less a trade in for the Trackless of \$28,000.00 for a total amount due of \$5,236.25. On a motion by Shawn M. Corwell, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted to approve the quote from Smith's Implements for the purchase of a John Deere Utility Tractor and the trade of the 2007 Trackless MT5, for a total amount due of \$5,236.25.

The Chairman noted that the Township provides an annual donation to the Cumberland Valley Animal Shelter in the amount of \$16,000.00 and recommended that the Board release the funds at this time. All three of the supervisors expressed their appreciation to the Animal Shelter and the service they provide to the Township as well as the County. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to authorize the release of the annual donation to the Cumberland Valley Animal Shelter in the amount of \$16,000.00.

On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to authorize the payment of invoices as follows: check numbers 29886 through 29911, five ACH transactions and one PayPal refund to be paid from the general fund, check numbers 3776 through 3779 to be paid from the liquid fuels fund, and check number 2245 and one ACH transaction to be paid from the electric light fund.

The Chairman adjourned the meeting at 7:40 pm.

Respectfully submitted,

Secretary