

PALMER TOWNSHIP BOARD OF SUPERVISORS
GENERAL BUSINESS MEETING
JANUARY 9, 2012

A general business meeting of the Palmer Township Board of Supervisors was held on Monday, January 9, 2012 at 7:00 p.m. in the Community Room of the Palmer Library with all Supervisors in attendance: David Colver, Robert Lammi, Michael Mitchell, Ann-Marie Panella and Robert Smith. Also in attendance were the Township Manager, Director of Public Services, Police Chief and Township Solicitor. Kris Porter from Patch Internet News represented the news media. Colver convened the meeting and led those present in the Pledge to the Flag.

2. APPROVAL OF DISBURSEMENT OF FUNDS –JANUARY 9, 2012

The report will be provided at the meeting.

DISCUSSION

On motion by Mitchell, seconded by Panella, and agreed by all, the Board approved the disbursement of funds for January 9, 2012.

3. APPROVAL OF MINUTES – JANUARY 3, 2012

DISCUSSION

On motion by Lammi, seconded by Smith, and agreed by all, the Board approved the minutes of January 3, 2012.

4. PUBLIC WORKS BUILDING DISCUSSION

INFORMATION

The staff will update the Board on the status of the new public works building.

DISCUSSION

Colver reviewed the layout of the building plan and said it is 105 feet by 393 feet in size with a bump out on the west side for a training room and office. Colver said talking about this building over the past ten years we knew we wanted to be able to put everything we own inside the building and also allow for future growth. Colver said we have millions of dollars of equipment that needs to be protected. Tom Adams, Director of Public Services and Scott Kistler, Superintendent of Roads, Parks and Utilities reviewed the layout of the building with the Board. Smith said Tom and Scott have been working hard at this and it looks good. Colver said the staff has visited several other municipalities with new buildings to see what would be the best for us. Kistler said in the southern end of the building that is mostly storage we want to maintain 45 degrees so we don't have to worry about the loads freezing on the trucks. We looked at drop down gas heaters from the ceiling and radiant floor heating. We have included radiant floor heating in the building. Kistler said after running the numbers it was feasible and more economical in the long run to go with radiant floor heating throughout the building. Kistler said when we visited Williams Township we saw they included a four foot wide radiant heat concrete apron around the building that detects snow and will turn the zone on so the doors won't freeze

after the snow falls into the open garage bays. Kistler said there will also be a 35 foot wide area in the center of the building allowing for storage of off season equipment. Colver asked about the appearance of the outside of the building. Kistler said on the Hartley Avenue side of the building we initially talked about going 12 feet high with brick and our architect said if we are going that high we should consider going to the roof with the brick. Kistler said the other three sides will be 4 foot high masonry block. Kistler also noted going with double wide garage doors we gained more storage area in the building. Colver reviewed the storage area above the office - mezzanine area of the building. Lammi said after spending years as a safety inspector for an insurance company he would suggest they consider moving the oil/antifreeze storage area to an outside wall due to the combustible contents. Lammi asked if the building would be sprinkled. Kistler said yes. Lammi said you show the kennel on the east wall and asked if that could be a problem with the neighbors. Kistler said we are 150 feet to 200 feet from our closest neighbor and we will have some type of a berm between us. Colver said he believes it is a well thought out plan. Kistler said it took us eight months to get to this plan and we went through four or five revisions. Colver said we are looking for the boards blessing so they can move on to bid the project.

Lammi made a motion, it was seconded by Smith, and agreed by all, to authorize the architect to move forward with the final plans and bid the project. Christman thanked Tom Adams, Scott Kistler and Paul Hosking stating they put a lot of work and time into getting this where it is today.

5. PUBLIC COMMENT

Gary Strausser was present and said he needed to get his CVS plan recorded but there are a couple outstanding items. Strausser said he had the township agreement and there are some items that weren't addressed with the CVS lot that were addressed in the Sheetz plan. Bruno said for Mr. Strausser to get his plan recorded he needs a land development agreement and needs to post security. Bruno said we have gotten the land development improvements agreement but the recreation fees and voluntary traffic contributions are still outstanding. Bruno said the recreation fees that were agreed upon were based upon the land being developed in sections not the entire subdivision. The amount for recreation is \$3,000 per acre. Bruno said he included that calculation in the land development improvements agreement as the amount to be paid. Bruno said Mr. Strausser is requesting a credit be applied for the development that was previously the bank parcel. Bruno said he recommended to Mr. Strausser's attorney that they submit a written waiver request but I have not seen a written waiver request to date. Colver said he believes that in the past if there was a prior business on the property we didn't include that property in the calculation. Colver asked if we know if the bank ever paid a recreation fee. Bruno said the township planning director is looking into that. Strausser said these are separate lots and he got credit for everything he tore down. Lammi asked when you bought the building did you pay a recreation fee. Strausser said there are three lots all roughly three acres and the old bank was 1.2 acres. Colver said so you are looking for credit for 1.2 acres. Lammi said if you paid the recreation fee for that building you wouldn't have to pay it again. Colver said you are looking for a \$3,600 credit. Lammi said Cyndie Carmen is going back in the files to verify if a recreation fee was paid and that should firm up this item.

Bruno said the other issue is the voluntary traffic contribution. Bruno said in the original approval of the CVS project there was an offer to pay a \$69,000 voluntary traffic contribution that was agreed upon by Mr. Strausser. Bruno said he included that amount in the land development improvements agreement. Bruno said Mr. Strausser's counsel has questioned if

that amount wasn't credited. Bruno said when Mr. Strausser was asking for relief it was in the context of the Sheetz project, not the CVS project. At that time you made a decision that the voluntary traffic contribution wasn't something you would be looking for because of all the traffic related work he was required to do. Bruno said but the \$69,000 is still a condition that runs with the CVS project. Bruno said he informed Mr. Strausser's counsel if they are looking for relief for the \$69,000 that would need a request to this Board to modify your prior decision. Strausser said we didn't have an approved PennDOT agreement at that time. Lammi said he recalls not looking at them as two separate projects but as one complete project. Lammi said we talked about future improvements that could be needed at Kingston Road and Route 248. Lammi said if in the future PennDOT says that intersection needs a traffic signal, and the improvements Mr. Strausser is doing now would meet the requirements, then that is fine. Strausser said he feels it is definitely covered. Bruno said this hasn't been addressed as one project. Bruno said Mr. Strausser had good reason to piece meal the projects, and that's okay; but we need to come to terms with the developer now. You can only go with what is before you now and your concern about that intersection is valid. Bruno added to date we have no agreement in writing addressing these issues. Colver said what public work the developer has done in and around Northwood and Kingston versus what he would have been paying for these three parcels in traffic improvements, the number far exceeds the \$69,000. Strausser said his cost for improvements for the Sheetz project is well over \$1,000,000. Strausser said at one Board meeting I agreed to split the cost of the improvements. Lammi said he asked Dave Lear about the intersection and he said turn lanes will be installed (southbound and northbound), so it would be easy to install a light in the future, but right now it doesn't warrant a signal. Strausser said we don't know what else will go in the remaining 12 acres. Strausser said he could get an estimate with the other 12 acres completed. Lammi asked if you give us documentation to make any infrastructure improvements at the time the light would be put in, would that work. Bruno said the concepts could be agreed upon even though we don't have dollar amounts, but we need to know the scope of the work. Lammi said Gary will be responsible for further infrastructure improvements upon developing the other 12 acres. Colver said in return he is getting off of what he agreed to because of the future development. Lammi said we have to recognize the improvements he is already doing. Bruno said the traffic contribution is typically paid prior to recording the plan. We can delay it if we are working on an agreement. Bruno said the agreement can include the future traffic light requirements and it would be something in the agreement that would run with the land. In the event Mr. Strausser would sell the property the obligation would run with the land for the traffic light. Smith asked what happens when lot four triggers and that lot generates a traffic contribution. Bruno said it will be addressed at that time. Strausser asked if he could get an estimate of what a light would cost today. Bruno said the township can't agree to numbers associated with the future. Strausser asked why we can't split it 50/50. Bruno said you want 50/50 for the entire scope of the work and that is different than what the Board wants. Strausser said maybe it will be less for me to pay the \$69,000 contribution. Bruno said you may want to think about that. Colver asked is there enough work being done that far exceeds the \$100,000. Mitchell said yes, but it isn't being done on our township roads, it's the state that's requiring this work. Mitchell said the \$69,000 being paid would be used for our roads not state roads. Strausser said there is a developer right next to me that didn't pay anything. Colver said we didn't ask for a traffic contribution for the doctor's office because he did all the road work around the area. Strausser said when I look at my neighbors I'm being asked to do more than them and I have less square footage. Strausser estimated his improvements to cost \$1 million. Colver said he believes the work far exceeds the traffic contribution and we shouldn't be looking for the \$69,000.

Colver made a motion to rescind the \$69,000 voluntary traffic contribution requirement for the CVS project. The motion was seconded by Smith, and agreed by all.

6. REPORTS

Township Manager

- Christman said the township will be meeting with FEMA/PEMA representatives tomorrow.
- Christman said he will be attending the Northampton County TCC meeting on January 12.
- Christman had one personnel item for executive session.

Colver stated prior to tonight's meeting the Board held an executive session to discuss one personnel matter with no action to be taken tonight.

On motion by Panella, seconded by Mitchell, and agreed by all, the meeting was adjourned at 8:18 p.m. with one personnel item for executive session.

Respectfully submitted,

Christopher S. Christman
Township Manager