

TOWNSHIP OF SOUTHAMPTON MINUTES
FOR THE REGULAR MEETING OF THE BOARD OF SUPERVISORS
SOUTHAMPTON TOWNSHIP MUNICIPAL BUILDING

5:00 p.m.

March 27, 2018

MEMBERS PRESENT

Paul Witter – Chairman
Greg Richardson – Vice Chairman
Samuel Cressler – Secretary/Treasurer

OTHERS PRESENT

Sean Shultz – Township Solicitor
Doug Shields – Code Enforcement
Maria Misner – Planning/Recording Secretary
Kathy Durf – Administrative Assistant

VISITORS PRESENT

Bill Klusman – Shippensburg EMS

PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

**APPROVAL OF THE BOARD OF SUPERVISORS MINUTES FOR THE
REGULAR MEETING OF FEBRUARY 27TH, 2018.**

The minutes for the regular meeting of February 27th were approved as presented.

VISITOR REMARKS

Bill Klusman introduced himself as a new member of Shippensburg EMS. He will be periodically attending the Supervisor meetings to give updates and reports.

Samuel Cressler stated that as a recipient of Township funds, Shippensburg EMS is required to submit an audit each year.

OLD BUSINESS

There was no old business

Open Bids @ 5:15 for Building Painting

Two bids were received for the painting of both the office and maintenance buildings.

Ryan Fleagle Painting - \$36,580
Marvin Fisher Coating - \$22,840

MOTION: Supervisor Witter moved to grant the painting bid to Marvin Fisher Coating for \$22,840. Supervisor Richardson seconded the motion which passed unanimously.

NEW BUSINESS

Investment Portfolio Diversification

Samuel Cressler submitted the following for the record:

1. Since 2005 the township has had a desire to purchase land next to Michaux State Forest for open space, natural park and even maybe a trailhead. We were unsuccessful in 2005.
2. 2017 the opportunity to purchase land adjacent to 2005 parcel and next to Michaux became available again.
3. At the same time another topic of concern that we have is the liquidity of our investment assets.
 - A. The majority of our assets are in cash, CDs and similar funds.
 - B. We are restricted on the vehicles we can invest in by State Law
 - C. I believe that the rate of inflation/ Cost of Living over the next few years is going to exceed what we can earn on our cash.
Therefore, we may lose value on those funds.
 - D. One way to compensate for this is to further diversify our portfolio
4. I reached out to the land owner and had some discussions and discovery.
5. I was mildly interested in this prospect but didn't feel there was enough incentive at this time and was not going to pursue it.
6. I was in contact with DCNR a couple of weeks ago and they suggested we apply for a 50% Match Grant for Land Acquisition.
7. I immediately took another look at the purchase with the DCNR assistance and felt that it would be in our best interest to apply for the grant and attempt to purchase this asset.
8. I have been working, over the last two weeks, with the land owner, staff and solicitor to put something together for the board.
9. I feel this would be a good opportunity to diversify with a hard asset and the price would be very reasonable. I also believe this land would be a beautiful asset for the citizens.
10. The Acquisition Grant from DCNR has an April 11, 2018 submittal deadline.
 - A. Successful grant won't be funded until February of 2019.
 - B. Any delay in action beyond this meeting would move that date until 2020.
11. So we have put together some information and a "letter of Intent" for the BOS.
12. I respectfully ask the board to approve the letter to forward to the land owner and move to apply for the DCNR Land Acquisition Grant this year (April 11, 2018)

Supervisor Witter stated that he does not want Southampton Township to assume the bond.

Solicitor Shultz has left a message for Jay Shreibman, with DCNR, notifying him that the letter of intent makes it clear that the agreement of sale is contingent upon the receipt of grant funds, and that the Township can back out at any time if the grant is not awarded.

It also makes it clear that an appraisal needs to be done on the parcel and the purchase price is dependent upon that. It gives 120 days from the day of purchase agreement to make sure it is feasible to do what we want with the property pending any environmental assessments.

April 6th is the suggested date to sign the letter of intent and another 30 days to work out the terms of the agreement of sale.

Supervisor Richardson stated that he has reservations. There is no clear future use or need. He doesn't agree with buying the land based on speculated possibility of future inflation. It ties up a lot of liquidity that could otherwise be used to improve and replace Township infrastructure, equipment and facilities. He added that there is some good to it.

Supervisor Witter stated that his thoughts on this are that they don't make land every day. He heard this from his Great Grandfather in the 40's and 50's. The Township is not going to hurt financially in purchasing this. He does not see how it will be used, but it will be an asset. With what it will cost the Township it will not hurt everyday operations. He hopes in 20 or 30 years down the road people say they did the right thing. He heard negative comments when the Township purchased the property next door, and it was probably one of the best things they ever did. He just doesn't want to have people 20 or 30 years from now ask why we didn't do it, and there is no reason why we can't.

MOTION: Supervisor Cressler made a motion to authorize the Solicitor to finalize the details of the letter of intent as presented and draft an agreement of sale consistent with assuming New Enterprise accepts the letter of intent. Supervisor Witter seconded the motion which passed. Supervisor Richardson opposed the motion.

MOTION: Supervisor Cressler moved to apply for the land acquisition grant through DCNR. Supervisor Witter seconded the motion which passed. Supervisor Richardson opposed the motion.

Franklin County Tax Claim Petitions

Supervisor Cressler stated this is a petition by Franklin County Tax Service for eight properties.

MOTION: Supervisor Cressler moved to accept service by the Franklin

County Tax Claim Bureau. Supervisor Richardson seconded the motion which passed unanimously.

SUBDIVISIONS

SD 2018-004 Wayne & Carol Forrester – Final Subdivision

Steve Wolfe was present to explain the plan.

Non-Building Waiver

MOTION: Based upon the recommendation by Vince Elbel, SEO, Greg Richardson moved to approve the non-building waiver. Daryl Zimmerman seconded the motion which passed unanimously.

Modification of 31-803.F.4 Shared Driveway Access for two side-by-side flag lots.

Tim Cormany stated in his letter of March 15, 2018

Shared Driveway access is required for two side-by-side flag lots. An easement and associated agreement are also required for Township Solicitor review and approval. (803.F.4, 804.E.2) The applicant is requesting a waiver of this requirement as Lot 1A does not propose a driveway, is not suitable for development, and is likely to be sold to an adjoiner for silvicultural purposes. In light of the steep slopes, the soils, and floodplain, we believe it would be extremely difficult for the parcel as proposed to function as a development lot and, therefore, have no objection to the request as presented

There was extensive discussion regarding the modification request of a shared access for the side-by-side flag lots and the potential problems that may arise from the approval.

Samuel Cressler did not see the need to have the second flag lot for the proposed subdivided lot if it is sold to an adjoiner and never intended to be built upon.

Supervisor Richardson stated that it didn't make sense in this case to go against the ordinance.

MOTION: Supervisor Richardson moved to deny the modification request for SD 2018-004.

Supervisor Cressler stated that he didn't want to set a precedence. Solicitor Shults stated that by approving the modification a precedence would not be set legally.

The motion died for lack of a second.

MOTION: Based upon unfavorable building conditions: steep slopes, poor soils and floodplain, Supervisor Witter moved to

approve the waiver request of the shared driveway ordinance requirements. Supervisor Cressler seconded the motion which passed. Supervisor Richardson opposed the motion.

MOTION: Supervisor Witter moved to approve the final land subdivision for SD2018 – 004 Wayne and Carol Forrester. Supervisor Cressler seconded the motion which passed unanimously.

SD 2018-005 Dallas & Trent Martin – Final Subdivision

MOTION: Based upon the recommendation by Vince Elbel, SEO, Supervisor Cressler moved to approve the non-building waiver. Supervisor Witter seconded the motion which passed unanimously.

MOTION: Supervisor Witter moved to approve the final land subdivision for Dallas and Joy Martin provided the remaining comments from Tim Cormany's letter dated March 23rd have been satisfied, the signed escrow agreement has been submitted and road names under General Notes should be changed to Rowe Road on the plan. Supervisor Cressler seconded the motion which passed unanimously.

REPORTS OF TOWNSHIP OFFICIALS AND AGENCIES

Proofing Codification Updates - Maria Misner reported that she is in the process of proofreading the codification updates for the SALDO and Zoning Ordinances.

Property at 996 Ashton Drive – Maria Misner stated that she talked with Tim Cormany regarding development of the unimproved lot at 996 Ashton Drive. He does not have any land development plans that are more detailed than what she has. He stated that it was an approved building lot and the only thing to do was make the new owner aware that the lot has historically acted as a funnel for stormwater runoff and build with extreme caution and maybe even recommend a drainage engineer.

36 Mt. Rock – Doug Shields reported that 36 Mt. Rock is still in shambles but he is working on it.

Dollar General Bonding – Doug stated that he would like to discuss with Solicitor Shultz about getting bond/maintenance funds for work and repairs the Township has made. The Township is still holding a performance bond in excess of \$50,000.

Solicitor Shultz will discuss this with Doug further.

GENERAL FUND

MOTION: Supervisor Witter moved to pay the general fund in the amount of \$31,196.45. Supervisor Richardson seconded the motion which passed unanimously.

The meeting was adjourned by Supervisor Witter at 5:47 p.m.

Respectfully Submitted

Maria Misner
Recording Secretary