

ATHENS TOWNSHIP SUPERVISORS  
July 9, 2024 6 PM Special Meeting

Chairwoman Tressa Heffron called the special meeting to order at 6:00 PM. Supervisors also present were Ronald Reagan, Bonnie Petruschak, Cori Lasco and Matthew Moore. Solicitor John Thompson, Zoning Officer Edmund Reid and Secretary Meagan Carling were also in attendance.

CONDITIONAL USE HEARING: Patterson UTI / NexTier Completion Solutions

Chairwoman Heffron recessed the special meeting at 6:01 PM to hold a Conditional Use Hearing for Patterson UTI / NexTier Completion Solutions. Present for Patterson UTI / NexTier Completion Solutions was Russel Marold – Operations Manager, from JHA Engineering was Caleb Anderson – Project Lead and Joseph Hunt – Engineer / Land Surveyor, and their attorney, Damian Rossettie of Landy & Rossettie, PLLC. Stenographer Elizabeth Brucie took the record for the hearing. Patterson UTI / NexTier is proposing a conditional use of industrial complexes or industrial parks to be located on the gravel lot area of the property between King Road and Mile Lane Road, approximately 0.2 miles east of the intersection with Lamoka Road in Athens Township on parcel number 09-006.00-012-004-000 owned by Seventy Seven Land Company (a corporate affiliate to Patterson UTI and NexTier Completion Solutions). Proposed long-term activities for this site will include construction and operation of a dry mix concrete batch plant; including 9 silos (8 for different dry materials, 1 for “residual” / eligible for reclaim), blend train, and a chemical tent for materials that are bagged / palleted. Materials will be loaded into the blend train and transferred to tractor trailers for transportation to location for use on site, trucks will then return to have the “residual” from hold removed and stored; truck traffic and production will be as the market needs shift. The existing use of the property will also continue for well pad equipment storage/stationing. Testimony was taken. The Board went into executive session for deliberation at 6:53 PM and the hearing was reconvened at 7:01 PM. On motion of Ron, seconded by Tressa; it was unanimous to approve the conditional use of industrial complexes or industrial parks for a dry mix concrete batch plant with no conditions, as presented. On motion of Ron, seconded by Tressa; it was unanimous to conclude the hearing at 7:02 PM.

Chairwoman Heffron RECONVENED THE SPECIAL MEETING AT 7:02 PM.

Marion Carling represented the Planning Commission to present the board with the maps and documentation for one case:

**Patterson-UTI / NexTier Completion Solutions Inc.:** a preliminary / final land development located on King Road. When presented to the Planning Commission there were 5 deficiencies were determined; since that time 3 of those 5 have been met. Athens Township is in receipt of a letter from JHA Companies to present requesting to waive the specified sections of the Townships Subdivision and Land Development Ordinance as listed in one of the remaining deficiencies “Need waiver for Improvement Agreement and Improvement Guarantee”. On motion of Tressa, seconded by Bonnie; motion passed to approve this waiver request. Leaving

the remaining deficiency “Need copy of air quality RFD upon receipt”. On motion of Tressa, seconded by Bonnie; motion passed to approve the preliminary / final land development plan pending a copy of the air quality RFD permit upon receipt.

The Board discussed the GHD Stormwater Inspection Report – Lamoka/King Roads (2 parcels). The report sites some erosion may be from hydrants not being flushed properly but upon further discussion, water runoff from Queen Ester Estates is now being diverted to King Road may be the root cause. The Township partially blocked pipe a few years ago because of flooding on Wilawana Road, diverting it the other direction which is now causing this erosion. Discussion continued about the location itself with what can be done because of the wetland area involved and the possibility that the pipes installed are too large causing water to pool and further erode in the ditches / making asphalt along edge to collapse too. The Road Crew will be informed of this and after investigation, propose a plan for correction. This will be revisited.

The Board reviewed the proposed detour plan from Larson Design Group for the T-321 Bridge Rehab project that will last approximately 8 weeks once work begins. Questions arose about how the decision for this route was determined as there seems to be a much shorter one available. This is to be relayed back to LDG and inquire if a representative is available to come to the meeting 7/31/24 to discuss the finalized details of this project and timeline.

The question from LDG regarding the plan for the existing signs / guide rails materials from the T-321 Bridge Rehab project can be revisited at the 7/31/24 meeting.

On motion of Tressa, seconded by Ron; motion passed for 3 checks to be written to pay to record the deed of easements (one per property owner with settled claim) to be made up to \$150 total for each check regarding the T-321 Right-of-Way; totals for each to be received this week from PennDOT.

The Board discussed the email inquiry from One Anchor Realty regarding their interest in the Townships Elmira St green space and the possibility to purchase / subdivide it, reviewing the proposed building placement, moving the memorial and sharing a parking area / drive. The Board was not interested in the proposal at this time.

The Board discussed the follow-up from Rally Point Resources to see if anything had changed in regard to the Round Top Park area proposal for their oil and gas leases and has two additional parcels they would be interested in leasing, one on Dunkley Hill Rd and the second on

Sunnyfield Drive. The Board asked to have Marc Rosato from Rally Point contacted to see if he is available to come to the August BOS meeting to discuss this more.

The Board reviewed and discussed the PennDOT list for current and anticipated future projects. Noted.

On motion of Ron, seconded by Tressa; motion passed to accept the bid for the repository sale of Simon parcel 09-020.18-049-013-001 for \$150 to Blue Spruce Estates / James Bender.

On motion of Tressa, seconded by Cori; motion passed to approve payment for annual maintenance for General Code / eCode360 in the amount of \$1195.00.

The Board discussed the feedback Litchfield Township received regarding their approval / follow-up on the residents concern for the need to change the speed limit / hold a speed study on Riverside Drive. Litchfield BOS also approved a speed study and received the following results from the Traffic Manager-Safety & Studies from PennDOT:

“The speed limit study results indicated that lowering the existing speed limit on the requested roadway is not justified due to the following factors: 1.) The 85<sup>th</sup> percentile speed is exceeding the posted speed limit in the study area. 2.) The major portion of the highway has adequate stopping sight distance. 3.) A majority of the crashes throughout the study area are not related to excessive speed. Artificially lowering the speed limit has the potential of increasing crashes. Despite the presence of speed limit signing, motorists typically drive at speeds they feel comfortable. Roadways that are relatively wide, straight and with good sight distance are more comfortable to drive at higher speeds. The conscientious motorists who are likely to abide by the lower speed limit and the persons who currently violate the existing speed limit are unlikely to change their current driving habits. The combination of these two occurrences creates a larger differential in speeds which would contribute to rear end type crashes on the mainline and angle crashes at the intersections. As the variance in motorists’ speeds increases, so does the rate of the crashes. This phenomenon is documented through research conducted by the AAA Foundation for Traffic Safety. Enforcement is the most effective method of decreasing motorists’ speeds. The purpose of speed enforcement is to change the dangerous habits of motorists who chose to drive at unsafe speeds about the posted speed limit. We are sending a copy of this to the Pennsylvania State Police in Towanda to make them aware of your concern.”

Credit Card Policy amendment - TABLED.

Road Foreman MOU – TABLED.

Staffing:

On motion of Tressa, seconded by Matt; motion passed to hire two Gatekeepers to open / close Round Top Park, contingent upon background check and paperwork completion. One will be the “primary”, the other will be the “secondary”; Michelle Browning from Parks Committee will extend job offers to the individuals selected and have them contact the Secretary with availability to complete paperwork. Michelle will also notify the remaining applicants that the position is filled.

Public Works Staffing to be discussed in Executive session.

Chairwoman Heffron took the Board into executive session at 7:52 PM for personnel and pending litigation. The special meeting reconvened at 8:39 PM.

There being no further business, on motion of Tressa, seconded by Cori: it was unanimous to adjourn the meeting at 8:42 PM.

Respectfully submitted,

Meagan Carling  
Athens Township Secretary