

August 25, 2015  
Scotland, PA 17254  
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, August 25, 2015, at the Township Municipal Building, 1145 Garver Lane, Scotland, PA.

Present:

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

Visitors: See list

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

The Minutes of the Regular Meeting held August 11, 2015 shall stand approved as presented and become part of the official record.

There was no public comment offered at this Meeting. However, there were several high school students in attendance which the Chairman welcomed and informed them to feel free to ask questions during the Meeting or they were welcome to ask after the Meeting.

The Chairman noted the Township work force had been down for most of the year due to several issues, including the absence of two full-time employees; one out due to serious illness and another due to surgery. He stated a part-time employee had been working over the winter and suggested perhaps now was the time to fill the gap. He stated Cody Ulrich had been working most Saturdays at the Compost Facility in addition to 2 to 3 days a week in other work areas. Mr. Ulrich has also worked as a snowplow operator, has picked up a route, and doing a good job; therefore, the Chairman recommended hiring Mr. Ulrich in the capacity as a regular full-time employee. Supervisor Corwell agreed with the Chairman's comments further stating Mr. Ulrich is doing well, catches on real fast, and already had his CDL when he began employment with the Township. Supervisor Brookens also agreed with all comments presented and stated that in keeping with procedural policy, the Township often begins employment on a part-time basis to determine how quickly a person learns and does the job, how they work with others and the public, and Mr. Ulrich appears to be doing well with all facets of the job to date and that it is a good idea to begin someone on a probationary period of six months before being considered for full-time employment status. The Board then briefly discussed when to make the full-time employment status effective and it was determined to make it effective immediately. Following review and consideration, on a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 4-0, the Board unanimously voted to hire Code Ulrich as a regular full-time employee with a six-month probationary period effective immediately.

Supervisor Travis Brookens presented information regarding the Township participating in a co-op program with Chambersburg Area Senior High School. The program would be under the direction of the Park Manager working with the high school (senior) students; namely, three individuals at the Township Park in the areas of turf management, "shadowing" the Manager by observing daily operations, etc. The proposal has been

discussed with the High School Program Director and the Township feels they can provide the experience desired by the students interested in this field of work. He stated it would encompass approximately 15 hours per week during the middle of the school day until the end of the Township's work day. The Chairman inquired if this would occur only one-half of the school year or most of the term and Supervisor Brookens stated it would be during most of the term. He stated that something may have to be developed during the winter months being difficult to work outside during winter months. The Chairman stated that perhaps there could be some educational materials at the school and it would not be necessary for the students to actually be on site at the Township. Supervisor Corwell inquired if there was any type of agreement that had to be signed with the School and Supervisor Burns noted that if anything it would be minimal. The Solicitor inquired if a wage was to be paid and Supervisor Brookens stated 'yes and a work permit was needed as well'. The Solicitor advised the Board to speak to the Township's insurance agent regarding Workman's Compensation. Chairman Burns inquired as to the starting wage and Supervisor Brookens stated it would be minimum wage. The Chairman inquired as to the names of the three (3) students and Supervisor Brookens noted as follows: Hunter Brindle, Ian Patterson, and John Shupp; he further stated all are seniors and are expected to begin sometime later this week. There were no further questions from neither the Board nor those in the audience. Following review and discussion, on a motion by Shawn M. Corwell, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the Township will participate in a co-op program with senior students Hunter Brindle, Ian Patterson, and John Shupp to be paid at the minimum wage of \$7.25 per hour, and will be under the direction of Kyle Patterson, Park Manager, through the Turf Management Program.

Supervisor Corwell noted that over the last three (3) years the Township has had a contract with On Demand Energy with municipalities being given the best price and that contract has expired. On Demand offered the following three different terms: 12 months, 0.0680 per kWh; 24 months, 0.0656 per kWh; 36 months, 0.0659 per kWh. If the Township would not renew, then they would be subject to a higher rate which could be a significant cost increase due to the Township having some thirty different (electric) accounts; the rates quoted are fixed rates. Supervisor Corwell stated the last contract was 36 months and further explained that On Demand is the broker and searches for the best rates and at the moment those are being offered by Direct Energy. He stated he would recommend the 36-month contract noting the Township has dealt with Direct Energy in the past and apparently there were no problems with them. The Chairman noted that for the knowledge of the audience, he explained that when they are dealing with their one personal account, the Township has 30 different accounts which includes all our properties, buildings, street lights, school signals, traffic signals, etc. The Chairman inquired if all the accounts could be combined into one invoice and Supervisor Corwell stated he had the Township Treasurer check and was informed it would be almost impossible because of the computer system between On Demand and Direct Energy does not match at present but hoping that eventually they all could be combined. Following review and consideration, on a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to renew the agreement with On Demand for a period of 36 months at the rate of 0.0659 per kWh, as presented.

The Chairman noted the Township had received a quote from J & J Truck Equipment for a conveyor system for winter salt that can be purchased off a State Contract. He stated the Township had started experimenting with different de-icing products used in the past and used different materials which have not been the best for the environment. A product known as 'geo-melt' was put to the test last year and it worked extremely well; it costs a little more but the chemicals worked better and faster, also decreases the corrosiveness on vehicles, lesser damage to roadways, can last from a day to three days, therefore, better effect if only a little (snow) dusting of roads and trucks do not have to run the roads all the time; reduced the number of trips needed in specific storms. However, one of the downfalls was having to hand apply and discovered they actually make a conveyor system that can perform the job, a one-person operation instead of two or three and can prepare prior to winter storms; available on State Contract at the price of \$58,730. It is a big opportunity, easier to control, and automatically sprays salt and treats salt as it goes through the system and can actually regulate the amount going through; all stainless steel construction. Supervisor Corwell also noted the system is portable as well. Supervisor Brookens noted there certainly is no question after seeing the work in person in areas that were treated compared to areas not treated and beneficial being more environmentally safe; especially good at doing a better job using during colder times. Supervisor Corwell further stated he is sold on the geo-melt after using last year; saved on overtime by not having to go out as often as previously. Supervisor Brookens noted for the benefit of those in the audience that when talking about 'geo-melt', the Board was actually discussing 'beet juice'. Following review and consideration, on a motion by Shawn M. Corwell, seconded by Travis Brookens, and by a vote of 3-0, the Board unanimously voted to authorize the purchase of a conveyor system as quoted by J & J Truck Equipment on State Contract at the price of \$58,730.

The Chairman noted that in speaking of winter, another matter of importance and concern has been that over time the salt storage facilities have deteriorated and need replaced, specifically, the concrete retaining walls where the salt is being stored. He received several quotes for consideration of pre-cast retaining walls and the lowest bidder was Sollenberger Silos, Chambersburg; another quote was extremely high and another company requested for a quote did not submit a quote in the time asked. Sollenberger Silos was low bidder, is a local company, and offered several discounts for a total price of \$15,243; lead time is four weeks. Supervisor Brookens noted that would give the Township some time to perform some preparation work as well. The Chairman handed Sollenberger's quote to the other Board Members for their review of all details. It was noted an epoxy coating would have to be done. Supervisor Corwell agreed the storage was definitely needed and repairs done because the back wall is actually pushing out and is definitely a priority. A member of the audience asked the Board if walls were constructed of anything other than concrete and how long the Township had the current walls. The Chairman stated he was not aware of any other suitable material and as to how long the current walls have been on site at the Township, was also unknown to him but that it had been many years. The Chairman noted the Township is limited to the site area as well as limited on the height of the walls due to pressure; other Township bins are holding up well, have repaired what has already deteriorated, and there are metal parts that have been corroded over time. The Solicitor stated the purchase of walls for salt storage has not been discussed since he has been associated with the Township. The Chairman stated the current bins have never been coated but the Township's salt bin at former

Letterkenny is coated on a regular basis. He noted the concrete being produced today has a higher psi so it is stronger and non-porous. Following review and consideration, on a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to purchase pre-cast retaining walls from Sollenberger Silos, as presented, in the amount of \$15,243.

The Chairman stated that a Sewer Joint Advisory Committee was newly created when the new Sewer Treatment Plant's Intermunicipal Agreement (IMA) was signed; members are comprised of those municipalities that utilize the Borough's Sewage Treatment Plant; namely, Greene, Guilford, and Hamilton Townships and the Borough. It is desired to retain the Committee and the purpose of the Committee is so that all entities who have a 'stake' in the matter would have input. The Township is being asked to appoint two members to the Committee with meetings to be held at least quarterly to discuss issues, etc. The first meeting has been scheduled for October so it is needed to appoint two members to serve on that Committee. The Chairman recommended that Gregory Lambert, Township Engineer, be involved because he is very knowledgeable of the project and also familiar with the IMA. Supervisor Brookens agreed with Board nominees having a seat and noted that Supervisor Corwell is also a member of the Sewer Authority. Supervisor Corwell noted that basically the Committee endeavors to head off issues prior to the Agreement needing signed so as not to hold up that process and felt it was a good idea to have the Advisory Committee. On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to appoint Township Supervisor, Shawn M. Corwell, and Township Engineer, Gregory Lambert, to serve on the Sewer Joint Advisory Committee for year 2015.

The Chairman noted the Township has been involved in an Agreement with PennDOT, by Township Resolution, for a number of years regarding plowing at Exit 17 for a small payment to the Township. The full Agreement is renewed every five years with an update every year as to that year's anticipated payment. The areas plowed are Walker and Kohler Roads and Franklin Farm Lane. A new five-year Agreement is due this year with an anticipated payment of \$1,051.51 and is based on the "line" miles which is 1.48 miles. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to adopt Township **Resolution No. 18-2015**, identified as the 2015-16 Winter Maintenance Agreement with PennDOT, and authorize the Chairman to sign the Agreement.

The Chairman asked the Zoning Officer to present the next item on this Meeting's Agenda. The ZO stated the Township received an *Estimate* from General Code to update the Township's Code book; last update was done in 2012 and there have been 14 or 15 ordinances adopted since that time; when an ordinance is adopted by the Township it is not immediately incorporated into the Code. He noted the *Estimate* quoted by General Code for the total updating would not exceed \$6,825. This price will also include a revised version of Ordinance No. 2007-4 which contained an error. The Chairman noted that by not having the Code updated more often, it makes it very difficult for the general public and others to search for information. Supervisor Corwell agreed and noted the Code being available on the Township web site and how much it is utilized in that manner. On a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to authorize the *Estimate* from General Code be accepted and not to exceed \$6,825.

The Zoning Officer presented a request for waiver of Greene Township Code 85-51.A, *Requirement to Construct Sidewalks*, submitted on behalf of the Brownsville Church of God Subdivision Plan, Project No. 15-016; said request was submitted via written correspondence by William A. Brindle Associates on behalf of their client. The church proposes a subdivision of the church property facing Brownsville Road and had to go before the Township Zoning Hearing Board and have been working on the project for quite some time. The request noted there are no other sidewalks anywhere near this location plus the close proximity of the existing church property to the roadway. 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 waiver of Greene Township Code 85-51.A, *Requirement to Construct Sidewalks*, for the Brownsville Church of God Subdivision Plan, Project No. 15-016, with the condition that if the Township would determine it necessary to require sidewalks in the future, the then-existing property owner would be required to install them and also a note be added to the plan detailing this requirement.

The Zoning Officer presented a request for waiver of Greene Township Code 85-51.A, *Requirement to Construct Sidewalks*, submitted on behalf of the Milton Rotz Subdivision Plan, Project No. 15-017; said request submitted via written correspondence by William A. Brindle Associates on behalf of their client. The property is located off Rice and Pine Stump Roads; propose subdivision of two homes; Mr. Rotz has purchased two properties and proposes to consolidate; homes are existing; considered an agricultural subdivision; no construction or earth-moving proposed at this time. The ZO stated that in the future if any new construction were proposed, a new plan for sewer, etc would be required. Supervisor Brookens inquired as to how the Township could require sidewalks when there is no road frontage. Discussion ensued between Board Members and the developer's engineer who was present in the audience. The Solicitor reminded the Board that the Township's requirement was not based on road frontage. Supervisor Brookens noted there is no right-of-way and the Solicitor stated the Ordinance as it is written does not take that into consideration. The Chairman stated this situation had not happened before. Following review, discussion, 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 waiver of Greene Township Code 85-51.A, *Requirement to Construct Sidewalks*, for the Milton Rotz Subdivision Plan, Project No. 15-017, with the condition that in the future if the Township would determine it necessary to install sidewalks, the property owner would be required to install them and also that a note be added to the plan detailing this requirement.

The Zoning Officer presented a request for waiver of Greene Township Code 85-51.A, *Requirement to Construct Sidewalks*, submitted by David H. Martin Excavating on behalf of the Eugene Eberly Subdivision Plan, Project No. 15-007; property located south of Orchard Estates off Hafer Road; applicant proposes construction of a private driveway to lots created by the subdivision to be presented later at this Meeting; private driveway will access the lots; there are no sidewalks in the immediate area; right-of-way is for the driveway only. The ZO noted a sanitary sewer easement in the vicinity. While reviewing the plan being displayed, Supervisor Corwell asked the ZO if the lots being discussed were Lots 1, 2, and 3 as shown and the ZO stated 'yes'; no sidewalks on Cresthaven Drive at present. The ZO noted there is a right-of-way area reserved from the private drive for future street extension. Following

review and discussion, 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 the request for waiver of Greene Township Code 85-51.A, *Requirement to Construct Sidewalks*, for the Eugene Eberly Subdivision Plan, Project No. 15-007, with the condition that if the Township would determine it necessary that sidewalks be installed in the future, the existing property owner would be required to install them and also that a note be placed on the plan detailing this requirement.

The Zoning Officer presented a 3-lot Final Subdivision Plan for Eugene Eberly; property located off Cresthaven Drive in R-1 (Low Density) Zoning District; Plan has been at the Township in process for quite some time waiting for (PA) DEP approval and on July 14 DEP finally approved and then subsequently approved by GTMA (Greene Township Municipal Authority). The ZO reviewed the *Approval Checklist* with the Board, each Member having received a copy for their review: Franklin County Planning Commission – reviewed with no comment (3.30.15); Greene Township Municipal Authority – Approved with sewer bond of \$56,180 being provided (8.14.15); Sewage Enforcement Officer – module approved by PA DEP (7.14.15); Guilford Water Authority – Approved (4.22.15); Franklin County Conservation District – NPDES Permit issued (6.4.15); Township Planner’s comments have been satisfactorily addressed; Township Engineer – reviewed and recommended approval with stormwater bond of \$3,960 being provided; transportation impact fee – TSA-5/\$1,008 per lot; recreation impact fee - \$500/lot for a total of \$1,500. The ZO stated the Plan had also been reviewed by Township Zoning staff on behalf of the Township Planning Commission with no comments being offered and would recommend approval subject to all bonding and impact fees being provided. Supervisor Corwell asked the Township Solicitor if he had reviewed the private right-of-way agreement and the Solicitor stated ‘yes’. The ZO noted the maintenance agreement had also been reviewed and added to the Plan. Supervisor Corwell inquired as to addressing of properties and the ZO stated he had spoken with Sarah Goetz of the County Department of Emergency Services and it was suggested the addresses would be most effective by using South Strawberry Hill as the street address. Discussion then ensued between Board Members and William Wishard, Fire Chief of Fayetteville Volunteer Fire Department, in attendance at this Meeting for input as to street addressing for emergency response. The Solicitor inquired as to how addresses are found by emergency responders, if by using GPS updates and Supervisor Corwell inquired of Chief Wishard if they apparatus had i-pads and Chief Wishard stated ‘no’; they used a different system. Discussion continued on the matter of street addressing; ZO asked whether the Township would pay to place a sign in the beginning for these lots; Solicitor suggested the Board mandate something now rather than later. Supervisor Brookens noted that it is unknown at this time what a new street name might be for an extension. Following further 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 the Eugene Eberly 3-lot Final Subdivision Plan with condition the sewer bond of \$56,180 be provided, the stormwater bond of \$3,960 be posted prior to plan being released from (Township) office, transportation impact fee of \$1,008 per lot be posted at time of the issuance of Land Use Permit, and recreation fee of \$500 per lot also be posted at the time of issuance of Land Use Permit.

The Chairman noted receipt of the resignation from Thomas Diehl as a Member of the Township Planning Commission. Mr. Diehl had been a Member of the Commission since being first appointed in April 1989 and willingly served additional terms when asked since that time, but now felt it was time to resign and asked the Board to appoint a replacement. Supervisor Corwell expressed his appreciation for Mr. Diehl's 26 years of service and was saddened to see him resign but wished him well in future endeavors. Supervisor Brookens also expressed his appreciation for Mr. Diehl's many years of service and noted the assistance Mr. Diehl provided to him personally with the workings of the Planning Commission when he was a new Township employee (in the Zoning Department) and that Mr. Diehl has certainly been an asset to the Township for a long time. The Chairman agreed fully with all comments offered by both Supervisor Corwell and Supervisor Brookens noting Mr. Diehl to be a 'great guy', has done a great job, wanted to thank him for his service over those many years, and could never really replace him but the Township would endeavor to appoint a new Member to the Commission. Glenn Shetter, Chairman of the Township Planning Commission and in attendance at this Meeting, offered his comment of "we'll miss him" and many more having also served on the Commission with Mr. Diehl for all the years. The Chairman also noted that Mr. Diehl had willingly served on the Township Vacancy Board for a number of years and the Board would also need to appoint someone to that position. On a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to accept the resignation of Thomas Diehl from the Township Planning Commission. The Zoning Officer noted that Mr. Diehl had served as Vice Chairman on the Planning Commission and inquired of the Solicitor if a new Vice Chairman would need to be elected at the next scheduled (Commission) Meeting. The Solicitor stated 'yes, assuming a full Commission was present'.

The Chairman presented the name of Michael Chace as a proposed appointee to the Planning Commission to fulfill the unexpired term of Mr. Thomas Diehl. The Chairman stated the Township has canvassed (Township) residents to see if anyone was interested in serving on the various Boards, Commissions, etc. The Board reviewed those resumes that had been submitted to the Township for consideration and Mr. Chace's resume had listed the background, knowledge, and education beneficial to serving on the Planning Commission. He stated that Mr. Chace should be a good asset to the Commission and further noted that Mr. Chace brings with him an amount of knowledge in the areas of stormwater, etc. Supervisor Brookens agreed and stated it appears Mr. Chace also has some construction background and experience in Codes with experience reviewing plans, drawings, and should be a benefit to the Commission as well. Supervisor Corwell agreed with both the Chairman and Supervisor Brookens' comments. On a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to appoint new Member, Michael Chace, to the Greene Township Planning Commission to fulfill the remaining term of Thomas Diehl.

The Chairman noted the completion of the probationary period for Aron Shoap who began his employment as full-time status in February of this year. Mr. Shoap has been a road foreman and has performed his duties very well; in a difficult situation by being in a position that was newly created; only appropriate to continue as a full-time employee with the Township. Supervisor Corwell noted that Mr. Shoap had come into a closely knit group of guys and has proven himself and feels the crew has taken to Mr. Shoap; little more organized

day or more ahead of time and change in amount of work; good idea to bring Mr. Shoap 'on board'. Supervisor Brookens agreed with the sentiments expressed as well. The Chairman noted an increase of pay would be appropriate and in keeping with past practice would recommend a 50-cent per hour increase retroactive to August 23 (2015). Mr. Shoap was in attendance at this Meeting and the Board asked if he had anything he wished to say with Mr. Shoap stating 'thank you'. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to move Aron Shoap from probationary status to regular full-time status retroactive to August 23 and a pay increase of 50 cents per hour.

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

On a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to authorize the payment of invoices as follows: Check Numbers 23211 through 23248 with various online and credit card payments, inclusive, to be paid from the General Fund; Check Numbers 3202 through 3206 with 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 8:37 P.M..

Respectfully submitted,

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Secretary