

APPROVED

FRANKLIN TOWNSHIP BOARD OF SUPERVISORS MINUTES NOVEMBER 16, 2011

Call to Order:

Chairman Latimer called the meeting to order at 7:00 p.m. Present were Supervisors Hughes, Overton, Skalish and Brindle. Also present were Solicitor Mark Thompson, Assistant Township Mgr. Jeff Eastburn, Township Treasurer Joan McVaugh, and Planning Commission and HARB Chairman Ralph Olivier. There were five members of the public in attendance.

Announcements: Ms. Latimer announced a change in the agenda removing VIII.b., ASA application.

Public Comment: There was no public comment.

Approval of Minutes:

- a. October 19, 2011: Ms. Latimer moved, seconded by Mr. Overton, that the Board approve the October 19, 2011 Minutes, version 1, as submitted by the Municipal Secretary.

Motion passed unanimously.

- b. Resolution 2011-34: Ms. Latimer moved, seconded by Mr. Hughes, that the Board approve Resolution 2011-34, regarding the Disposition of Records for the Board of Supervisors Meeting of October 19, 2011 and the Planning Commission Meeting of October 6, 2011. Motion passed unanimously.

Reports:

- a. Treasurer's Report October 2011: Ms. Latimer moved, seconded by Mr. Overton, that the Board approve the October 2011 Treasurer's Report which includes the following disbursements: The General Fund with disbursements and transfers of \$71,253.79; the Park & Recreation Fund with disbursements of \$13,117.31; the Open Space Fund with disbursements of \$1,524,716.85; Capital Reserve Fund with disbursements of \$20,547.18; Emergency Services Fund with disbursements of \$29.99; Fire Hydrant Fund with disbursements of \$399.30 leaving a balance in all funds totaling \$1,668,084.08.

Discussion: Ms. Latimer explained that the disbursements from the Open Space Fund were for the conservation easement on the Ford Farm and monthly interest; the Park & Rec Fund disbursements included \$8,000 for mowing and maintenance; and, the Capital Reserve Fund disbursement was the escalation payment for the road program which was completed in early summer.

The motion passed unanimously.

- b. Zoning Officer Bldg. Inspector Report: Mr. Eastburn summarized the Zoning Officer's Report for the period of September 28 to October 27, 2011, which included the issuance of 8 permits totaling \$875.00. There were 20 various building inspections conducted.

APPROVED

Planning & Zoning:

- a. Planning Commission Report: Mr. Olivier, Chairman of the Planning Commission summarized the November 3, 2011 Planning Commission meeting involving a discussion of the Keen Preliminary Subdivision Plan, which was the only agenda item.
- b. HARB/Historical Commission Report: Mr. Olivier reported that the HARB did not have any business to discuss and therefore did not meet in November.

Escrow Release #9 – Laurel View: Ms. Latimer moved, seconded by Mr. Overton, to accept the recommendation of the Township Engineer in his letter dated November 9, 2011 and authorize Escrow Release #9 in the amount of \$3,625.59 regarding the Laurel View Subdivision. This release results in the balance of \$111,417.21 in the Laurel View Subdivision Construction Escrow account. Motion passed unanimously.

Extensions: Ms. Latimer moved, seconded by Mr. Hughes, that the Board of Supervisors accept the Extension Request for the Keen Preliminary Plan through February 24, 2012. Motion passed unanimously.

New Business

- a. Keen Resolution 2011-35: Ms. Latimer moved, seconded by Mr. Hughes that the Board of Supervisors adopt Resolution 2011-35 authorizing the funding of a conservation easement by Natural Lands Trust on Tax Parcels 72-2-49, 72-2-61 and a 12.3 acre portion of 72-2-63, comprising approximately 95.8 acres, also known as the Keen Farm. Motion passed unanimously.
- b. Franklin Preserve Study Proposal: Mr. Phil Geoghegan, member of the Open Space Committee, provided background information regarding the DCNR requirement that a study be conducted on the Franklin Preserve, including a site development drawing. Brandywine Conservancy (BC) and Natural Lands Trust (NLT) responded to the Request for Proposals. Since both organizations are basically equal in terms of the individual staff and organizational expertise, the Open Space Committee (OSC) based their selection on the estimated cost of the study which was \$16,900 from BC and \$19,900 from NLT. Both proposals include a property Stewardship Plan. The OSC met on November 14, 2011 and voted to recommend to the Board of Supervisors that they accept the BC proposal. Mr. Geoghegan advised that the \$16,900 is an estimate however his experience has been that BC's estimates are very accurate. Ms. Latimer added that the Township has received a Dockstader Grant for \$10,000 which will be applied towards the cost of the study.

Ms. Latimer moved, seconded by Mr. Hughes, that the Board accept the recommendation of the Open Space Committee and accept the proposal from the Brandywine Conservancy to assist the Township in the completion of site development drawings for the Franklin Preserve at a cost of \$16,900 in total time and expenses. The proposal also includes a property stewardship plan. Motion passed unanimously.

- c. Township Barn: The barn, which is estimated to have been built in 1910, is located on Township property just outside of the Township Municipal Bldg. It has reached a stage of disrepair which requires action either to bring it up to code, or to demolish it. Township Treasurer Joan McVaugh and Assistant Township Mgr. Jeff Eastburn presented a slide show of the barn and pointed out the various areas of disrepair. Mrs. McVaugh and Mr. Eastburn advised the Board of the various steps they have taken in an effort to provide

APPROVED

the Board with enough information to initiate an action plan, including but not limited to the following:

- Structural Condition Assessment conducted by John Grieshaber, P.E. of Long, Tann & D'Onofrio (LTD), see report from LTD dated November 7, 2011. Estimated cost to stabilize the barn for agriculture use only estimated at \$138,000 to \$161,000.
- Proposal from the Amish firm of Simmontown Demolition dated November 3, 2011 to demolish the barn and remove everything except the concrete and stone walls at no cost if the Township provides the dumpsters. Their "payment" would be the lumber and other recyclables.
- Three 30-yard dumpsters at approximately \$130/dumpster. Township recycling credits may be used.
- Abandoned Well – discussions with Township Consultant Walt Leis, Mr. Myers (Well Draining Co.), John Hocking and CC Health Dept. regarding draining and capping the well.
- Proposal from Diversified Roofing Co. dated October 21, 2011 to repair barn and milk house roofs.
- Estimate from local plumber to move the water tank and run lines.

Mrs. McVaugh and Mr. Eastburn recommend that the Board approve the following immediate actions:

- Close and temporarily cap the well until it can be permanently sealed with cement.
- Move the pump controls and water tank, which is currently housed in the small addition adjacent to the barn, into the back storage room in the Municipal Office Bldg., which in addition to the plumber running the pipe, etc., would also involve constructing a frame for the tank and running electrical connections, etc.
- If/when barn is demolished, maintain the cement foundation to be used for mixing salt and anti-skid.

The Board approved having Mr. Eastburn move forward to close the well immediately. Mrs. McVaugh will get additional details regarding the moving of the pump control and water tank. The Board made suggestions regarding other sources of information regarding the demolition of the barn and Mr. Olivier indicated that actions regarding the barn must go before the HARB.

Public Comment: John Auerbach suggested checking for proper insurance of any company involved in the demolition of the barn.

Adjourn: The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Sharon Norris,
Township Secretary

BOS 11.16.11.v.2.er