

November 24, 2015
Scotland, PA 17254
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, November 24, 2015, at the Township Municipal Building, 1145 Garver Lane, Scotland, PA.

Present:

Todd E. Burns
Shawn M. Corwell

Gregory Lambert
Daniel Bachman
Diann Weller
Welton Fischer

Visitors: See list

The Chairman called the Regular Meeting to order at approximately 7:00 P. M.. He recognized several students in attendance at this Meeting, noted the presence of the sign-in sheet, asked them to do so, and then welcomed everyone. In addition, he informed the students to feel free to ask questions at any time during the Meeting or they were welcome to ask after the Meeting.

The Minutes of the Regular Meeting held November 10, 2015 shall stand approved as presented and become part of the official record.

Tom Kriner, resident and owner of property located at Walker and Nolt Roads, addressed the Board noting he had spoken with a prior Supervisor regarding the acquisition of a portion of land that was part of the former Walker Road where it adjoins his property along Nolt Road and asking if and when the Township would consider vacating that portion. He stated he had sent some information earlier to the Township asking what the Board may be doing with it but to date had not heard anything. The Chairman stated the Board was aware of his request but had not had the time yet to discuss. Mr. Kriner asked the Chairman if a more definite time could be given to which the Chairman replied it was difficult to set a definite time but perhaps before the end of this year. Mr. Kriner then asked if there was any reason why the Township would hold on to the land and the Chairman stated he could not say specifically at this point but hopefully discussion could be held before the end of the year. Mr. Kriner asked the Chairman who would have to be contacted to set up such a meeting and the Chairman noted the Board, various Township staff, Township Solicitor, etc. The Chairman asked Mr. Kriner what significance the land acquisition would have to him to which Mr. Kriner replied that it would add to his property and he would have the taxes to pay and may offer to other adjoining property owner to share with surveying costs, etc if incurred. The Township Solicitor informed Mr. Kriner that by law when a municipality vacates land, it automatically goes one-half portion to each adjoining property owner and not to just one property owner. Mr. Kriner questioned as to any monies invested in surveying, etc to which the Solicitor stated he was not familiar with that aspect, but wanted to clarify that it is not an option to give all land to just one of either party. The Solicitor stated that usually the Supervisors would have the choice whether to defer costs to the person requesting the vacation of land. Mr. Kriner stated he would contact the Township if nothing occurred in the next few weeks to check on the status of his request and thanked the Board for their time.

The Chairman reviewed a proposal from Smith Elliott Kearns & Company, LLC (SEK) to provide professional services to prepare the Annual Financial Report (Form DCED-CLGS-30) for the year ended December 31, 2015. He noted that SEK has provided these and similar services for a number of years and have done an outstanding job. Supervisor Corwell agreed with the Chairman's comments and also noted there have been no issues; further, the State sets the deadline dates for report submission to which SEK has always met or been earlier than the deadline date; therefore, he would agree to continue using their services. On a motion by Shawn M. Corwell, seconded by Todd E. Burns, and by a vote of 2-0, the Board unanimously voted to retain the professional services of Smith Elliott Kearns & Company, LLC to prepare the Annual Financial Report (Form DCED-CLGS-30) for the year ended December 31, 2015 and to authorize the Chairman to sign the proposal letter on behalf of the Board.

Supervisor Corwell presented a quote for consideration to purchase a 2015 Volvo L45G Wheel Loader noting it is a significant piece of equipment for the Township to use for mixing salt and at the Compost facility it greatly helps using two loaders as well as being used at different areas of Township operations. The other loader presently owned by the Township is quite old and a wheel loader is especially needed in winter. The equipment can be purchased off a CoStars contract and he presented a quote from Highway Equipment & Supply Company with an original price of \$168,247; 32% discount of \$53,839 with CoStars contract for net of \$114,408; freight - \$750; pdi - \$1,200; also need to purchase a grapple bucket, price of \$9,425; total - \$125,783. Supervisor Corwell stated the bucket has to be specially made and is not something that can be purchased "off the shelf". He further noted this loader will be a much smaller unit which will be beneficial for the loading/unloading vehicles at the Compost; training will also be provided to Township personnel; and the dealership is nearby for repairs. The Chairman also agreed it is a very beneficial piece of equipment to the Township's operations. Resident Kriner asked the Board if they were sure the smaller unit was big enough to handle the Township's work and both the Chairman and Supervisor Corwell assured him it would be. The Chairman stated the Township currently owns one each 544 and 644 loaders and the new, smaller loader will be much easier to maneuver around. Supervisor Corwell stated he and the Township's mechanic visited a Volvo dealer and saw a demonstration of the proposed loader. Following review and discussion, on a motion by Shawn M. Corwell, seconded by Todd E. Burns, and by a vote of 2-0, the Board unanimously voted to purchase one new 2015 Volvo L45G Wheel Loader off CoStars contract in the amount of \$125,783.

The Chairman stated the Township currently has a multi-use truck (Freightliner) that does not have a snowplow (current plow is outdated) and in the winter that vehicle could be used as a backup. He stated the plow being considered for purchase is the same type as other plows currently being used by the Township so it would be interchangeable with any other vehicle. The plow, identified as a Falls (plow), is available off CoStars contract for the price of \$9,813.95. Supervisor Corwell stated the Freightliner is automatic and it is difficult to find CDL drivers who can operate a manual shift. Following review and discussion, on a motion by Todd E. Burns, seconded by Shawn M. Corwell, and by a vote of 2-0, the Board unanimously voted to purchase one new Falls snowplow off CoStars contract from U.S. Municipal in the amount of \$9,813.95, as presented.

The Township Secretary presented proposed Township **Resolution No. 23-2015** to dispose of certain Township records as identified in the Resolution according to the guidelines as set forth in the PA Municipal Records Manual. She stated a draft had been forwarded to the Township Solicitor for this review to which the Solicitor had no further comment. On a motion by Shawn M. Corwell, seconded by Todd E. Burns, and by a vote of 2-0, the Board unanimously voted to adopt Township **Resolution No. 23-2015** for the disposal of certain Township records as identified in the Resolution according to the guidelines as set forth in the PA Municipal Records Manual.

The Zoning Officer presented a request for review time extension only until December 9, 2015, submitted by Mr. David Trostle, Project Manager, Frederick, Seibert & Associates, Inc., on behalf of the (new) Sheetz in Greenvillage; current time expires November 26, 2015. He stated Township staff had met with the Project Manager, Sheetz personnel and legal counsel and noted the issue of traffic impact fees is holding up the project. The Solicitor advised the Board they can do less (time requested) but cannot do more. The Chairman asked if only the traffic impact fees were holding up the project and the ZO stated that third-party approvals are pending as well. The Solicitor stated the Township cannot hold up on their decision until the third-party approvals are received. The Township Engineer stated the agencies involved are PA DEP for the sewer module, PennDOT for the HOP (Highway Occupancy Permit); and Franklin County Conservation District. Supervisor Corwell asked the Solicitor if the Township is required to make a decision before the approvals are received and the Solicitor responded the law states the Township cannot hold up a decision but can make their approval contingent upon approvals received from third-party agencies. Following review and discussion, on a motion by Todd E. Burns, seconded by Shawn M. Corwell, and by a vote of 2-0, the Board unanimously voted to grant a review time extension for Sheetz Greenvillage until December 9, 2015 as requested.

The Chairman noted there were a number of proposed amendments to the Greene Township Code which deal with two sections of the Subdivision & Land Development Ordinance relating to sidewalks and number of driveways permitted per road; and, one section of the Zoning Ordinance to provide clarification regarding the definition of structures. A public hearing is required to be scheduled in order to gain public input with a notice and copies of the proposed amendments provided to Franklin County Planning Commission for their review and any comment(s). The January 12, 2016 Meeting would be the earliest the Supervisors could hold the public hearing prior to the Regular Meeting and this would allow the Township Planning Commission an opportunity to review with possible comment(s) at their December Meeting. On a motion by Shawn M. Corwell, seconded by Todd E. Burns, and by a vote of 2-0, the Board unanimously voted to schedule a public hearing to be held Tuesday, January 12, 2016, at 7:00 P.M., prevailing time, and prior to the Regular Meeting, at the Greene Township Municipal Building, 1145 Garver Lane, Scotland, PA.

There were no Subdivision and/or Land Development Plans to be presented at this Meeting.

The Township Solicitor had no further comment to offer at this Meeting.

On a motion by Shawn M. Corwell, seconded by Todd E. Burns, and by a vote of 2-0, the Board unanimously voted to approve the payment of invoices as follows: Check Numbers 23554 through 23581, with one on-line pay, four credit payments, inclusive, to be paid from the General Fund; Check Numbers 3227 through 3229, with two on-line pays, inclusive, to be paid from the Liquid Fuels Fund; and, one on-line pay to be paid from the Electric Light Fund.

There being no further business before the Board for this Meeting, the Chairman adjourned at approximately 7:30 P.M..

Respectfully submitted,

Secretary