

WEST NOTTINGHAM TOWNSHIP
Board of Supervisor's Meeting Minutes
February 9, 2016

Chairwoman Tiffany Bell called the meeting to order at 7:04 p.m. The pledge of allegiance was followed by a moment of silence.

The following were in attendance: Tiffany Bell, Charles Wilmont, Eric Todd, Candace Miller, Scott Moran, Steve Dietz, and Jamie Atkins.

AGENDA COMMENTS

Mrs. Bell wanted to discuss the Planning Commission Secretary position and Kimble Road under new business.

COMMITTEE REPORTS

Mrs. Bell announced that the committee reports could be obtained from the secretary.

APPROVAL OF MEETING MINUTES

Minutes from the January 12, 2016 Meeting: Mr. Todd moved to approve the minutes from the January 12, 2016 Supervisors meeting. Mr. Wilmont seconded the motion. Motion carried unanimously.

Minutes from the January 26, 2016 Meeting: Mr. Todd moved to approve the minutes from January 26, 2016 Supervisors meeting. Mr. Wilmont seconded the motion. Motion carried unanimously.

EXECUTIVE SESSIONS

No executive sessions were held since the last meeting.

OLD BUSINESS

Stoneyfield Estates: The Supervisors discussed the current sewer capacity for Martins Community and whether or not there is capacity for the expansion. DEP is concerned that the number of mobile home sites exceeds the sewer plant capacity; the plan shows 64 sites but permit from DEP only allows for an increase in 40 EDUs. Mrs. Bell wanted to know if the Planning Commission could approve phase I if there wasn't enough sewer capacity. Mr. Todd said their approval could be limited to the 40 sites. Mrs. Bell read emails from Neal Camens and Ron Ragan regarding this issue. Mr. Moran suggested that the number of sites in Phase I be lowered to 40, with Phase II to reflect the approved connections after the expansion of the treatment plant. Mr. Todd said if it is not changed, there should be a note on the plan which restricts the sites. Mrs. Bell said that the township is responsible if there isn't capacity. Mrs. Miller said the applicant's engineer, Jamie Sundermier, requested a letter saying the township wasn't interested in taking over the sewage plant. Mrs. Miller responded by referring the Ms. Sundermier to Ed Lennex of the Oxford Area Sewer Authority. The township received a copy of the letter Mr. Lennex sent to Ms. Sundermier which said that if they were to take it over, it would

need to meet minimum standards as put forth in the Act 537 plan. Mrs. Miller will send a copy of all correspondence to the Planning Commission. The Supervisors expressed concern that if Phase I was approved for 40 sites, lowering capacity to zero, and a system in the existing mobile home park failed, there would not be capacity for that mobile home. The matter was tabled until the next meeting.

NEW BUSINESS

Steve Dietz, Solar Project: Mr. Dietz wanted to introduce a solar project proposed for 50 Nottingham Lane, which abuts the Bank's Salvage Yard. He was not in attendance when the meeting started but arrived during the discussion on the water project. Mr. Moran said that the project would require a conditional use hearing and possibly a stormwater management plan. Mr. Dietz introduced himself and said he works for Marathon Solar Development (MSD). MSD is exploring a project at 50 Nottingham Drive for a 2-megawatt ground mounted solar array. There are two proposed module configurations: one would consist of 5046 modules, the second would consist of 6892 modules. Each module is approximately 3 feet by 5.5 feet in size. There are 2 modules on each ground-mounted rack. The energy generated can be sold to PECO or MSD must find a business within a 2-mile radius to "off-take" the energy directly. Otherwise, the project won't move forward. Mrs. Bell wanted to know what size of business could "off-take" the energy if PECO decided not to purchase it. Mr. Dietz said it would depend on the energy consumption of the business; the size of the project could be adjusted to fit the business. Mrs. Bell inquired about MSD's role in the process and how the project was funded. Mr. Dietz explained that MSD works with investors who want a tax credit. MSD is merely a facilitator in the process. Mr. Dietz said the project would be fenced in by a 6-8 foot high fence with 24 hours a day, 7 days a week video monitoring for security and safety. The array is also monitored to track output, damage, etc. The land is leased for 20-25 years and there are no capital expenses to the land owner. If the lease is not renewed, MSD removes all equipment and puts the land back to its original state or better. Mrs. Bell wanted to know the lifespan of each module. Mr. Dietz said the panels typically last 20-25 years but begin losing efficiency almost immediately. Mrs. Bell wanted to know how long it takes to complete a project. Mr. Dietz said that every project is different but it typically takes one year or less. Mr. Wilmont asked about water run-off from the modules and what is done with it. Mr. Dietz said there is not a lot of research regarding run-off but they make provisions when necessary. Mr. Wilmont asked about the most recent and closest project. Mr. Dietz said they just completed an array at BASF near I-95 and Delaware route 141. Mr. Moran said the water run-off would likely have to be collected somehow and a soil study may need to be conducted. Mr. Atkins said they have engineering firms who will develop stormwater plans, conduct environmental studies and do soil sampling. Mr. Atkins provided more detailed information about the site. He said that two inverters would be installed at the site. The inverters convert DC to AC current before it is delivered to the power grid. Mrs. Bell wanted to know if the landowner would get the power. Mr. Dietz said if he could use it and agreed to the "off-take" then he would. Mr. Atkins said they typically try to sell it to PECO's service lines. If PECO doesn't want it then they go to virtual metering and sell it to businesses. Mrs. Bell wanted to know why they chose this site. Mr. Atkins said it is a good location; the tilt has to be at 30° azimuth and this site accommodated that without obstacles. He added that they try to use local labor and work with local business during the install. They also hire local landscapers to maintain the grounds. Mr. Wilmont wanted to know what happens at night. Mr. Atkins said the modules are dormant at night; there is no storage system. The panels are also stationary and there are no reflectivity issues. He added that they are safer than powerlines and pay better rent than farms. Mrs. Bell said that the Planning Commission meets on the first

Tuesday of each month and she recommended that they present their proposal to them. Mrs. Miller will provide Mr. Dietz with Nancy Cox's contact information to get on the Planning Commission agenda.

Bradley D. Pferdehirt, Water Project Meeting Request: Mr. Pferdehirt has requested a meeting to discuss the water main project, drive the proposed route, and discuss the Township's road restoration requirements. The Supervisors would like to attend the meeting and they'd like to have Mr. Moran and the Road Master, Norm Marsh, attend as well. Mr. Todd suggested that the Township look at having a sewer line put in at the same time in the village. Mr. Moran wanted to know if there were any designs done for pumping stations. Mrs. Bell said she thought there was supposed to be one at the township line where the Wicklow Subdivision is supposed to be. The Supervisors asked Mrs. Miller to see if March 4 at 10:30 would suite Mr. Pferdehirt for a meeting.

Meeting Regarding Route 272 and Cemetery Road/Union Square Road: Mrs. Bell and Mrs. Miller attended a meeting with Representative Lawrence, Commission Farrell, and Bob Kennedy of PennDOT to discuss the issues with Route 272. Representative Lawrence recommended the Supervisors adopt a resolution with the following elements:

- Request for PennDOT to do a study to lower the speed and put a 4-way stop at 272 and Cemetery/Union Square roads.
- Mention the Amish traffic and that numerous near hits along with accidents at that intersection.
- Send photos.
- Note that the intersection is the beginning of our village district.

The Supervisors discussed a 4-way stop but came to the conclusion that it would not be feasible for that intersection. Instead, they agreed that a reduction a speed should be the first step in the process of increasing the safety of Route 272 from Lee's Bridge Road to the village center. Mr. Todd moved to seek support from the State Representative, State Senator, and County Commissioners for PennDOT to conduct a traffic study and make improvements along the Route 272 corridor, specifically from Lee's Bridge Road to the village center and to forward the request for safety improvements onto PennDOT. Mr. Wilmont seconded the motion. Motion carried unanimously.

Resolution 4, 2016, Request for PennDOT to take Action: Mr. Todd moved to adopt Resolution 4, 2016 requesting PennDOT to take action and reduce the speed along Route 272 from Route 1 through the Cemetery Road/Union Square Road intersection and to conduct a traffic study on the possibility of making that intersection a 4-way stop. Mr. Wilmont seconded the motion. Motion carried unanimously.

Pension GASB Reports: A new state requirement exists for reporting the funded status of the township's pension. These reports, GASB 67 and 68, contain a significant amount of additional data and disclosures. The Trust's actuary charges \$500 per plan report and can be paid out of the general fund or deducted from the assets of the plan. Mrs. Bell moved to have the fee deducted from the Pension assets. Mr. Todd seconded the motion. Motion carried unanimously.

PEMA, Snow Costs for possible reimbursement: Mrs. Miller is compiling information to submit to the County for the snow costs that were incurred during the snow storm in January. All paperwork is due by February 10.

Real Estate Tax Bills: Mr. Todd moved to authorize the Secretary to order the billing file and extended duplicate from the County for the 2016 real estate tax bills. Mrs. Bell seconded the motion. Motion carried unanimously.

Planning Commission Secretary's Position: This item was deferred until the next meeting.

FINANCIAL REPORTS

Bank Statements: Mrs. Bell moved to accept the bank statements for the period ending January 31, 2016 and give them to the Secretary/Treasurer for reconciliation. Mr. Todd seconded the motion. Motion carried unanimously.

General Fund Bills List: The bills list was reviewed. Mr. Todd noted that the Oxford Region Planning Committee was waiving the annual dues for 2016 because they did not need the additional funds this year. Mrs. Miller also noted that S&P Conveyor was hired to help with snow removal during the January snow storm. They charged the township \$125 per hour but filled the fuel tank with 40 gallons of diesel fuel before leaving. Mr. Todd said the fuel costs should have been included in their hourly rate. Mrs. Bell and Mr. Wilmont agreed. They asked Mrs. Miller to deduct the cost of the fuel from the bill. Mrs. Miller said she would void the check and include the revised payment as part of the bills list at the next meeting. Mrs. Bell moved to approve the General Fund bills list, minus the checks for the Oxford Region Planning Committee and S&P Conveyor, for the period January 27 to February 9, 2016, subject to audit. Mr. Todd seconded the motion. Motion carried unanimously.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

Mrs. Bell moved to adjourn the meeting at 9:00 p.m. Mr. Wilmont seconded the motion. Motion carried unanimously.

Respectfully Submitted,

Candace Miller
Secretary/Treasurer