

September 26, 2017
Scotland, PA 17254
Regular Meeting

The Greene Township Board of Supervisors held a Regular Meeting on Tuesday, September 26, 2017 at the Township Municipal Building, 1145 Garver Lane, Scotland, PA.

Present:

Todd E. Burns

Travis L. Brookens

Shawn M. Corwell

Gregory Lambert

Daniel Bachman

Diann Weller

Welton Fischer

Visitors: See list

The Chairman called the Meeting to order at approximately 7:00 P. M. noting the Meeting was being recorded.

The Minutes of the Public Hearing and Regular Meeting held September 12, 2017 shall stand approved as presented and become part of the official record.

The Chairman noted a sealed bid for *2017 Cold-In-Place Recycled Paving for Various Township Roadways* had been received, opened, discussed, and tabled to this Meeting in order to obtain further information regarding aspects of the project. He referred the matter to the Township Engineer for further explanation. The Engineer stated that as instructed he had contacted Recon (sole bidder for this project) as to when they would be able to schedule this project and was informed at the time of discussion that Recon could not schedule the Township this year due to the lateness; could not begin project until at least October 16 and procurement of paving for roads ends October 15; would need a special exception from PennDOT which gets problematic in pursuing the work this year and another consideration is that \$20,000 was bid for the concrete work which would be required to set fast enough to be followed by paving if the project were completed in the colder weather but stated that cost would not be needed if the Township were to wait until next spring noting the contract will hold firm until June 1, 2018. The Township may have more streets added next year and waiting until next spring would allow all to be bundled together and the contractor suggested the Township wait to award and after the new year perform the work in early spring. The Chairman stated he was in favor of saving \$20,000 and would like to meet with the contractor in the next few weeks. Supervisor Brookens asked the Engineer how volatile the costs were that were bid and the Engineer stated the Township would not need to re-bid because the contract is valid through June 1, 2018 and if streets were added the Township could very well obtain better prices. He again stated the Township has a guarantee that the bid is valid until June 1, 2018; one thing known is that it would be \$20,000 less if held off until 2018. The Engineer referred to a project in an adjacent municipality that experienced only an increase of twenty cents more per yard so it does not appear to fluctuate very much. Supervisor Corwell inquired as to how long the Township could refrain from awarding the bid; the Solicitor stated there is no statutory limit. Supervisor Brookens asked the Engineer if the matter could be tabled until after a meeting is held with the contractor and the Engineer stated it could; however, the Chairman stated he did not want to prolong until November or December. On a quick review of the contract documents by the Chairman, he stated he could not see any reference as to a time limit for awarding the bid (i.e. 30 or 60 days). More discussion ensued during which time the Solicitor also reviewed the

contract documents and then noted he had not found any reference as to a time limit in which the bid had to be awarded. Following lengthy 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 table consideration of the sealed bid received for *2017 Cold-In-Place Recycled Paving for Various Township Roadways* until a further date is determined.

There was no public comment offered, however, the Chairman noted attendance of a school student as part of a Civics class requirement.

Supervisor Corwell noted ownership by the Township of a building on Philadelphia Avenue; previously owned by PennDOT; Township has used for storage. He stated that Menno Haven has expressed an interest in leasing the building; the Solicitor prepared a lease agreement; Menno Haven has reviewed the agreement, agreed to the terms contained therein, signed, and returned to the Township for their approval and signatures. Menno Haven intends to also use the building for storage; rent will be \$1,200 per month; Menno Haven will be responsible for heat, electric, etc. They plan to perform some upgrades (i.e. lighting inside, ramps, etc) and if so will provide plans in writing to the Township. The lease will be for a period of three years (October 1, 2017 through September 30, 2020). 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 approve the lease agreement for the Philadelphia Avenue property in Greene Township with Menno Haven at a rent of \$1,200 per month as outlined in the specified lease agreement.

Supervisor Corwell stated the Township Treasurer had noted receipt of the Firemen's Relief payment as received from the State every year. He stated payment is basically based on property value, insurance prices, etc. The Township has provided funds in the last three years to the four fire companies that respond in the Township; however, the payment has been reduced by \$24,000. In view of this, Supervisor Corwell recommended that due to the reduction, the Board consider forwarding the entire amount received (approximately \$100,000) to Fayetteville Volunteer Fire Department due to the fact they are the primary fire company for the Township as well as being located within the Township boundaries. Following review and consideration, on a motion by Travis L. Burns, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to release the 2017 Firemen's Relief funds to the Fayetteville Volunteer Fire Department.

The Chairman presented a proposal from Hi-Tech Concrete Coatings, Inc. regarding repairs needed for the bridge culvert located on Township-owned Wright Road, Fayetteville, noting the corrugated metal pipe has some damage but more so are the concrete abutments that are in need of repair. He stated he had met with a company that has a special way of working on structures of this nature whereby they inject a high volume of foam to stabilize the bridge and fill in areas. The company's proposed bid price for the project is \$10,200 for completion of the bridge and surrounding area. The Township Engineer noted the problem is a "scour" issue whereby water is getting into the area near the headwall; injection of the foam will seal up the erosion and keep the water in the pipe; then along the road foam will be injected to cut off the flow of water that currently goes around the pipe and seal off the wall on the downside of the stream; will add structural support. The Engineer further noted that to reconstruct the

bridge would be a large undertaking; it is a high quality stream and permitting could take a year or more whereby this process is non-invasive. He estimated the cost of rebuilding the structure could be as much as \$70,000 to \$80,000 at a minimum. The Chairman agreed with issues of the permitting process as well as due to one means of ingress/egress of the residential area that if the road were closed for reconstructing the bridge, there would need to be a temporary bridge constructed for the residents. Supervisor Corwell asked if there is much excavation associated with this process and the Engineer noted that core holes are drilled and foam is injected; it is non-invasive. Supervisor Brookens asked if this process is a long term solution and if not, should the Township be looking to future work needed to which the Chairman stated he felt it would be a long term solution. The Engineer stated any future work should be at least ten years into the future; should not need any major type of work; maybe plan on some stream work. Following review, discussion and consideration of the proposal presented, 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 proposal from Hi-Tech Concrete Coatings, Inc. in the amount of \$10,200 as presented.

The Chairman presented a proposal from Hi-Tech Concrete Coatings, Inc. regarding repairs due to a sinkhole on Roosevelt Drive but this would be a different application than the bridge repair. This is an actual sinkhole under concrete curbing in an area around a utility box and would again use foam injections to seal off the sinking area and would help to stabilize the area against future issues. The company's proposed bid price for the project is \$3,500. The Engineer stated this (sinkhole) has been an on-going issue involving a significant area of curbing and limited to excavating in the area as to how much damage could occur to reach the sinkhole where the actual problem is located. This process is good because the material (foam) seeks out the problem and fills in, expands and supports. He noted a local contracting firm was experiencing a very similar problem and they used the same application as this to remediate the problem. Supervisor Corwell agreed with the Engineer that more damage could be done by trying to excavate the area. The Chairman noted that when actual excavation is done you can attempt to seal off the area but with this method the material flows out and fills in where needed. 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 approve the proposal from Hi-Tech Concrete Coatings, Inc. to repair a sinkhole on Roosevelt Drive in the amount of \$3,500.

The Chairman stated the Township has been holding joint meetings between the Supervisors and Planning Commission Members along with Tim Cormany of Martin & Martin, Inc. and Township staff updating the (Township) Comprehensive Plan. The Minutes of the September 19 meeting were presented to Board Members for their 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 approve the Minutes from the September 19, 2017 Meeting regarding the Township Comprehensive Plan Update. (Note: There was no meeting held in August.)

The Township Secretary presented a request for refund of a small pavilion rental fee as submitted by A'Lexus Leydig following cancellation of said rental within the time period required for a refund. 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 refund request for a small pavilion rental fee in the amount of \$45.00 to A'Lexus Leydig.

The Zoning Officer presented a request for a review time extension submitted by Joe McDowell of Martin & Martin, Inc. on behalf of the Scotland Road Market Subdivision Plan; first extension request; current deadline is September 28, 2017; property located at Lincoln Way East, Fayetteville, and Anthony Highway. He stated the revised plans and module were submitted late with the module being forwarded to PA DEP on August 30; upon its return it will be forwarded to the appropriate agencies for review and any comments. He stated the request was for a sixty-day extension; Supervisor Brookens asked if there was any particular reason why sixty days rather than ninety days that is most often requested and the ZO stated the requesting party is trying to be optimistic that reviews and comments will be returned quickly. 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 review time extension for the Scotland Road Market Subdivision Plan in the amount of sixty days commencing September 28, 2017.

The Zoning Officer presented the 1-lot Final Land Development for Sheetz, Greenvillage, for re-approval for release and recording purposes only. The Plan was previously approved by the Board December 8, 2015, on condition that approvals were received from several agencies that had not approved the Plan at that time. The ZO reviewed previous comments that needed addressed which were conditions of the Plan approval: (1) bond has been posted for improvements proposed by the Plan in the amount of \$106,874.71; (2) minor revisions were made and approvals were received from PennDOT (Highway Occupancy Permit) – entrance onto Route 11 has been adjusted), PA DEP (sewage planning module), Franklin County Conservation District, Greene Township Municipal Authority, and Guilford Water Authority. He stated this is being presented for re-approval so the Plan can be stamped by the Township for recording purposes. The Engineer commented the revisions were very minor in nature; one being the owner's name placed on the cover sheet. He noted, however, during the utility design phase of the Routes 11/997 intersection project, the Water Authority had decided to relocate and upgrade their waterline to the middle of the road; nothing that would affect the overall design in conformance to the Ordinance and would recommend approval. The ZO stated that an insurance bond had been submitted for the stormwater improvements as recommended by the Township Engineer. Supervisor Corwell asked that in reference to the Township Engineer's comment regarding the Water Authority relocating the water line and minor revisions to the Plan, would this affect the Township with regard to right-of-ways. The Engineer stated it would not due to the Authority designing and locating their water line in the middle of the road. Supervisor Brookens inquired as to why the Authority would put the line in the middle of the road stating that if there was a break then the entire new road would have to be dug up. The Engineer stated the Authority was attempting to have something that was best right now and least expensive. Supervisor Brookens stated it may be least expensive to them (Authority) but has a major concern entering a brand new intersection if their line breaks and they would be digging up a brand new intersection and a busy intersection at that; unfortunately the Board probably does not have much to say about this since it is a State road. The Solicitor stated the Borough (of Chambersburg) has gotten very sensitive to persons digging up their streets and is requiring they repave the street and not just patch the area. He agreed this is different because it is a State road. The Chairman asked what to do when utility companies dig up roadways without permission as recently experienced by the Borough. Supervisor Corwell asked the Engineer if there were any modifications to be done to

Greenvillage Road and the Engineer stated there would not; it would stay the same. 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 approve the 1-lot Final Land Development Plan for Sheetz, Greenvillage, for re-approval for release and recording only, as presented.

The Township Solicitor had no further comment 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 25813 through 25842, one credit card payment, one online payment, two direct deposits, inclusive, to be paid from the General Fund; Check Numbers 3388 through 3394, 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 7:46 P.M..

Respectfully submitted,

Secretary