

ATHENS TOWNSHIP SUPERVISORS

July 19, 2017 7:00 PM

Chairman Cheryl Wood-Walter called the meeting to order at 7:07 PM. Supervisors also present were Ronald Reagan, George Ballenstedt and Susan Seck. Christine Vough was absent. Solicitor John Thompson and Secretary Robin Smith were also in attendance. Cheryl led everyone in the Pledge of Allegiance.

On motion of George, second by Susan, it was unanimous to reject all bids for Round Top Expansion Project Phase III that were opened at the June 28, 2017 meeting.

Cheryl called for the opening of the bids for Round Top Expansion Project Phase III (rebid), which were as follows:

M.R. Dirt	\$209,900
Insinger Excavating	\$208,225
Solid Ground Services	\$203,450

On motion of George, second by Susan, it was unanimous to award the bid to Solid Ground Services.

Voice of the Residents: None

Dennis Phelps of Trehab and Dave Young of JHA were here to discuss the possibility of receiving a Certificate of Occupancy for two of the 10 apartment buildings they are constructing. They said they will take a significant financial hit if two of the buildings are not ready to rent by the end of July. He said they misunderstood the process and submitted the project as a whole and did not submit in phases. Ron said he sympathizes about the weather since he is a farmer, but he doesn't understand why they are talking to us – they should be talking to their investors and money people asking for an extension, since the deadlines are set by them – not us. Ron is concerned about approving 2 buildings and then having the remainder of the site still being a construction site. If construction equipment is sitting around on site, and there are empty buildings, it's just human nature to go snoop. Ron said preliminary approval was given to the whole project, and it's not proper to approve just a portion of the project. The township requires a bond for stormwater, utilities, etc., and everything needs to be in place. George asked who is putting the pressure on and Dennis said the investors. Cheryl said if she was an investor and had 24 families waiting to get into the units and had more coming, that would show the investor that you're solid. Dennis said if they have to take the hit, they'll just have to absorb it. George said there is liability out there for the rest of the project with building and other issues. Ron asked if we are going to start setting precedent? People will come in and expect exceptions to be made for them (you did it for them, you should do it for me, too). Ron really doesn't want to set this precedent. When this proposal first came, there was a big issue about a fence for neighboring property and there is no fence. Safety is the biggest issue. John

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Thompson asked if we can be added onto the bond. Robin said that is a different kind of bond, and that is not the whole issue – is it even legal for us to do this?? Ron said you have 5 years to come in for final plan approval. If you came for an extension on the preliminary plan, we could do that. This issue is between Trehab and their investors. We don't want to set this precedent. Cheryl called for a motion. No motion was made. Dave Young asked what their next step would be. Ron said they would submit their land development showing the two phases, and show how phase II would be finished. Dennis thanked the Board for their time.

John Thompson presented the Williams Toyota Indemnification Agreement for review and approval. He said it has been reviewed, a couple small changes were made, and it has been executed by Landy. On motion of Ron, second by George, it was unanimous to approve, sign and execute the Indemnification agreement and the PennDOT application.

On motion of Cheryl, second by Ron, it was unanimous to allow Williams Ford to close Bressler Street along the length of their property line on August 11, 2017 from 6 – 9 PM to accommodate their "Friday Night Headlights" event.

On motion of Cheryl, second by Susan, it was unanimous to ratify the change of the July 12th meeting to July 19, 2017.

On motion of George, second by Ron, it was unanimous to have Ed join the Pennsylvania Association of Zoning Officials and to pay the annual dues of \$125.

The records retention resolution was tabled until the meeting of July 26, 2017.

Robin presented information from Roberta Blanchard about her possible donation of her land on which the North Branch Canal weigh lock is located. She would like to see this preserved for future generations. The board will review the information.

Ron asked where we are at with the truck that we had listed on Municibid. Susan said they've only driven it twice since then, but she has had them park it. Ron asked about the leaks, and if we have repair estimates. Susan said we would have to take it back to Beam Mack. Ron asked her to call Lon Merril or Tom Walters to look at it and give us an estimate to repair it. Susan will call tomorrow.

On motion of Ron, second by Susan, it was passed to approve the minutes of May 31, 2017 as written. George abstained from the vote as he was not at that meeting. The minutes of June 28, 2017 were tabled again as there was not a quorum of Supervisors present on that date to approve them.

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Correspondence/Information was as listed in the meeting agenda.

Chairman Wood-Walter took the Board into executive session at 8:25 PM for pending litigation. The secretary was excused and the remaining minutes were taken by Ronald Reagan. The regular meeting reconvened at 9:15 PM.

No action was taken.

On motion of Cheryl, second by George, it was unanimous to adjourn the meeting at 9:17 PM.

Respectfully submitted,

Robin L. Smith
Athens Township Secretary