

Lower Oxford Township

Board of Supervisors Meeting Minutes

August 10, 2011

The Regular Meeting of the Lower Oxford Township Board of Supervisors was held at the Township Building, 220 Township Road, on Wednesday, August 10, 2011.

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

CALL TO ORDER

Chairman Kenneth L. Hershey called the meeting to order at 7:01 p.m.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

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

PUBLIC COMMENT CONCERNING ITEMS ON THE AGENDA

None.

RECOGNITION OF THOSE ASKING TO APPEAR ON THE AGENDA

None.

APPROVAL OF THE MINUTES

Mr. Cheek moved to approve the minutes for the regular meeting on July 13th. Mr. Kepler seconded the motion. MOTION CARRIED.

TREASURER'S REPORTS

Presentation of Bills – Mr. Cheek moved to approve and pay the bills: totaling \$52,219.46 for General Fund, \$11,825.00 for State Fund; and \$4,424.00 for Open Space Revenue Fund. Mr. Kepler seconded the motion. MOTION CARRIED.

Budget Deviations – None.

Fiduciary Refunds – Mr. Kepler moved to transfer \$1,226.16 from the two listed escrow sub-accounts to the Master Escrow account to reimburse for engineering fees incurred. Mr. Cheek seconded the motion. MOTION CARRIED.

CORRESPONDENCE

- ✓ Letter announcing that Republic Services has taken ownership of Monterey Refuse's business interests.
- ✓ PENNDOT *Moving Forward* publication for Summer 2011.
- ✓ Email regarding a seminar about the PA UCC vs. the Municipalities Planning Code.
- ✓ PA State Police statistic report for July.
- ✓ Letter from the County regarding the Act 167 Stormwater Management Plan Phase II Municipal Meeting on August 17th at 2:00 p.m. in West Chester.
- ✓ PSATS News Bulletin for July.
- ✓ Information and pamphlets from the TMACC regarding public transportation in the County.
- ✓ Letter from Representative Lawrence about the Automated Red Light Enforcement grant program.

- ✓ Letter from Representative Lawrence regarding his efforts to have Congress to urge the Federal Highway Administration appeal the mandates requiring municipalities to replace all road signs.
- ✓ SECCRA Annual Financial Report for the years ending December 31, 2009 and 2010.

Comments: Mr. Hershey noted that the Township is required to replace all the road signs to make the letters two inches larger because of a federal law. Mr. Kepler said that we applied for the Red Light Grant Program to try to get some money to help pay for all the new road signs.

Mr. Kepler moved to accept the correspondence. Mr. Cheek seconded the motion. MOTION CARRIED.

BUILDING INSPECTOR

The Secretary reported that the Building Inspector had five plan reviews, sixty-two regular inspections (nine failed), and two sewer connection inspections for the month of July. Mr. Kepler moved to approve the Building Inspector's Report. Mr. Cheek seconded the motion. MOTION CARRIED.

CODES ENFORCEMENT OFFICER

Mrs. Kinney read the Building Permits & Zoning Violations Reports for July. She issued two building permits and five certificates of occupancy.

There was a violation at 190 Penns Grove Road involving chickens. Mrs. Kinney reported that she received a letter from the property owner's attorney requesting more time to remove the chickens. Mr. Cheek moved to give them until September 1, 2011, to remove all of the chickens from 190 Penns Grove Road. Mr. Kepler seconded the motion. MOTION CARRIED.

Subdivisions & Land Development Plans – Mrs. Kinney noted that an extension was received from the Oxford Commons III for the revised Auto Zone plans and the subdivision of land to be given to the Oxford Cemetery. They are still waiting on all reviews from the County agencies.

Mr. Kepler moved to adopt Resolution 2011-23 for a ninety day extension for the Ballymeade subdivision final plans. Mr. Cheek seconded the motion. MOTION CARRIED.

Mr. Kepler moved to adopt Resolution 2011-22 for a 127 day extension for the Shoppes at Lower Oxford final plans. 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 Secretary read the Engineer's reports for June and July. Mr. Kepler moved to approve the Engineer's report. Mr. Cheek seconded the motion. MOTION CARRIED.

Oxford Commons Escrow Release #3: Ed Fisher has recommended a release of \$413,373.30.

Mr. Kepler moved to approve the reduction of the Oxford Commons improvement guarantee by \$413,373.30 to \$3,264,253.09 as recommended by the Township Engineer. Mr. Cheek seconded the motion. MOTION CARRIED.

REGIONAL ACT 537 PLAN

Mr. Bob Yeatman gave his report for the month of July. He said that DEP's deadline for the Act 537 Plan is September 15th. They had settlement on the Fulton Bank iterim loan. The bids for the lagoon went out on Monday. The bids are due back September 8th and are to be opened the 15th. They should have the recommendation at the September 21st Board Meeting. Mr. Kepler moved to approve Mr. Yeatman's report. Mr. Cheek seconded the motion. MOTION CARRIED.

ROADMASTER

Mr. Steve Price read the Roadmaster's Report for July. Mr. Kepler moved to approve the Roadmaster's Report. Mr. Cheek seconded the motion. MOTION CARRIED. Mr. Hershey thanked Mr. Price for putting the light on the Township sign.

REGIONAL RECREATIONAL AUTHORITY

Mr. Hershey gave the report for July. He said that a \$70,000 grant was received which will be used for a parking lot on the west side of the pavilion, a trail, and a playground. There has been some discussion regarding the contractor's obligation for the grass seeding on some bare spots. He explained that the OARA board had been approached about a skateboard park and asked for input from the other two Supervisors about that. Mr. Kepler moved to approve OARA report. Mr. Cheek seconded the motion. MOTION CARRIED.

HISTORICAL COMMISSION

Mr. Jay Eaton explained that the PA Historic Preservation Plan had a website to upload photos for "This is my History." The website is <http://www.flickr.com/photos/patrailsofhistory/collections/72157627179319880/>. There are six photos from Lower Oxford on the website under the Southeast Region. Mr. Eaton has five more to upload. He said that Lincoln is going to be part of the Chester County Town Tours in 2013. They are working on development of a focus and are excited to have support from the County for this event. Mr. Eaton explained that he is also trying to develop a partnership with Lincoln University to work on a Heritage Center. Mr. Kepler moved to approve the report and thanked Mr. Eaton. Mr. Cheek seconded the motion. MOTION CARRIED.

OLD BUSINESS

Open Space Preservation – The Treasurer explained that the Township has two bonds they borrowed for the Open Space Fund. The first one was the Series 2007, which currently has a fixed interest rate of 4.5%. It could be refinanced for no charge at a new fixed rate of 3.03%. The second bond has an adjustable rate, which has been averaging 1%. If it were to be changed to a fix rate at this time, the interest rate would be 2.94%. After some discussion, Mr. Kepler moved to authorize the Treasurer to do what is necessary to refinance the Series 2007 bond to the new lower fixed rate to final maturity in 2027 and retain the five year option date. Mr. Cheek seconded the motion. MOTION CARRIED.

Comprehensive Plan – Mr. Joel Brown reported that there was an extra meeting on August 3rd. The next meeting is August 24th. The Implementation Agreement was discussed. They should have the finished version of the plan to review in September. Mr. Kepler moved to approve the Comp Plan report. Mr. Cheek seconded the motion. MOTION CARRIED.

Lincoln Village Sewer – The Solicitor sent warning notices to the five property owners in violation of the Mandatory Connection Ordinance. There are still six outstanding permits that have not connected yet.

NEW BUSINESS

Union Fire Co. Truck Committee – Mr. Hershey moved to appoint Ron Kepler as the Township's member on the Fire Company Truck Committee. Mr. Cheek seconded the motion. MOTION CARRIED.

County Housing Affordability Study – Mr. Cheek moved to appoint Ken Hershey to the committee for the County Housing Affordability Study for the Route I Corridor. Mr. Kepler seconded the motion. MOTION CARRIED.

Fall Clean-up – Mr. Cheek moved to set the dates for Fall Trash Days on Friday, Sept. 30th from 7 am until 3pm and Saturday, Oct. 1st from 7 am until Noon. Mr. Kepler seconded the motion. MOTION CARRIED.

Waterline Reimbursement Options – Mr. Kepler explained that the Township Engineer had submitted four options for the Township to be reimbursed for the waterline on Route 10. Mr. Cheek moved to go with Option

C: \$1,500 for one EDU and \$1,000 for two or more EDU's. The Solicitor is authorized to write an ordinance accordingly. Mr. Kepler seconded the motion. MOTION CARRIED.

OTHER BUSINESS

Traffic Light at Oxford Commons – Mr. Kepler explained that the original plan for the traffic light at Oxford Commons called for a seventy foot mast arm. PennDOT would like them to use a forty-five foot arm. This requires them to move the pole for the red light closer to the Oxford Mall and out of PennDOT's right-of-way. Mr. Kepler said that Oxford Square's owner, Oxford Common's owner, and PennDOT are all in agreement and need the Township to sign-off on the easement agreement. Mr. Hershey moved to sign the easement agreement for the traffic signal at Oxford Commons once all parties are in agreement. Mr. Cheek seconded the motion. MOTION CARRIED.

PUBLIC COMMENTS

None.

Mr. Kepler moved to adjourn the meeting at 8:13 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