

December 28, 2010
Scotland, PA 17254
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, December 28, 2010, at the Township Municipal Building, 1145 Garver Lane, Scotland, PA.

Present:

Todd E. Burns
Travis L. Brookens
Welton Fischer

Gregory Lambert
Diann Weller

Visitors: See list

Vice Chairman Todd E. Burns called the Regular Meeting to order at approximately 7:00 P. M., in the absence of the Chairman.

The Minutes of the December 14, 2010 Regular Meeting stand approved as presented.

Resident Tom Martin, Portrait Way (Scotland Run Development), addressed the Board and thanked the Township for coming out to his residence recently but noted his concern regarding a patch job recently done by an outside contractor. Mr. Lambert, Township Engineer, acknowledged Mr. Martin's concern and noted he was not overly happy with the work but hopefully the work will hold until spring for further work and noted the request for bond reduction on this Meeting's Agenda later. Mr. Martin still voiced concern of the front part of a hole and drain and asked who paid for the patch job. Mr. Lambert stated the Township does not govern that aspect but noted it was not paid from either the bond or public funds. Mr. Lambert stated he had spoken with a lady from the bank but did not know whether the bank or HOA had paid.

Mr. Lambert noted the Township has been awarded through Congressman Shuster and local lead to upgrade the intersection of Routes 11 (Philadelphia Avenue) and 997 (Black Gap Road) and stated the Township perceives this intersection of high importance. The first order of lead is to hire a consulting engineering firm for the design of the project. The Township solicited "Statements of Interest" in August (2010) and of all received, the Township chose three (3) responses as follows: McMann Associates, Mechanicsburg; Erdman Anthony, Camp Hill; and TPD (Traffic Planning Design), Harrisburg. Mr. Lambert stated that after his review of all three responses, he would recommend the Township enter into a contract with TPD to advance to the next phase to request pipe proposal and if the Township is satisfied, they could sign a contract and proceed with the project. There were no further comments from either the Board or the audience present. On a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 2-0, the Board unanimously voted to request a technical proposal from TPD and requested it be received by January 25, 2011.

Vice Chairman Burns stated the Township has had a resolution agreement with Chambersburg Police Department to provide services at the Chambersburg Mall and it is time to consider updating the list of current full-time and part-time officers. The Township received a request from the Borough (of Chambersburg) asking the Township to update the list as submitted. On a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 2-0, the Board unanimously voted to accept Township **Resolution No. 30-2010** regarding the Chambersburg Police Agreement with Chambersburg Mall.

Vice Chairman stated the Township has begun a GIS program and it is necessary to update the software because the current is severely outdated and is not applicable with the current program. Todd Dusman, Township GIS/CAD Manager, researched GIS software and presented a cost quotation of the necessary equipment reflecting government pricing to the Board for their consideration; said quotation was received from ESRI, Inc., Redlands, CA. Mr. Lambert asked if Mr. Dusman had stated what type of mapping and the Board stated not specifically but Vice Chairman Burns stated there were three levels compatible. On a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 2-0, the Board unanimously voted to approve the GIS quote from ESRI, Inc. for a total amount of \$5,591.50 off state contract.

The Township Secretary presented a request for refund of remaining plan review escrow from Dana Funk, 6788 Rowe Run Road, Project #10-019. Mr. Lambert stated the Funk Plan has been approved and there remains a detention basin to be put in which will require one more inspection. Mr. Lambert spoke to Mr. Funk who stated the basin cannot be put in until spring. Mr. Lambert recommended the Township retain \$100 for a final inspection of the detention basin and refund a partial amount of \$1,006.50. On a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 2-0, the Board unanimously voted to grant the request for refund of plan review escrow from Dana Funk in the amount of \$1,006.50 with the Township retaining \$100 for a future inspection of the detention basin.

Mr. Lambert presented a request from Dennis E. Black Engineering, Inc. on behalf of Air Methods Corporation for use of holding tank at the former Chambersburg Airport. According to correspondence received from DEB, Inc., Air Methods proposes to locate an Emergency Transport Base at the former Airport for several years until renovations have been completed at the Chambersburg Hospital where they eventually plan to locate their base of operation. Air Methods Corporation, headquartered in Englewood, Colorado, has a nearby base at Hagerstown Airport and is looking to provide the area with valuable helicopter medivac and air ambulance services. They propose to place two temporary modular buildings at the Airport to support and house the various operations/services; base would be staffed 24/7 with pilots, medics, and nurses working in multiple shifts as well as a mechanic each day for approximately four to six hours performing routine maintenance and repair work on the medivac aircraft; total of nine employees would be at the base over the course of a day, every day. Company officials have been in contact both with Airport officials and Vince Elbel, Township S.E.O., regarding connecting the temporary buildings to utilities by tapping into or extending the existing utility services to the airport. The SEO indicated that connection to an existing sub-surface sewage disposal system would not be permitted and that a new site for sub-surface sewage disposal would not likely be found on the airport property given the nature of the soil and his past experience in searching for adequate percolation sites on the property; therefore, Air Methods is requesting the possibility of installing a holding tank as being the appropriate measure. Mr. Glenn Watson, Project Manager, addressed the Board regarding his correspondence and stated he had spoken with Michael McNulty, PA DEP, who offered his opinion of classification of this type of "business" and that PA DEP's perspective would view it as not requiring a planning module, just the issuance of a sewage permit. (Also in attendance with Mr. Watson was Mr. Ron Nimblett of Air Methods Corporation.) Mr. Watson stated that in the early stages of the proposed project, he had discussed the matter with Mr. Elbel and subsequently Mr. Elbel and Mr. McNulty have had several conversations

regarding this request and possibly connecting to the existing septic system and if that does not work, then they would go back to a holding tank. Mr. Lambert asked what the applicant would do if that did not work and Mr. Watson stated they hoped it would but if not, then go back to a holding tank. Mr. Watson noted this would only be for a short term; they wish to operate out of the (Chambersburg) Hospital but not until after renovations have been completed, perhaps 2 or 3 years. Vice Chairman Burns noted his appreciation to Mr. Watson and Air Method for discussing and working with Mr. Elbel. Mr. Watson noted that no one is currently on site but previously it was busy with people on site. Member Brookens stated that Mr. Elbel was not aware the camp sites formerly used by skydiving persons were no longer being used and could possibly be utilized. Mr. Lambert noted the Zoning Officer had stated this is an essential service; also cautioned Mr. Watson on a holding tank with agreements, bonding, etc. Vice Chairman Burns noted to Mr. Watson the applicant may wish to withdraw the holding tank request until further information could be obtained. Mr. Watson respectfully requested the letter dated December 9, 2010 be *withdrawn*. The Board thanked Mr. Watson and Mr. Nimblett for discussing the matter.

The Township Secretary presented to the Board a request for refund of overpayment for a Land Use Permit Application from Burnell Weaver, Weaver's Landscaping. It was explained that due to the credit card processing machine malfunctioning, Mr. Weaver was charged twice for the fee in the amount of \$17.00. On a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 2-0, the Board unanimously voted the request for refund of overpayment of Land Use Permit Application from Burnell Weaver, Weaver's Landscaping, be granted in the amount of \$17.00.

Mr. Lambert stated that he and Chairman Jamison had a telephone conference call with the bank and impressed to them the needed work and of Mr. Martin's concern. Mr. Lambert stated the bank did hire a landscaper with a "band-aid" fix and repaired better when there is better weather. Mr. Lambert stated the bond currently in hand is \$152,000 and a large portion of that bonding is for streets, curbing, and sidewalks that have been completed and grading of the basins themselves. Mr. Lambert identified work that has not been completed, cannot refund total amount, and presented a list of items to the Board of what yet needs to be done and recommended the bond be reduced \$93,260 and the Township retain \$58,740 to ensure completion of the required work with the condition the work must be completed this spring (2011). Mr. Lambert stated he has been informed that negotiations have been progressing for a new developer to complete the development and it appears the matter is progressing forward. Vice Chairman Burns asked Mr. Lambert if he had provided the list and Mr. Lambert stated that he will submit the list as revised and will share copies with others. Mr. Martin stated there are other issues in the development they have concerns with and asked the bonding be explained to new people (in audience and apparently of development). Mr. Lambert explained bonding for constructions of roadways, grading, sidewalks, streets, etc and the bond is to ensure that all work is completed properly. Resident at 3269 Portrait Way claimed that work was done between his property and another and approximately 10 feet of his property was damaged and still not fixed and asked who would fix. Both Mr. Lambert and the Township Solicitor stated the contractor/developer would be responsible. Vice Chairman Burns noted there is a swale between those two properties. The resident stated there was still some standing water and had to come onto his property to work. Mr. Lambert stated there is provision in the bond for seeding and will "police" the matter in

the spring. Vice Chairman Burns stated a list of what exactly is expected of the work to be done needs to be prepared. Mr. Martin voiced his appreciation to the Board for the Township's effort. Mr. Tim Wilson, resident in Scotland Run (3227 Portrait Way), inquired about a large sediment pond and Mr. Lambert stated that \$13,000 is included in the retained portion of the bond and that hopefully grading will be kept to a minimum due to already being established. Another resident noted there are three ponds in the back near his property after snow and/or rains. Mr. Lambert discussed with this individual concerns with ponds and Mr. Lambert stated that after the necessary work is done, water should drain out better. Vice Chairman Burns asked the term of this bond and Mr. Lambert stated June 2011. Mr. Wilson asked about curbing that is chipped and broken out and Mr. Lambert noted that \$30,000 is in the retained bond portion for such work. Following a lengthy discussion and review of the request for bond reduction, on a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 2-0, the Board unanimously voted the request for bond reduction for Scotland Run Development be reduced \$93,260 and the Township retain \$58,740 for future work to be done.

The Board considered a request for re-approval for recording purpose of the Rutter's Farm Store #5 1-lot Final Land Development Plan. Mr. Lambert noted the Rutter's plan was approved by the Township at the 90-day limit and one item that was holding up the plan was the HOP and have since received the approval for the traffic signal portion and also recently signed the mylar to obtain HOP approval. He further noted that re-approval is needed but will hold the plan until the HOP is received; he also stated the plan had not left the (Township) office. A Land Use Permit has been issued for excavation on site only and as soon as the HOP is received, Rutter's will apply for a building permit. A member of the audience asked where it will be located and the Vice Chairman noted the location on Route 30 East (Fayetteville). On a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 2-0, the Board unanimously voted the Rutter's Farm Store #5 1-lot Final Land Development Plan.

On a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 2-0, the Board unanimously voted to authorize the payment of invoices as follows: Check Numbers 16114 through 16133, inclusive, to be paid from the General Fund; and, Check Numbers 1891 and 1892 to be paid from the Liquid Fuels Fund.

There being no other business before the Board for this Meeting, the Vice Chairman adjourned at approximately 7:50 P.M..

Respectfully submitted,

Secretary