



Board of Supervisors Work Session

May 11, 2009

7:30 p.m.

PRESENT:

Bob Norris, Chairman
Barclay Hoopes
Betty Gordon
Warren Reynolds

Ed Hill
Jon Martin
Joe Yakscoe
Spence Address
Tim Kiser
Timothy Cassidy

A. CALL TO ORDER

Chairman Norris called the meeting to order at 7:30 p.m. and the Pledge of Allegiance to the flag was recited.

Norris stated that Vice Chairman Perrotti sent regrets for his absence.

B OPPORTUNITY FOR RESIDENTS TO ADDRESS THE BOARD

No residents want to address the Board

C. NEW BUSINESS

1. Public Works Report (Yakscoe)

Joe Yakscoe, director of Public Works, presented his annual report:

- a. Vehicle for sewer workers has been put out to bid.
- b. Success of spring clean-up
- c. Monthly inspection of buildings
- d. Stormwater report. Yakscoe reported that after each rain, the inlets are inspected.
- e. In-house maintenance
- f. Road equipment. Mr. Yakscoe noted that some of the equipment had reached its maximum service and should be replaced. Reviewed industry replacement standards. Hill said there is a capital improvement plan in place for public works that requires \$200,000 for capital improvement budget.

Norris requested that the Treasurer draft the contents or approach to a capital management plan for the Board's review this summer, before budget discussions begin.

- g. Co-Op bid for salt, fuels, line painting, stone, blacktop and road oils (used for crack sealing), paving, microsurface treatments, oil and chip, and precoat.
- h. Efficiency and productivity of the public works staff.
- i. Comprehensive plan for road improvements. Yakscoe emphasized the need for a good road maintenance/improvement plan. Heavy truck traffic

does a lot of damage to township roads. He stated that mixing concrete into the base is the most fiscally responsible way to reclaim road.

j. Liquid fuel funds and current expenditures. Discussed benefit of using tar and chip method to seal the roads. He explained money will be taken from capital improvements to get project going. \$100-125,000 dollars needs to be included in the budget for next year's improvements, not maintenance. Yakscoe reviewed improvements already done. Yakscoe also stated that because improvements have not been ongoing, there are safety issues that need to be addressed.

Yakscoe stated they were always considering the most effective ways to keep the spray fields as absorbent as possible and were always aware of this when driving across the fields. He stated the hay baled from the property cannot be fed to farm animals under DEP regulations.

Yakscoe and Reynolds had a discussion about best practices for road repair and maintenance.

Yakscoe and Hoopes had a discussion about best practices for cutting, maintenance and spraying of sprayfields.

Hill stated that Yakscoe frequently took his classes at PSATS and is one of the best Public Works Directors he has ever seen. Norris stated he receives more praise for the road crew than anything else in New Garden and thanked Yakscoe and his crew for an outstanding job.

2. New Garden Airport Technology Center (Norris)

Norris gave a brief background of the airport acquisition and explained that the future plan was to develop business park on land that is not airport proper property and stated that tonight's meeting was an opportunity to look at the plan, give suggestions, engage in discussion and share opinions about the plan. Norris stated the Township needs to be accountable in all phases of this development and comply with all of its own rules.

Timothy Cassidy and Tim Kiser of Bernardon gave a presentation regarding the Site Analysis, Kimball Master Plan Analysis and the Proposed Master Plan Concept for the New Garden Flying Field. The proposed plan included an observation deck, flight education facility and museum, flex buildings, additional hangars, runway extension, northwest woodland preserve with trail system, picnic area and other minor renovations.

Norris stated that the Board did not agree with Kimball's original plan because it took up so much space and did not take stormwater management into consideration.

A review of the entire property showed areas that should not be disturbed as they are densely wooded with very steep slopes. Placing the technology park on the northern part of the parcel would run well with the road and the existing airport buildings. There are two watersheds on the property that need to be considered. The Plan proposed a 500' runway extension to service the next class of aircraft which will help sustain the airport by competing with others and offering services to a wider range of people.

Norris asked for input or questions from the Board. Hill questioned the apportionment of acres and their possible use, sale and/or lease and said he likes the plan.

Reynolds asked about certain building restrictions. Norris said we need to research the legality of the buildings that Modern Mushroom is building in the flight cone. Reynolds stated that this plan is much better than the Kimball plan and the sensitivity to woodlands, wetlands and steep slopes make it superior to the Kimball plan. Reynolds stated that the vast majority of resident he spoke to do not like the development of the airport and said his conscious tells him to preserve as much open space as possible. Reynolds stated that the Open Space Board requested that we put a conservation easement on the woodlands which he strongly supports.

Gordon posed several questions regarding proposed buildings. Norris stated that nothing will happen for at least two years while the Township goes through the land planning process. Norris believes it is important to present a clear plan to potential developers. Gordon thinks it is superior to Kimball's previous plan, however feels it should be developed in such a way that it flows with its present surroundings.

Hoopes stated he would like to look at the possibility of putting a reliever road in and stated there once was a roadway that went through the property. Hoopes believes it is more important to put the road in place than building more structures.

Andress thinks it is important to keep phasing in mind, from an infrastructure point of view, so that all things work together. Earthmoving, stormwater management and utilities all need to be considered in the phasing as well as the actual cost to prepare pad sites for future development.

Yakscoe and Martin both liked the plan. Martin thought it was a good balance between airport, community and business concept. Martin wants airport open and accessible to youth and community and to attract and sustain viability of airport.

Norris thanked Kiser and Cassidy for their efforts.

3. Summer Schedule

Norris reviewed the dates with the Board and stated it was traditional to consolidate meetings during the months of June, July, August and September. *On Motion by Gordon, seconded by Hoopes, the Board unanimously voted to adopt the summer schedule.*

4. Soil Evaluation (Andress)

Mr. Andress addressed a 5-10-10 letter from DeVal which is a follow-up to recent discussions about testing on the Pannell property. Even though a few acres seemed to be suitable for irrigation, there are other issues, the most pressing of which is the geological impact. Andress feels that it is not worth pursuing. Norris and Reynolds discussed feasibility of cost factors and both agreed it was not worth pursuing.

Andress stated that there was an adjacent property, formerly the McCann property. Perrotti suggested a soil test to determine if there might be enough property from each of the two tracts to make the opportunity worthwhile and makes sense to explore. Reynolds stated both properties are valuable from an Open Space point of view. Andress stated they needed 3-4 acres and pump 4-5000 gallons a day. He thinks combination of two tracts may achieve that goal. Andress said from technical view, its worth the \$1,200 fee to investigate the soil on the adjacent property. *On Motion by Gordon, and seconded by Reynolds, the Board unanimously approved an estimate by DeVal Soils and agreed to request that the evaluation be done on the tract outlined in Andress' letter.*

Norris stated that a boundary line issue initially addressed in December 2009. A resident petitioned New Garden Township and requested assistance in emancipation from London Grove on, with all costs being borne by resident. Hill is meeting with resident tomorrow.

5. Airport Phase III Agreement

Hill stated this agreement is to do design work, but does not include inspection through construction. Hill said we have to stay with Kimball in order to save \$1.2 million grant. PennDOT advised that we stay with current engineer; at the appropriate time, they will assist Township in finding a new one. Martin stated that the Township may, at any time, hire a third-party engineer to oversee the project. *On Motion of Norris, and seconded by Hoopes, the Board unanimously voted to approve Kimball's bid not to exceed \$33,140 for engineering through the award of the bid through Phase III of the New Garden Taxiway Extension project.*

D. OLD BUSINESS

1. Report on Cell Phone Service Providers

Hill stated that after negotiation, Nextel had provided competitive pricing and equipment replacement at a nominal cost (99¢ per phone). He suggested we keep Nextel as our service provider. *On Motion by Gordon, and seconded by Reynolds, the Board voted unanimously to retain Nextel as its wireless service provider in accordance with the quote provided at estimated monthly cost of \$1,064.85.*

Miscellaneous

Hill stated that we are waiting for PennDOT to approve the submission by McCormick Taylor. Once approval is received, project will start.

Norris asked about PREIT cleanup. Hill responded that the Zoning Hearing Board had placed some conditions at their most recent meeting.

2. Approval of Minutes of April 5th, April 12th and April 13th 2010 Minutes

Chairman Norris noted that a tape recorder was being utilized as a back up to transcription of the minutes. The tapes will be erased once the minutes are approved.

Norris asked for comments, edits or suggestions of the Minutes of 4/5/10. *On Motion by Reynolds and seconded by Gordon, the Board voted unanimously to approve the minutes of 4/5/10 Board of Supervisors General Meeting.*

Norris asked for comments, edits or suggestions of the Minutes of 4/12/10. Norris asked for clarification of Stormwater Best Management practices and proper procedures for MS4 Report. Hill stated that once Pennoni's review is received, the report will be distributed to the Board. *On Motion by Gordon and seconded by Reynolds, the Board voted unanimously to approve the minutes of the 4/12/10 Board of Supervisors SDDL meeting.*

Norris asked for comments, edits or suggestions of the Minutes of 4/13/10. Reynolds stated "Guido" should be spelled "Gildo". Hoopes noted on page 3 that it would be helpful to identify the road as "Bancroft". Hoopes also stated that page 7 should be clarified to read "\$300 less per mowing". *On Motion from Gordon, and seconded by Hoopes, the Board unanimously voted to approve the minutes of the 4/13/10 Board of Supervisors Work Session.*

3. Supervisors' Updates on Priority Initiatives

#	Priority	Supervisor
1	Open Space Plan/Land Plan	Reynolds
2	Comprehensive Road Plan	Hoopes; Norris
3	Improve Toughkenamon	Perrotti
4	Zoning Oversight/Review/Enforcement	Reynolds; Gordon
5	Airport Comprehensive Development Plan	Hoopes; Norris
6	Business Economic Development	Perrotti

Open Space Plan/Land Plan: Reynolds reported that he is in discussions with another land owner who may be willing to sell development rights to the Township for open space.

Comprehensive Road Plan: No report

Improve Toughkenamon: : No report

Zoning Oversight/Review/Enforcement: No report.

Airport Comprehensive Development Plan: Discussed earlier

Business Economic Development: No report

G. OTHER BUSINESS

Reynolds requested that the aerial map in conference room be updated.

Hoopes reminded everyone that New Garden Day is 5/16

Modern Mushroom: Norris requested the Secretary to schedule an Executive Session regarding Modern Mushroom.

PECO Street Lights. In a discussion with PECO on 5/10, Hill was advised to delay any action pending anticipated incentives from PECO.

Chambers Road/Baltimore Pike Improvements: Hill received a call from PECO regarding the agreement for Chambers Road/Baltimore Road traffic light in which the Township agreed to bear the cost of moving the poles. Hill impressed upon McMahon the need to have the work completed by the time the school opens. Hill is waiting for confirmation of a date for a meeting with PECO.

Norris asked about the Secretary to provide an update on the status of the work being done by LCL Properties.

On Motion by Norris, the meeting was adjourned.

Respectfully submitted,

Pam Willis
Township Secretary