

The Greene Township Board of Supervisors held a regular meeting on Tuesday, May 9, 2023 at the Greene Township Municipal Building, 1145 Garver Lane, Chambersburg PA 17202.

Present: Todd Burns, Travis Brookens, Shawn Corwell – Supervisors, Kurt Williams – Solicitor, Daniel Bachman – Zoning Officer, Gregory Lambert – Engineer, Lindsay Loney – Secretary/Treasurer

Visitors: See List

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

The minutes of the regular meeting held April 25, 2023 shall stand approved as presented and become part of the official record.

No public was present for comment.

The Chairman announced the opening of sealed bids for the 2023 cold in place recycling contract. One bid was received, which the Chairman opened and read aloud. Pricing is as follows:

<b>Recon Construction Services, Inc.</b>				
		Quantity	Unit Price	Total
<b>(A) Grand Point Road (5,693 LF @ 23' wide) – Kohler Road to Fox Hill Drive</b>				
	CIPR Bituminous Base Course (5" compacted)	14,548 SY	\$ 8.30 / SY	\$ 120,748.40
	CSS – 1h Emulsified Asphalt	29,097 Gal	\$ 2.60 / Gal	\$ 75,652.20
	Portland Cement (Type 1 or 2)	36 Ton	\$ 195.00 / Ton	\$ 7,020.00
	<b>(A) Grand Point Road Total</b>			<b>\$ 203,420.60</b>
<b>(B) Grand Point Road (4,717 LF @ 23' wide) – Fox Hill Drive to Scotland Road</b>				
	CIPR Bituminous Base Course (5" compacted)	12,054 SY	\$ 7.20 / SY	\$ 86,788.80
	CSS – 1h Emulsified Asphalt	24,104 Gal	\$ 2.60 / Gal	\$ 62,670.40
	Portland Cement (Type 1 or 2)	30 Ton	\$ 195.00 / Ton	\$ 5,850.00
	<b>(B) Grand Point Road Total</b>			<b>\$ 155,309.20</b>
<b>(C) Pine Stump Road (5,145 LF @ 21' wide) – Byers Road to Olde Scotland Road (SR696)</b>				
	CIPR Bituminous Base Course (5" compacted)	12,005 SY	\$ 7.40 / SY	\$ 88,837.00
	CSS – 1h Emulsified Asphalt	24,010 Gal	\$ 2.60 / Gal	\$ 62,426.00
	Portland Cement (Type 1 or 2)	30 Ton	\$ 195.00 / Ton	\$ 5,850.00
	<b>(C) Pine Stump Road Total</b>			<b>\$ 157,113.00</b>
<b>TOTAL A + B + C</b>				<b>\$ 515,842.00</b>

The Engineer commented that the pricing is comparable to his estimates, which he based on the prior year bid. The Chairman noted that Pine Stump Road includes picking up and transferring equipment around the underpass, so he was surprised that the unit price was not more. The Engineer estimated the cost of overlay (including blacktop and labor) to be as follows: (A) \$138,000, (B) \$109,000 and (C) \$140,000. The Engineer pointed out that it might be a good idea to hold off on section (A) due to the construction that is going on at the Grand Point development. He noted that section (B) of Grand Point Road is in major need of repairs, but the pricing for (C) is very good. The Chairman agreed that it would be best to hold off on (A) due to construction and the hill at the intersection that will need some work. Supervisor Corwell suggested awarding both (B) and (C), and Supervisor Brookens agreed if Recon's schedule allows. Upon reviewing the bid, all documentation appeared to be in order. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to award the 2023 cold in place recycling contract to Recon Construction for (B) Grand Point Road from Fox Hill Drive to Scotland Road and (C) Pine Stump Road from Byers Road to Olde Scotland Road as submitted.

The Zoning Officer presented the monthly Zoning Office Report for April 2023. The report shall stand approved as presented and become part of the official record.

The Chairman announced that he would like to advertise for the receipt of bids for the 2023 striping and marking contract. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to authorize the advertisement of the receipt of sealed bids for the 2023 striping and marking contract. Those bids shall be received no later than June 13, 2023 at 3:00 pm Eastern Prevailing Time and will be opened at the regular meeting on June 13, 2023 at 7:00 pm Eastern Prevailing Time.

Supervisor Corwell presented an agreement with the Letterkenny Industrial Development Authority (LIDA) for the Township to purchase the property at Letterkenny where the salt dome is located. The Township has been using this property for many years and LIDA has agreed to transfer ownership to the Township. The agreement has been reviewed by LIDA's attorney as well as the Township Solicitor. Closing on the property would occur on or before June 30, 2023. The Solicitor explained that when a property with known environmental issues is purchased, it is standard to include indemnities so that any problems in the future go back on the previous owner or the owner that caused the damage. It is known that this land has environmental issues, including a monitoring well, which the Army will continue to monitor. He explained that the Army gave limited indemnity to LIDA when the property was transferred to them, but LIDA has no statutory authority to give that indemnity to the next owner. The indemnity paragraph is included in the agreement to the extent that LIDA is liable. The Solicitor noted that this is a quitclaim deed rather than a warranty deed, and asked if the Supervisors would like to purchase title insurance. The Chairman responded probably not due to the nature of the transfer. The Solicitor added that there would be no transfer tax since it is a transfer between the federal government and a municipal entity. Supervisor Corwell noted that LIDA has already approved the agreement and is ready to sign. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve the agreement of sale with the Letterkenny Industrial Development Authority and execute the agreement as presented.

Supervisor Corwell presented two quotes for the purchase of a new street sweeper. The road crew has demoed both sweepers and favored the TYMCO 600 over the Elgin. It is slightly more expensive, but comes with an International chassis, which is more accommodating for the larger crew members. Eric Kline from AH Equipment apologized for not being able to get an International chassis for the Elgin sweeper. The TYMCO carries 330 gallons of water and the Elgin carries 350 gallons. The Elgin has plastic harnesses, where the TYMCO has plastic and rubber. The TYMCO has two engines – one for the truck and one for the

sweeper; the Elgin runs off one engine. Based on the availability of the International chassis and the road crew's preference, Supervisor Corwell recommended the Township purchase the TYMCO 600. If purchased, the Township would be looking at a ten-month delivery time. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to authorize the purchase of a TYMCO 600 Sweeper with the 2024 International MV607 Chassis, from Golden Equipment Co., Inc. in the amount of \$349,880.00 as presented.

The Engineer reported that the Traffic Impact Fee Advisory Committee held a meeting on May 3, 2023. It was determined that the build year dates for the capital improvement plan will need adjusted and the fees will need re-evaluated. A list of projects was included in the Board member's packets, and the Engineer explained that the first portion of the list down to White Church Road will have a new build year of 2027. All other projects will be extended by three years. The next meeting is scheduled for September. Supervisor Brookens asked if the Impact Fee Committee feels that all projects on the plan are still relevant. He noted that some areas do not seem to warrant traffic signals and others towards the bottom of the list seem like they should be moved up. The Engineer explained that the planning goes out 20 years and based on zoning that is what the original plan projected. However, as new subdivision/development projects come up, projects are added into the capital improvement plan. The Chairman pointed out that 90% of the projects are on state routes, which makes completing the projects and spending the money more difficult. The Solicitor stated that he would like time to prepare a resolution for extending the project timeline. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to table the resolution for the Greene Township Traffic Impact Fee Advisory Committee recommendations to the May 23, 2023 meeting.

The Engineer presented a list of escrow balances to be returned to the plan applicants. All plans have been approved and invoices have been paid. The Secretary/Treasurer is in agreement with the amounts. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to release the escrow balances for the completed plans as presented.

The Solicitor reported that he and the Township Engineer had a Zoom call with the developer that is proposing a Wawa at Exit 17. The developer recognizes that a traffic signal would be needed at the Walker and Kohler intersection. Wawa believes they can get PennDOT to approve a signal and are willing to lobby to get it done. The developer proposed paying for the traffic signal in lieu of a traffic impact fee. The Solicitor asked the developer to put together a cost estimate for the signal and an impact fee estimate. He added that the cost of lobbying is not to be included in the signal cost.

On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve and authorize the payment of invoices as follows: check numbers 31214 through 31243 and six ACH transactions to be paid from the general fund and check number 2291 to be paid from the electric light fund.

The Chairman adjourned the meeting at 8:07 pm.

Respectfully submitted,

---

Secretary/Treasurer