

North Middleton Township Board of Supervisors April 26, 2018

The workshop meeting of the North Middleton Township Board of Supervisors was held at the Township Municipal Building, 2051 Spring Road, Carlisle PA on April 26, 2018. Chairman Harry Kelso called the meeting to order at 6:00 p.m. Board members present were Vice Chairman Robert Reisinger, Supervisor James Hare, Supervisor Denise Gembusia, Solicitor Mark Allshouse, Manager Deborah Ealer, Police Chief Gary Carver and Recording Secretary Lori Coleman. Supervisor David Smith was not in attendance.

Visitors: see attachment.

Public Comment / Hearing of Visitors

Tim Marra, Zelenkofske Axelrod LLC – 2017 Audit

Mike Samson and Tim Marra were before the board to review the 2017 audit results. Mr. Samson thanked Ms. Ealer and the staff for providing all the information to complete the audit. The audit was completed by the general accepted auditing standards. Mr. Samson noted they had no difficulties or disagreements during the process. Tim Marra reviewed the financial statement and indicated the township was in a good direction. He noted the increase in revenues due to a spike in taxes and the increase to the millage rate. As for expenditures, public safety and the public works departments saw an increase. Supervisor Reisinger inquired if they had reviewed the audits from prior years. Mr. Samson confirmed they did and the information was correct. Supervisor Kelso asked if they found any internal control issues. Mr. Samson said they did not discover any areas of concern. Supervisor Gembusia congratulated Ms. Ealer and the staff for a clean report.

North Middleton Authority

a. April Manager's Report

Supervisor Kelso presented the April report.

b. March 2018 Minutes

Supervisor Kelso presented the minutes. Supervisor Reisinger addressed an inquiry from Supervisor Hare about the manhole overflowing at Crane Drive. At the last meeting, the NMA board discussed infiltration inflow and how to address it. He noted the current infrastructure is 35-40 years old. In the next few months, they will be working with their engineer to complete an evaluation for a long range plan on how to potentially replace some of the older lines within the streets. Supervisor Kelso inquired about the 5 properties located between Creek Road and Bellaire Avenue that expressed a desire to have public water service. Supervisor Reisinger noted the project would be completed this summer utilizing township staff and John W. Gleim excavating to complete the work. Supervisor Reisinger added NMA did receive confirmation from 4 of the 5 residents, and noted the connection and tapping fee would be around \$6000.

New Business

a. Manager

1. Resolution 2018.05 –Building Permits to be destroyed

Ms. Ealer presented Resolution 2018.05 to the board. The resolution was declaring its intent to follow the procedures for proper disposition of outdated records as adopted in Resolution 2009-03 and to provide approval for the destruction of certain outdated

documents and records. Ms. Ealer noted all the questions from a prior discussion were cleared up. Ms. Ealer added all the information was entered into Laserfische. Thus, Supervisor Reisinger moved to approve Resolution 2018.05 with the correction of the word recreation, and Supervisor Gembusia seconded the motion. The motion carried.

2. Resolution 2018.06- Water Rates

Ms. Ealer presented Resolution 2018.06 to the board setting the residential and nonresidential water rates. Supervisor Reisinger moved to approve Resolution 2018.06, and Supervisor Hare seconded the motion. The motion carried.

3. Bennington Square Request for Extension of time- #18.02 Preliminary and Phase I Final

Ms. Ealer presented a time extension request for Bennington Square to the board. She noted the plan expires on May 31, 2018 and they are seeking an extension until August 31, 2018. Supervisor Gembusia moved to grant the time extension request for the Bennington Square #18.02 Preliminary and Phase I Final to August 31, 2018. Supervisor Hare seconded the motion, and the motion carried.

4. Mountainview Estates Road Dedication

Ms. Ealer reported the developer of Mountainview Estates, Classic Communities has filed bankruptcy. Even though the township is holding a letter of credit to complete the development, the developer is having a difficult time paying the bills and acquiring credit to complete the project. A brief meeting with township representatives was held to try and determine how to get the roads turned over to the township. Ms. Ealer reviewed her April 6th memo with the board outlining the work and costs associated to complete the road dedication. Solicitor Allshouse stated the issue should be discussed in an executive session since it was a legal and potential litigation matter. Supervisor Kelso asked about the list of items that needed to be completed. Ms. Ealer reviewed the items and added the last two building permits were issued. Ms. Ealer was seeking direction from the board. The item would be discussed further in executive session after the meeting.

Police Chief

Chief Carver said his report would be ready on Monday. Supervisor Kelso asked for an update on the car show weekend. Chief Carver noted everything went well. Chief Carver added Corporal Peterson is doing well and back on duty. Supervisor Hare asked if the department was still in need of a part-time officer. Chief Carver confirmed his inquiry.

Board

a. Zoning Ordinance Section 86.01

Ms. Ealer reviewed a notice of violation letter for 1908 Douglas Drive. Supervisor Gembusia inquired if the issue was a driveway or street. Solicitor Allshouse noted the resident was in violation of the ordinance, and he provided his interpretation. The board discussed various scenarios and forms of identification that are currently on homes. Supervisor Gembusia asked if the police department had a problem locating homes. Chief Carver noted the department did not have issues locating residences. Supervisor Kelso felt the ordinance should be updated. He did agree that residences should have an identification number. Township Engineer Doug Brehm referenced planned communities in the township with numbered residences and others that have just group mailboxes with no numbered locations. The board tabled the issue for further discussion.

b. Cavalry Road /Spring Road traffic light

Supervisor Hare inquired if Ms. Ealer had an update from the traffic light engineer about getting a letter from PennDOT. She noted they were awaiting final approval from the grand administrator. Supervisor Hare was seeking confirmation so the grant funds would be protected.

c. Sunoco

Ms. Ealer referenced a noise complaint from a few Middleton Estates residents. She invited the Sunoco representative to address the board. Ms. Ealer noted the 20" boring line will be completed in about 3 weeks and then they will be demobilizing the machinery to another location. Once completed, Sunoco will begin boring for the 16" line. Ms. Ealer noted the noise resembles a rumbling sound. The Sunoco representative recently contacted two residents and indicated to them that they will put up a curtain for the 16" boring. Ms. Ealer felt the noise was a vibration issue. Supervisor Kelso verified they are not operating 24 hours. Ms. Ealer confirmed Sunoco is abiding by the ordinance. Supervisor Reisinger verified the township does not have a noise ordinance. Ms. Ealer agreed. If Sunoco is operating within the time frame set in the ordinance, Supervisor Reisinger asked Solicitor Allshouse if there is anything else the township can do to address the noise. Solicitor Allshouse verified the township does not have a noise ordinance. Supervisor Hare expressed his concern since residents will have their windows open with the warmer weather. Supervisor Gembusia agreed with Supervisor Reisinger that Sunoco was not breaking any laws by operating within the selected time frame as per the ordinance. Supervisor Hare asked Ms. Ealer to see if the Sunoco representative could address the board at the next meeting. Ms. Ealer would contact the representative.

Executive Session

An executive session would be held following the meeting to discuss a personnel issue and potential litigation matter.

Adjournment

The meeting was adjourned at 6:56 p.m.

Respectfully submitted,

Deborah Ealer
Township Secretary

Lori Coleman
Recording Secretary