

May 23, 2017
Scotland, PA 17254
Regular Meeting

The Greene Township Board of Supervisors held a Regular Meeting on Tuesday, May 23, 2017 at the Township Municipal Building, 1145 Garver Lane, Scotland, PA.

Present:

Todd E. Burns	Gregory Lambert
Travis L. Brookens	Daniel Bachman
Shawn M. Corwell	Diann Weller
	Welton Fischer

Visitors: See list

The Chairman called the Meeting to order at approximately 7:00 P. M..

The Minutes of the (proposed) Public Hearing and Regular Meeting held May 9, 2017 shall stand approved as presented and become part of the official record. (Note: The Public Hearing scheduled for May 9, 2017 was re-scheduled for June 13, 2017.)

There was no public comment from those in attendance at this time. The Chairman informed those in attendance that the meeting was being recorded.

The Chairman noted that several years ago the Borough of Chambersburg created a master plan for the Nicholson Square Park Development. They are now seeking funding for Phase 2 of that project and requesting the Township to provide a letter of support to be included in the grant application process; similar to the previous one the Township supplied for Phase 1 of the project. He noted a copy of the proposed (new) letter of support was included in their packets for their review. Following review and consideration, 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 request for a letter of support for the Borough of Chambersburg Nicholson Square Park Development, Phase II relative to the Greenways, Trails and Recreation Program (GTRP).

The Chairman presented a request for approval for Change Order No. 003 for Kohler Road intersection improvements for the North Chambersburg Improvements Project. He stated the Project is underway with the current construction of Parkwood Drive, several areas around Norland Avenue and Kohler Road intersections. There are monies remaining in the construction phase and further improvements have been identified. This Change Order reflects those costs at a total net of \$325,317.55, with the Hospital being the grant holder. He further stated these changes were not in the original plan and are additional, therefore, the reason for Change Order No. 003 that is being presented to the Board at this Meeting. The Township is being requested to grant the Change Order so that improvements can move forward with the funding that is available. Seventy percent (70%) is being provided by the Chambersburg Hospital with the remaining by the Borough of Chambersburg and Greene Township. The Township Engineer noted the reason for the improvements is to allow for traffic signal(s) to add turning lanes and other parts to be added when it has been warranted to install traffic signal(s). Supervisor Brookens asked the Township Engineer if he had reviewed the costs and if all appeared to be acceptable to which the Engineer stated he had, was initially surprised at first at the amount, but they do conform to bid prices. He further noted that line items would be extended out and looked to see if there could be any reduction and found that \$45,000 was removed from the original Change Order. Supervisor Corwell inquired if the term "approval"

was the appropriate term and the Chairman stated the first two (2) Change Orders did not involve the Township; however, this Change Order does involve the Township, therefore, approval must be granted by the Township. Supervisor Corwell inquired if in the future something would need done on Parkwood would the Township have to approve to which the Township Solicitor responded 'yes'. Supervisor Corwell voiced his confusion that if the Hospital is the grant holder why the Township must "approve" a Change Order. Discussion ensued among the Board and Township Solicitor that when there is an increase in cost and the Township is contributing, then the Township must take action regarding the requested Change Order. Supervisor Brookens noted that if there was a change order requested for the Fifth Avenue project in the Borough of which the Township is not involved, then approval is not required from the Township to which the Solicitor confirmed by stating the Township will not be participating in the Fifth Avenue project. Following review and discussion, 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 Change Order No. 003 for Kohler Road improvements for the North Chambersburg Improvement Project as presented.

The Chairman stated that as a follow-up to Change Order No. 003 is the Memorandum of Understanding (MOU) related to the costs previously discussed and outlines the responsibilities of all parties involved (said parties being Chambersburg Health Services contributing 70%; with Greene Township and Falling Spring IV, L.P., each contributing 15% towards the project costs). The Township Engineer stated the MOU is fairly straight forward; gives comfort to all parties in terms of funding for the intersection; one part is giving traffic relief relative to traffic impact fees in the form of credits. The Township Solicitor stated he reviewed the proposed MOU and found it to be acceptable as to legal language. Supervisor Brookens inquired if the credits should only pertain to a certain traffic impact area. The Solicitor stated the Board could isolate the credits for this area if they preferred. All Board Members appeared to agree it should pertain to this project. The Solicitor stated the credit criteria for construction is what the Township deems for impact fees in stated areas. Supervisor Brookens stated he would like to see the credits be limited to this service area. The Engineer inquired as to what might happen if FS IV were to sell all properties they own relative to the credits. The Solicitor noted the credit goes specifically to FS IV but does not state anything relative to this project. The Chairman and Supervisor Corwell agreed with Supervisor Brookens' concern that the credit should be for the specific service area. Discussion ensued among Board Members, Solicitor, and Engineer as to what and how the Township wanted to consider the impact fee credits, future recordkeeping of the credits, make condition for approval that the credit be for a certain service area only, etc. The Solicitor stated that the way it is worded is that the credit goes specifically to Falling Spring IV and not another entity that may purchase land from FS IV, and if some time in the future it would become an issue the Township could do so. Supervisor Corwell noted that trying to track the credits in the future could become quite burdensome. The Solicitor stated the Township would avoid that by just letting the agreement as is. The Chairman commented that if the Board would consider approving, then he recommended a condition be placed upon that approval the credit would only be valid within that service area. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to execute the Memorandum of Understanding (MOU) between Greene Township, Falling Spring IV, and Chambersburg Health Services and that the credit will be in the amount of \$48,797.63 as outlined in the Memo and the credit will remain with Falling Spring IV and also remain in the service areas of the project.

Supervisor Corwell stated that for the third year the Township is considering contributions to four main fire companies that respond in the Township towards purchase of *fire apparatus only*. Previously a fire company would approach the Township with a request for a large contribution and the Township has decided to give smaller amounts each year over the previous two years. Those fire companies and amounts are as follows: Fayetteville Volunteer Fire Department - \$10,000; Franklin Fire Company No. 4 - \$10,000; West End Fire & Rescue - \$5,000; and, Pleasant Hall Fire Volunteer Fire Company - \$5,000. Supervisor Corwell stated the breakdown is based on population of the first-due areas and the funds are specified they must be deposited into a specific account to purchase fire apparatus equipment. At the end of each year, each fire company must provide proof to the Township the funds were deposited. He noted that by releasing small amounts each year to the fire companies enables the companies to save towards a needed purchase and also the Township contributes small amounts at a time as opposed to considering one large amount. He stated one fire company has already begun research to purchase in two years and have \$50,000 as a down payment. Supervisor Corwell suggested the same amounts disbursed in 2016 be the same in 2017 and those amounts have been budgeted. On a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted to release fire department apparatus funds for 2017 in the amounts as follows: Fayetteville Volunteer Fire Department - \$10,000; Franklin Fire Company No. 4 - \$10,000; West End Fire & Rescue - \$5,000; and, Pleasant Hall Volunteer Fire Company - \$5,000.

The Township Engineer presented a request to release the remaining plan review escrow for the Chambersburg Hospital Land Development Plan, Project #17-004, in the amount of \$1,335, noting that it relates to the matter that was discussed earlier in this Meeting. It is part of that project with an original escrow submitted in the amount of \$2,500; \$1,165 was expended in fees; no retainage required, therefore, he would recommend releasing the remaining balance of \$1,335, with check made payable to the Chambersburg Hospital. Supervisor Corwell inquired if it should be a "Subdivision" Plan to which the Engineer stated that was correct and should state "Final Subdivision" Plan. On a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to release the remaining plan review escrow for the Chambersburg Hospital *Final Subdivision* Plan, Project #17 -004, in the amount of \$1,335 with the check being made payable to the Chambersburg Hospital.

The Township Secretary presented a request for refund of a small pavilion rental fee previously submitted for an event to be held May 27, 2017. The requestor stated the event could not be held due to an emergency and was requesting a refund which was received by the Township in the allowable time for a full refund. (Park Regulations - *F. Full refund if cancelled within 48 hours of event.*) 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 request for refund of a small pavilion rental fee of \$45.00 with the refund being made payable to Betsy Scorell.

The Township Secretary presented Township **Resolution No. 14-2017** for disposition of certain Township records noting a copy had been forwarded to the Township Solicitor for his review. The Solicitor confirmed to the Chairman of his satisfactory review. On a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to adopt Township **Resolution No. 14-2017** for disposition of certain Township records as presented.

The Zoning Officer presented a Final Land Development Plan for IESI PA Blue Ridge Landfill Corporation, Pads 16-18. The Zoning Officer stated the Plan proposes the expansion of the existing Landfill consisting of Pads 16, 17, and 18. He displayed a map showing the layout of the Landfill and areas of the various pads. The ZO stated the Plan has been in review by the Township for quite some time with various setbacks having been granted as well as water supply. Additionally, the project proceeded through a Conditional Use Hearing; property is located in the AR (Agriculture Residential) zoning district; and, a landfill is a “conditional use” in that zoning district. He stated the Township Planning Commission reviewed at their regular meeting held April 10, 2017 and recommended approval. He then continued review of comments as outlined on the *Approval Checklist*; a copy of which each Board Member received and noted as follows: Franklin County Planning Commission – reviewed with no comment (2.22.16); Greene Township Municipal Authority – approved calculations (11.14.16); Franklin County Conservation District – N/A due to permitting through PA DEP; Township Planner’s comments have been addressed. The Township Engineer reviewed his remaining comments presenting answers to those previous comments; noted a stormwater bond in the amount of \$84,001.50 be posted; therefore, would recommend approval subject to the developer providing the required bonding. Ms. Mary Ann Garber, representative for the Applicant, stated they had no further questions or comments; however, were present to answer any comments or questions that the Board may have. The Chairman asked Board Members if they had any further discussion or questions. Supervisor Brookens stated he had nothing further to add but concurred with the Engineer’s comment that the Plan has been around for a period of time and now that the Township is concluding their process, the Plan will now be forwarded to PA DEP for their permitting process. The Engineer stated that since Mr. McDowell, engineer for the project, was in attendance at this meeting that he could supply an update to the Board regarding the Orchard Road improvements. Mr. McDowell stated a “draft” plan of those improvements had been provided to the Township to obtain initial feedback from the Township regarding the proposed improvements before moving forward and before preparing a final submission to be submitted to PennDOT; in the process of obtaining right-of-ways from property owners, etc. The Engineer commented to Mr. McDowell on the size of the proposed radius regarding utilities, etc. Mr. McDowell stated at present they are awaiting a response from the Township regarding the “draft” plan that he had submitted before preparing the final submission to be forwarded to PennDOT. There were no comments offered by neither the visitors attending this Meeting nor any Board Members. 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 IESI PA Blue Ridge Landfill Corp. Pads 16 through 18 Final Land Development Plan with condition the stormwater bond of \$84,001.50 be posted.

Supervisor Brookens, serving as Director of Parks and Recreation for the Township, stated that the three (3) high school senior Co-op students will be graduating and all are planning to remain through the summer until college begins. They will continue working at the Park performing various seasonal activities and generally that involves a wage change to \$9.50 per hour noting it would be the Board’s discretion as to when the rate would become effective. Supervisor Corwell inquired if they would be working 40 hours per week and Supervisor Brookens stated they would and if there were any events on the weekend where they would be needed; expected to work during the week, 7 am to 3 pm. On a motion by Shawn M. Corwell, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted to change the status of the current Co-op students for the seasonal recreation season effective May 31, 2017, and the pay increase will be \$9.50 per hour per student.

The Township Solicitor had no further comments for this Meeting.

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 25435 through 25462, one direct deposit, one online payment, and four credit card payments, inclusive, to be paid from the General Fund; Check Numbers 3349 through 3354, and one online payment, inclusive, to be paid from the Liquid Fuels Fund; and, one online payment to be paid from the Electric Light Fund.

There being no further business before the Board for this Meeting, the Chairman adjourned at approximately 7:48 P.M..

Respectfully submitted,

Secretary