

PALMER TOWNSHIP BOARD OF SUPERVISORS  
GENERAL BUSINESS MEETING  
AUGUST 9, 2010

A general business meeting of the Palmer Township Board of Supervisors was held on Monday, August 9, 2010 at 7:18 p.m. in the Community Room of the Palmer Library with four Supervisors in attendance: David Colver, Robert Lammi, Michael Mitchell, and Ann-Marie Panella. Robert Smith was absent. Also in attendance were the Township Manager, Public Services Director and the Township Solicitor. Chairman Colver convened the meeting and led those present in the Pledge to the Flag.

Colver announced that an executive session was held prior to tonight's meeting to discuss one personnel item with no action required tonight.

2. APPROVAL OF DISBURSEMENT OF FUNDS AUGUST 9, 2010

INFORMATION

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 August 9, 2010.

3. APPROVAL OF MINUTES – JULY 27, 2010

DISCUSSION

On motion by Lammi, seconded by Panella, and agreed by all, the Board approved the minutes of July 27, 2010.

4. NATURAL GAS CONTRACT

INFORMATION

The Board needs to approve/disapprove entering into a contract for natural gas services.

DISCUSSION

Public Services Director, Tom Adams, said natural gas is being deregulated and we received a proposal from Center Point Energy Services that was included in your packet. Today Center Point Energy bumped its price down to \$6.90 per thousands cubic feet. Adams said he also received a quote from UGI Energy Services at \$7.75 per thousands cubic feet. Adams said we would lock in on the price for one year. Colver asked what the usage is like in the township. Adams said we use 2700 thousand cubic feet per year between the seven buildings. Adams said based on today's prices it would save us \$2,280 for one year. Anckaitis said from a budgeting perspective you at least have a firm number to use in our budget. Lammi said with shale drilling going on in Pennsylvania would it give us an advantage using UGI versus these groups since we don't know where their gas is coming from. The Board agreed that shouldn't affect us in the

next year. Adams said he forwarded the contract to Solicitor Bruno for his review. Solicitor Bruno said he didn't get a chance to review the contract.

On motion by Lammi, seconded by Panella, and agreed by all, the Board agreed to enter into a one-year contract for natural gas services with Center Point Energy Services at the rate of \$6.90 per thousands cubic feet, subject to the satisfactory review and approval of the township solicitor.

5. PROPOSED NO PARKING ZONE

INFORMATION

The Traffic Safety Committee is recommending that two temporary no parking zones along Park Avenue be adopted as permanent no parking zones in the township ordinance. The Board needs to approve/disapprove the request.

DISCUSSION

Adams said we previously received complaints about poor visibility at Gruver Avenue due to parked cars on the corners of Park Avenue. We placed temporary no parking signs on Park Avenue. We haven't received any complaints about the temporary signs and we feel they should become permanent signs.

On motion by Panella, seconded by Mitchell, and agreed by all, the Board approved the permanent no parking zones on Park Avenue.

6. LEMBACH SHED AGREEMENT

INFORMATION

The owner of 10 North Ridge Court (Estates of Northwood) wants to install a shed partially in a township drainage easement. The Board needs to approve/disapprove the shed request.

DISCUSSION

Colver asked if it is an active swale where they want to place the shed. Adams said it is a 20 foot drainage easement and he wants to put a shed in the easement. Adams said he believes the swale will have enough flow with the shed.

On motion by Mitchell, seconded by Panella, and agreed by all, the Board approved the Lembach shed agreement.

7. LEMBACH FENCE AGREEMENT

INFORMATION

The owner of 10 North Ridge Court (Estates of Northwood) wants to install a privacy fence along his side lot lines which lie in a township drainage easement and across a swale. The Board needs to approve/disapprove the fence request.

DISCUSSION

Colver asked if the fence goes to the ground will it block the flow. Lammi said what if the owner is on vacation and we have a heavy storm and it blocks the flow. Lammi said if it was chain link fence water could flow through it. Adams said he is uncomfortable with a lot of these agreements because they don't understand the purpose of the drainage easement on their property and the realtors don't always explain the property. Colver said you're only talking about water from two lots above him, on the other side is Parkview Estates and that water flows in the other direction.

On motion by Mitchell, seconded by Panella, and agreed by all, the Board approved the Lembach fence agreement.

8. TWO RIVERS COUNCIL OF GOVERNMENTS DISCUSSIONINFORMATION

The Board needs to approve/disapprove the hiring of a temporary, part-time executive director of the Two Rivers Council of Governments (COG), to be paid for with the COG's surplus funds.

DISCUSSION

Lammi said for the past two years the Two Rivers Council of Governments has been talking about hiring a part-time director. Lammi said we formed a sub-committee and drafted a job description for the position. Lammi said at the last COG meeting we voted to hire a part-time director for a one-year trial period and use our surplus funds to pay the individual. Lammi said if we decide after one-year to continue with the director position we will evaluate the costs associated with the position. Lammi said we need to ratify this by each governing body that is a member of the COG. If one of the eight communities doesn't agree – the item is dead. Lammi said he believes if it isn't approved it would also be the end of the COG.

On motion by Lammi, seconded by Mitchell, and agreed by all, the Board approved the hiring of a temporary, part-time executive director of the Two Rivers Council of Governments, to be paid for with COG's surplus funds.

9. PUBLIC COMMENT

Debra Homola, 977 Park States Road, Wind Gap, asked if the applicant for the part-time position needs to be a resident of Palmer Township. Lammi explained that the COG includes eight different surrounding communities and said it would not have to be a resident of one of the communities, but would need to have government experience as well as experience writing grants.

10. REPORTSSolicitor

- Bruno said Woodridge Falls is trying to make progress with the developer to get the final agreements and letter of credit in order so the plan can be recorded. Bruno said the developer is anxious to get the plan recorded. Bruno said the land development

- improvements agreement is near completion but since this Board doesn't meet again until the end of the month he didn't see a problem with the Board authorizing the chairman to sign the agreement once everything is satisfactory to the township solicitor. On motion by Lammi, seconded by Mitchell, and agreed by all, the Board authorized the chairman to sign the land development improvements agreement once the agreement and security is in a form satisfactory to the township solicitor.
- Bruno said Glenmoor's current letter of credit for \$75,000 is in effect until August 14. Bruno said the Board received a request for complete release of the monies but since that written request Mr. Reilly has indicated that he would like to meet with township officials before the Board votes on the action. Bruno said the security that is currently in place expires August 14 however the letter of credit actually automatically extends for an additional year of the expiration date unless we receive a 30-day notice from the bank saying they are not going to renew. Bruno said it appears it will automatically renew on August 14 for \$75,000, and we can then meet with the developer. Bruno said there is no action required tonight unless the Board wants to vote on the written request to release the funds from the developer. Lammi made a motion to table the request for full release of the \$75,000 from Glenmoor. The motion was seconded by Panella, and agreed by all.
  - Bruno had an extension agreement for the Atul Kharecha subdivision. They have provided an extension to complete their public improvements until June 30, 2011. On motion by Lammi, seconded by Mitchell, and agreed by all, the Board authorized the chairman to sign the extension agreement.
  - Bruno had one litigation item for executive session.

#### Manager

- Anckaitis said he had one litigation item for executive session.
- Anckaitis said regarding the restructuring of the bond, financial consultant Gary Pulcini told us our scheduled payment of \$464,979 that we were to make this November will not have to be made due to the new bond and new wrap around schedule. Anckaitis said we included that amount in the 2010 budget and now we will not have to make that payment. Anckaitis said we are buying a new fire truck and we already received quotes on loans to buy the truck. We were going to pay \$78,000 a year for 7-years. The balance we owe after the fire department relief association's payment is \$467,675. Anckaitis said he and Gary Pulcini would recommend we use the amount of savings from the bond and pay for the fire truck so we do not have a loan for the next seven years. Mitchell made a motion to use the 2010 budgeted amount of \$464,979, the one time proceeds from the 2009 bond, to purchase the new fire truck and authorized the solicitor to finalize information regarding the loan cancellation with DCED and the township manager execute items required with financial consultant Pulcini. The motion was seconded by Panella, and agreed by all.

#### Public Services Director

- Adams said last week Dan Lichtenwalner gave a presentation on the new overhead projectors installed in this meeting room. Anckaitis said Dan did an outstanding job coordinating and completing the project. Anckaitis said Dan coordinated everything that was needed and then the road department employees did the wiring in the room. We came in under budget and it cost us about 1/3 of what South Whitehall paid seven

or eight years ago when they installed their system. Anckaitis said Dan, the road crew and Scott Kistler did an excellent job.

Supervisors

- Colver reminded everyone that Community Weekend is coming up, August 18 through 22.

On motion by Lammi, seconded by Mitchell, and agreed by all, the meeting was adjourned at 8:03 p.m. with two litigation items for executive session.

Respectfully submitted,

Robert G. Anckaitis  
Township Manager