

Lower Oxford Township

Board of Supervisors Meeting Minutes

July 13, 2011

The Regular Meeting of the Lower Oxford Township Board of Supervisors was held at the Township Building, 220 Township Road, on Wednesday, July 13, 2011.

The following were in Attendance: Chairman Kenneth L. Hershey, Vice Chairman W. Ronald Kepler, Supervisor W. Ralph Cheek, Building Inspector Scott Moran, Secretary/Treasurer Sara Laganelli, and ten guests. The Codes Enforcement Officer and Roadmaster were absent.

CALL TO ORDER

Chairman Kenneth L. Hershey called the meeting to order at 7:03 p.m.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

Mr. Kenneth L. Hershey led the Pledge of Allegiance to the flag and asked for a special moment of silence.

PUBLIC COMMENT CONCERNING ITEMS ON THE AGENDA

Ms. Teri Dignazio – Would like to ask questions later in the meeting.

Ms. Chris Watters – Will have questions about the Ordinance.

RECOGNITION OF THOSE ASKING TO APPEAR ON THE AGENDA

Mr. Hershey allowed Christopher Richardson from Solar Pro to address the Board without waiting until the end of the meeting. Mr. Richardson introduced himself and explained that he had presented the Township with a proposal to put solar panels on the garage roof and to contract with “Sun Run”. He explained that Sun Run was a California company that can take advantage of solar power incentives, tax credits, and grants that the Township could not. The Township would pay a one-time fee of \$42,525.00 for a guaranteed twenty years of the same amount of power. The electric bills for the Township are currently about \$3,000.00 per year. Mr. Richardson predicted a 5% increase per year in electric costs, which would amount to \$103,491.00 in twenty years if annual consumption stays the same. There was much discussion with Mr. Richardson taking questions from the Supervisors and the audience.

APPROVAL OF THE MINUTES

Mr. Cheek moved to approve the minutes for the regular meeting on June 8th. Mr. Kepler seconded the motion. MOTION CARRIED.

TREASURER’S REPORTS

Presentation of Bills – Mr. Kepler moved to approve and pay the bills: totaling \$124,292.02 for General Fund and \$61,317.71 for Open Space Revenue Fund. Mr. Kepler explained that there was a bill to be paid to Serv Pro for the carpet cleaning at the Lincoln Community Center. He said that the first time Serv Pro came out; they did not do a sufficient job, as the mold came back the next day. The check for Serv Pro will be held until it is clear that the cleaning has been done properly. Mr. Cheek seconded the motion. MOTION CARRIED.

Fiduciary Refunds – Mr. Cheek moved to transfer \$2,088.90 from the two listed escrow sub-accounts to the Master Escrow account to reimburse for engineering & legal fees. Mr. Kepler seconded the motion. MOTION CARRIED.

Budget Deviations – Mr. Kepler moved to adopt Resolution No. 2011-21 for the General Fund Budget deviations totaling \$7,814.06. Mr. Cheek seconded the motion. MOTION CARRIED.

CORRESPONDENCE

- ✓ H.A. Berkheimer, Inc. Earned Income Tax Audits for 2010 from Michael T. Nardone, CPA.
- ✓ PA State Police statistic report for June.
- ✓ PSATS News Bulletin for June.
- ✓ Recyclers update from Nancy Fromnick, Chester County Solid Waste Authority.
- ✓ Letter from Senator Pileggi with information regarding the Automated Red Light Enforcement Transportation Enhancement Grants program.
- ✓ Union Fire Co. No. 1 incident listing for May and June.
- ✓ 2010 Annual Report from Chester Water Authority.

Comments: Mr. Cheek moved to accept the correspondence. He said he was glad the Secretary is back. Mr. Kepler seconded the motion. MOTION CARRIED.

BUILDING INSPECTOR

Mr. Scott Moran reported that he had five plan reviews, twenty-two regular inspections (two of which failed), and seven sewer inspection for the month of June. Mr. Kepler said "good job," and moved to approve the Building Inspector's Report. Mr. Cheek seconded the motion. MOTION CARRIED.

CODES ENFORCEMENT OFFICER

The Secretary read the Building Permits & Zoning Violations Reports for June. She said that Mrs. Kinney had issued five building permits and two certificates of occupancy.

Subdivisions & Land Development Plans – Mr. Kepler moved to deem the Creighton five lot subdivision null and void if an extension letter is not received by Tuesday, August 9, 2011. Mr. Cheek seconded the motion. MOTION CARRIED.

Mr. Kepler moved to approve the Codes Enforcement Officer's reports. Mr. Cheek seconded the motion. MOTION CARRIED.

ENGINEER

The Engineer's report was not available at meeting time. The Secretary explained that Oxford Commons had submitted Escrow Release #2 in the amount of \$305,434.56, which the Engineer recommended approving. Mr. Kepler moved to accept the Engineer's recommendations and reduce the Oxford Commons improvement guarantee by \$305,434.56 to \$3,677,626.39. Mr. Cheek seconded the motion. MOTION CARRIED.

REGIONAL ACT 537 PLAN

Mr. Bob Yeatman gave his report for the month of June. He said that the public comment period ended June 30th. They received five or six comments. The deadline to get the responses into the 537 Plan and back to DEP is July 15th. Then DEP has 120 days to approve the plan. They are still waiting on the final okay from the USDA on the bid package for the lagoon. Mr. Kepler commented that he has been told that same thing for sixty days now. Mr. Yeatman empathized with Mr. Kepler's frustration. Mr. Kepler moved to approve Mr. Yeatman's report. Mr. Cheek seconded the motion. MOTION CARRIED.

537 Plan Public Comments - Mr. Kepler moved to adopt Resolution 2011-20 approving and authorizing the execution of the responses of the OASA & Member Municipalities to the Act 537 Plan public comment letters received on or before June 30, 20-11. Mr. Cheek seconded the motion. MOTION CARRIED.

ROADMASTER

The Secretary read the Roadmaster's Report for June. Mr. Kepler moved to approve the Roadmaster's Report. Mr. Cheek seconded the motion. MOTION CARRIED.

REGIONAL RECREATIONAL AUTHORITY

Mr. Hershey asked Marcella Peyre-Ferry, who was in the audience, to give the report for June. She said they will meet tomorrow night. They are still doing paperwork to make it official that West Nottingham Township is a member. There is a lot of maintenance to be done at the park and the more you do, the more you find to do. The pathway is a problem that is getting worse from washouts. The ball field is full of grass. There was some discussion. Mr. Kepler moved to approve the recreational report. Mr. Cheek seconded the motion. MOTION CARRIED.

HISTORICAL COMMISSION

Mr. Jay Eaton shared some photographs with the Board. He explained that the Pennsylvania Historic & Museum Commission was sponsoring a photo share program called "This is My History." Photos can be uploaded to a website with people holding up the sign "This is My History" in front of historic places. So far they have done the Octoraro Art Association studio, New Vision Fellowship Church, Lincoln Railroad Station, and the Roosevelt's home.

Mr. Eaton explained that they are also working on another project in which they are trying to help save Camp Tweedale from being closed. There was a board meeting on July 8th at which time they did not say it was a done deal, but there is a possibility that the Girl Scout Council will close Camp Tweedale. There is a public meeting on August 24th at the Mendenhall Inn. Mr. Eaton encouraged everyone to become adult members for the Girl Scouts, like he did! Mr. Hershey suggested the Township send a letter in support of Camp Tweedale. Mr. Kepler said that this was discussed at the Regional Comp Plan meeting and all of the municipalities were in favor of supporting Camp Tweedale to remain open. Mr. Kepler moved to authorize the Secretary to write a letter supporting Camp Tweedale to remain open. Mr. Cheek seconded the motion. MOTION CARRIED.

Mr. Kepler moved to approve the Historical Commission report. Mr. Cheek seconded the motion. MOTION CARRIED.

OLD BUSINESS

Open Space Preservation – n/a

Comprehensive Plan – Mr. Kepler reported that they worked on two chapters: the introduction and growing green. This is one of the County's first growing green chapters that they have written. A big topic of discussion was Homeowner's Associations not allowing clotheslines. Mr. Cheek moved to approve the Comp Plan report. Mr. Hershey seconded the motion. MOTION CARRIED.

Lincoln Village Sewer – Mr. Cheek moved to send the property owners in violation of the mandatory sewer connection ordinance to the Solicitor for the proper legal proceedings. Mr. Kepler seconded the motion. MOTION CARRIED.

NEW BUSINESS

Ordinance 2011-4: Authorizing the township to enter into an agreement regarding the USDA letter of conditions to the OASA and Fulton Bank bridge loan commitment, which establishes a guarantee by Lower Oxford Township of 16% of the permanent financing for funding improvements for the OASA and other provisions.

Public Comments: Ms. Chris Watters expressed that she felt this Ordinance doesn't do enough to protect the Township and the Taxpayers from the OASA. She thought the document was full of holes and poorly written. There was much discussion from the Board and Mr. Yeatman.

Mr. Kepler moved to adopt Ordinance 2011-4. Mr. Hershey seconded the motion. Mr. Cheek voted no. MOTION CARRIED.

PENNDOT Winter Service Agreement – Mr. Cheek moved to approve and sign the Winter Service Agreement 2011-2012 with PENNDOT for 29.32 lane miles totaling \$23,860.89. Mr. Kepler seconded the motion. MOTION CARRIED.

Mazepink – Mr. Kepler moved to authorize the Solicitor to take whatever means necessary to cooperate with DEP in enforcing compliance with the Mazepink property. Mr. Cheek seconded the motion. MOTION CARRIED.

Union Fire Co. – The Secretary explained that she received a request to send a letter authorizing Fire Chief Mark Vining to control the stream of helicopters. The County currently controls the stream. Mr. Kepler moved to keep the stream the way it is – in the County’s control. Mr. Hershey seconded the motion. MOTION CARRIED.

OTHER BUSINESS

Solar Energy – The Board agreed to keep investigating the possibility of solar energy production at the Township Building. They didn’t feel that the proposal presented by Solar Pro was something that they wanted to pursue at this time.

PUBLIC COMMENTS

Ms. Teri Dignazio – Asked if there were water lines from Lincoln University and not sewer. Asked about the OASA raising the rates in October and the possibility of maxing it out in 2012.

Mr. Kepler moved to adjourn the meeting at 9:50 p.m. and thanked everyone for attending. Mr. Cheek seconded the motion. MOTION CARRIED.

Note: Copies of all reports mentioned are available at the Lower Oxford Township Building, 220 Township Road, Oxford, PA.

Respectfully Submitted,

Sara B. Laganelli
Secretary/Treasurer