LITTLE BRITAIN TOWNSHIP

**October 11, 2016**

The Little Britain Township Board of Supervisors held its regular monthly meeting on Tuesday, October 11th, at the Municipal Building, 323 Green Lane, Quarryville, Pennsylvania. Prior notice of the meeting was given.

Chairman, Jerry Emling, called the meeting to order at 7:01 p.m. A moment of silence was followed by the salute to the Flag.

 **PRESENT:** Jerry EmlingMark Brown

Dan Proffitt Jim Bullitt

Richard Brenneman Sue Bullitt

Clark Coates Larry Burkhart

Pat Wood Richard Martin

Christine Jackson Marcella Peyre-Ferry

Margaret DeCarolis Dan Risk

**MINUTES:** Motion made by Ms. Wood, seconded by Mr. Brenneman and carried to adopt the minutes of the September 13th meeting as printed.

**SANITATION:** It was reported that Mr. Stoner collected $375.00 in Sanitation fees and $100.00 for well permits during the month of September.

**ZONING:** Zoning Officer, Christine Jackson reported issuing 9 zoning, 1 driveway, 8 occupancy, 2 extension and 5 demolition permits during September. Ms. Jackson also advised of the following:

* Letter enclosed from Solicitor pertaining to the King zoning enforcement proceedings and land use appeal and mandamus action, which are an attorney – client privileged communication. A copy of the stipulations agreed upon the day of the preliminary injunction hearing, which are public record were also presented to the Board. The stipulations state that the Kings shall not bring any logs or other wood products onto the property, with the exception of wood chips, of which they are allowed to store a pile no larger than 55 cubic yards but that no sales of said wood chips are to take place from the property. The Kings are allowed to cut the firewood currently on the property into logs but that all work must be done between the hours of 8 a.m. to 5 p.m. and that all wood not for personal use must be removed from the property by February 23, 2017. Employees for Mr. King’s business may park at the property during work hours. Livestock on the property shall be limited to no more than 2 horses, 4 ponies and 14 fowl and that the Zoning Officer will provide a 24 hour notice prior to making an inspection of the property unless the Zoning Officer, acting in good faith, has reason to believe that the terms of the stipulation have been violated at which point no advance notice of inspection is required.
* A for sale sign has been posted on the Gravatt property, which the Township has 2 liens against. Ms. Jackson has spoken to the Solicitor, who confirmed that all township liens should be satisfied if the property sells through the title company. She has also contacted the listing agent to make her aware of the situation.
* The Board was advised by the Secretary/Treasurer that due to the increase of paperwork being required within the zoning office that additional storage space is needed. A request to purchase an additional file a cabinet with the unexpended funds budgeted for office furniture in 2016 was made. Following a brief discussion, the Board authorized the purchase of the file cabinet.

**TAXES:** It was reported that Tax Collector, Agnes Reeder reported collected $263.29 in Real Estate tax during the month of September.

**ROADS:** Roadmaster, Dan Risk reported on the following September road crew activities:

* Installed Speed Limit signs on Balance Meeting Road.
* Mowed road banks.
* Worked on Scott Road per the Dirt & Gravel Road Grant.
* Removed tree on King Pen Road after hours.
* Replaced Stop sign at Shady and Ashville Roads.
* Took truck in for inspection.
* Mowed at municipal building.
* Changed tires and rims on Mack truck.
* Hauled millings to and graded Cedar Road.
* Performed routine equipment maintenance.
* Worked on Brabson Road.
* Pressure washed gazebo and pavilions at the Park.
* Cleaned up lumber spill at Ashville and Spring Hill Roads.
* Worked on dirt section of Oak Road.
* Cleaned up shop/garage area.
* Filled pot holes with cold patch.
* Worked on Pine Grove Road grant project.
* Removed tree limbs from various roadways.
* Checked for storm damage.
* Checked driveway permit sites.

Mr. Emling advised that a major concern of residents on Kirks Mill Road attending the proposed bridge replacement project was the speed of traffic traveling the roadway. He questioned if any signs have been ordered, other than speed limit signs, to post on the roadway. Mr. Risk advised none of have been ordered. Mr. Emling then advised that he would like to see a message painted on the roadway at both ends of the bridge in an effort to decrease the speed of traffic. A brief discussion pursued debating the effectiveness of posting signs on the side of the road versus on the road itself and the Board agreed to try road painting in this area. Mr. Risk stated that he would be contacting the line painting company shortly for work in other areas and would confirm what messages are available and the expense of having them installed. Ms. Wood questioned the status of the work on Pine Grove Road and was advised that the pipe has been installed. Inlet boxes are on order and will be installed once received. Ms. Wood also questioned how and/or if Fulton Township received approval for the installation of speed bumps on Warfel Road. Mr. Emling indicated he did not believe they were installed legally and stated his belief that someone should look into the matter.

**PAYMENT OF BILLS:** Ms. Wood questioned if the windshield replacement on the loader would be covered under the Township’s insurance. She was advised that the replacement expense was under the deductible on the policy. Motion made by Mr. Proffitt, seconded by Ms. Wood and carried authorizing the payment of General Fund checks 10207 through 10239 in the amount of $44,670.30. Motion made by Mr. Proffitt, seconded by Mr. Brenneman and carried authorizing the payment of State Fund checks 1983 through 1984 in the amount of $3,569.34.

**PUBLIC PARTICIPATION:** The meeting was opened for public comment, with no response.

**HEALTH INSURANCE:** Patrick Mitchell of Whalen Insurance advised the Board that the current insurance coverage through Highmark Blue Shield is being discontinued. He indicated that numerous insurance companies have withdrawn from the health care exchange. The plan closest to what the Township currently provides would require a 50.92% rate increase in premiums. He presented premiums for other plans from Highmark Blue Shield, Geisinger, Aetna, United Healthcare and Capital Blue Cross. He also provided an overview of the plans including their deductibles, co-payments and provider networks. He noted that many plans have changed their policies to cover office visits and preventative care visits with only a co-pay payment, regardless if the deductible has been reached and that all co-payments were included toward reaching the deductible. Mr. Mitchell stated that the Township had previously been covered under the Capital Blue insurance program and of his belief that the company is one of the most competitive on the market. He spoke on how some insurance companies are now waiving deductible payments and covering lab work at 80% if performed at private labs versus those affiliated with the hospitals. He further noted that the average deductible for health insurance is approximately $2,000.00. Ms. Wood questioned if the providers available on Capital Blue Cross were fairly consistent with those on Highmark. Mr. Mitchell said both companies had extensive networks. Mr. Emling confirmed his understanding of the expenses that would be incurred by the employees through deductibles and out of pocket expenses on several of the proposed plans. Mr. Mitchell noted that the current coverage ends on November 30th, therefore in order to ensure coverage without interruption that a decision would need to be made by November 1st. Following the completion of all questions for Mr. Mitchell on the plans proposed, the Board decided to table the matter until later in the meeting to allow other business to be addressed.

**TOWNSHIP PLANNING COMMISSION:** Motion made by Ms. Wood, seconded by Mr. Coates and carried adopting the minutes of the September 27th Township Planning Commission meeting as printed.

**WEBSITE UPDATE:** The Board was advised of a proposal received from our website creator, Shelley Castetter to move our website to new platform and hosting company. Our current site has been in existence for 6 years and due to changes in technology and hosting options in that time, she no longer believes our site is performing at its optimum capability. Ms. Castetter’s proposal includes the programming and conversion of our existing website, the addition of a mobile site, training in website maintenance on the new site and the continued maintenance of the current site through the conversion process. The expense of this proposal is $450.00. Following a brief discussion on the matter, Ms. Wood motioned that authorization be given for the updating of the website as presented. Mr. Proffitt seconded the motion, which carried.

**WAKEFIELD AMBULANCE ASSOCIATION:** The Board reviewed a correspondence received from Tyler McCardell of the Wakefield Ambulance Association providing an update on their activities during the third quarter of the year.

**PENSION PLAN DISBURSEMENT:** It was noted that the Township received $8,007.90 from the state for the funding of the Township Pension Plan. The Secretary/Treasurer recommended contributing $2,634.70 for each of the employees enrolled in this plan and to retain $103.81 for administrative fees incurred. Motion made by Mr. Proffitt, seconded by Ms. Wood and carried to disburse the funding as outlined above.

**FIREMAN’S RELIEF ASSOCIATION:** The Board was advised that $25,928.84 had been received in relief funding, which was reported as a partial payment due to funding to the Ambulance Association being withheld by the State. Following a discussion, a motion was made by Mr. Proffitt, seconded by Mr. Brenneman and carried to disburse $23,335.96 (90%) to the Robert Fulton Fire Relief Association and $2,592.88 (10%) to the Quarryville Fire Relief Association.

**EXECUTIVE SESSION:** An executive session was called at 7:55 p.m. by Mr. Emling to discuss a personnel matter. The meeting was reconvened at 8:01 p.m.

**WELL PERMIT APPLICATIONS:** Zoning Officer, Ms. Jackson advised that a well permit had been issued in error allowing the well to be drilled within 10 feet of an adjoining property. Per guidelines, no wells are to be placed within 100 feet of another property. Once made aware of this situation, she consulted the solicitor to confirm options on resolving the matter. Options presented were: mandate well permit be revoked, have property owner obtain agreement from neighbors acknowledging the well is too close to the property line and will not impede on their right to farm as usual or leave permit as issued and allow property owners to pursue the matter through civil means. Resident and owner of Brown Brothers Drilling, Mark Brown advised that Chester County had the same well parameter rules for years, but due to the number of problems they experienced with it that they abolished it 3 years ago. He stated his belief that the regulations should be rescinded here as well. Mr. Brown was advised that the 100 foot regulation for the spreading of manure/chemicals near a well is a State regulation. He was further advised that without this regulation in place, farmers would be unfairly penalized and unable to utilize their farmland to its maximum potential if their farming habits were forced to change each time a property owner drilled a well within a 100 feet of their land. During the 18-month zoning re-write process, farmers were clear that this regulation was needed if the Township wished to remain an agricultural community. Ms. Wood questioned if another location could be found for the well on the property and was advised that it could be placed in the middle of the field, which would be extremely inconvenient for the resident. Resident, Larry Burkhart whose property borders where the well was drilled read aloud federal regulations that he must comply with from the label of a herbicide used at his property. It clearly stated he is not allowed to mix, store or spread within 50 feet of a well, including abandoned wells. He further stated that he has state inspectors at his property several times a year to ensure that his business is complying with all regulations. Mr. Burkhart questioned who the responsible party was for allowing this well to be dug. Ms Jackson advised that errors were made by several parties in this situation, as the permit clearly advises what the setback regulations are and all parties involved in the permitting/drilling process should have read through the details of the permit. Mr. Brown stated that based on the information provided, he will seal the well dug improperly and drill a new one within the approved setback regulations. A discussion pursued in which Mr. Brown advised that the cost of the incorrect well was $3,892.00 and that he anticipates it costing approximately $600.00 in material to seal the well. Mr. Brown also stated his belief that the property owner should hold no responsibility for sealing off the current well or the drilling of a new one. He indicated he would be willing to cover 50% of these expenses and questioned if the Board would accept responsibility for the other 50%. Ms. Wood motioned the Township agree to cover 50% of the cost to be incurred for the sealing of the improperly placed well and the drilling of a new well. Mr. Coates seconded the motion, which carried.

**RELEASE OF ESCROW:** Ms. Jackson, Zoning Officer advised the Board that Mr. Steele has received his NDES permits from the State and is requesting the release of the $750.00 engineering escrow funding being held. Motion was made by Mr. Coates, seconded by Mr. Brenneman and carried authorizing the release of the engineering escrow. Following a review of engineering comments on the DeAugustine project at 670 Lloyds Road, a motion was made by Ms. Wood to release the feature escrow being held on this project. Mr. Coates seconded the motion, which carried.

**HEALTH INSURANCE COVERAGE:** The Board reviewed and discussed the plan options presented earlier by Mr. Mitchell. Secretary/Treasurer, Ms. DeCarolis questioned if the Board would be willing to allow employees to have additional premiums deducted from their pay to upgrade their insurance coverage is desired. Following a discussion, motion was made by Ms. Wood, seconded by Mr. Proffitt and carried approving the Capital Blue Cross Gold Healthy Benefits PPO 1000.20 insurance coverage for Township employees from December 1, 2016 through November 30, 2017 and authorizing the employees to upgrade to another plan, at their expense, if permissible with the insurance company.

**TRAINING/SEMINARS:** Upcoming training and seminars were reviewed.

**ADJOURNMENT:** At 8:40.m. being no further business, motion was made by Mr. Coates, seconded by Mr. Proffitt and carried to adjourn the meeting.

Respectfully Submitted,

Margaret D. DeCarolis

Secretary/Treasurer