

The Peach Bottom Township **Board of Supervisors** met on **March 6, 2024**, at 7:00 p.m. in the Municipal Office Building. Members present Dave Gemmill (Chair), Michael Kahl (Vice Chair) and Andrew Jarvis.

- **Motion** to accept the minutes as presented was made by Supervisor Kahl and 2nd by Supervisor Jarvis, vote 3/0.

Public Comment

Steven Strohmer resident on Lay Road requested the Peach Bottom Township Municipal Park gates be opened to the parking lot. He understands that vandalism has been an issue, but everyone else is paying the price. He suggested installing cameras.

Supervisor Jarvis stated that at the end of next week the gates will be opened.

Joan Boyd, Township resident informed that google maps has Burk Road, past Krick Road as Baldwin Road. Since the road ends at a substation, for emergency purposes this needs to be corrected. A Constellation representative provided contact information to help with the situation.

New Business

2023 Audit Report

Auditors Chris Warne and Shelly Griffith were present to submit the 2023 Township Audit Report; Auditor Adam Daneker was unable to attend. They spent a total of 31.75 hours reviewing all accounts, balance sheets, bills, payroll, and deposits including those of the local tax collector, all were found to be in perfect order. The auditors did have a concern with the fire hydrants, for safety, liability, and insurance purposes they want to make sure all hydrants are in good working order. Up to date testing and inspections of the fire hydrants need to be provided.

- **Motion** to pay the annual Delta Borough Municipal Authority Hydrant bill for 2023 and upcoming 2024 per the resolution when testing certification is provided was made by Supervisor Jarvis and 2nd by Supervisor Kahl. No Vote.

Sherry Woods, Delta Borough Municipal Authority Secretary/Treasurer presented the most up to date documentation she has received. The Broad Street Extended hydrant is out of service, but a new hydrant was installed on Borad Street Extended just inside of the Borough.

The Township attorney requested the Borough Authority provide assurance that the engineers have determined that the new hydrant location is sufficient from a safety standpoint.

Supervisor Jarvis withdrew the motion and tabled the issue.

2024 Yearly Mowing Contract

Bids were accepted for the seasonal contract of Lawn/Field Maintenance for the Peach Bottom Township Municipal Park, Recreation Center, Municipal Complex, Cold Cabin Park and the Traffic Circle. per cutting bids

- Langrehr Property Services - \$784.00
 - A&J Cochran Enterprises - \$1,015.00
- **Motion** to award the 2024 mowing contract to Langrehr Property Services was made by Supervisor Jarvis and 2nd by Supervisor Kahl, vote 3/0.

2024 Road Work - Review/Award/Reject

A bid was received from Longs Asphalt for asphalt hauling and placement on a 1.3-mile section of Flintville Road and several repair locations in the amount of \$296,164.94.

A bid for supplying the required asphalt was received from Allan Myers in the amount of \$247,090.00. After some research it was determined that the Township can save approximately \$18,000.00 by purchasing the asphalt through the state Costars contract.

- **Motion** to award the asphalt placement to Longs Asphalt and reject the bid for asphalt supply from Allan Myers but purchase the asphalt under the Costars program was made by Supervisor Kahl and 2nd by Supervisor Gemmill vote 3/0.

Daniel Eitzmax, an energy program specialist at the Commonwealth of Pennsylvania's Energy Program Office of the Pennsylvania Department of Environmental Protection introduced himself. His role is to work with utility companies across Pennsylvania for electric grid reliability projects. David Althoff, director of the Energy Programs Office also introduced himself.

A giant transmission line which currently flows through the Township from the Nuclear Power Plant to the Maryland Line will be upgraded to send more energy flowing into Maryland. Because of that, the transmission line becomes an interstate line, and the community is uniquely qualified for Federal Funding to upgrade your electric distribution system. They want to fund a study to determine what energy resilience and reliability upgrades the community needs and those distribution upgrades can be completed at no cost. Less times during the year that the power will go out, or restored sooner, it may result in lower energy prices, jobs, and educational opportunities. The community's inconvenience of the transmission line upgrade is approached with a "Spoon full of sugar to help the medicine go down."

Many attendees asked questions and made comments on the proposed grant funds including Ann McConnell, Sam McConnell, Frank Diamond, Sharon Kahl, Mike Smith, Matt Langreher, Joan Boyd, Cindy Seibel and the board.

The Commonwealth of Pennsylvania's Energy Program Office of the Pennsylvania Department of Environmental Protection would submit the grant application and if granted would control the funds. They are requesting a letter of support from the Township to include with the grant application to the U.S. Department of Energy's Transmission Sitting and Economic Development.

- **Motion** to provide a letter of support was made by Supervisor Kahl and 2nd by Supervisor Jarvis, vote 3/0.

Old Business

Southern York County Emergency Medical Services

Jeff Griffith, representing SYCEMS reported that they hired a couple more people, several are waiting for background checks, then they will be up to staff.

Supervisor Gemmill asked if SYCEMS was fulfilling their contract of 16 hours at the Delta location.

Mr. Griffith will try to confirm but, informed that SYCEMS is not alone in recruitment issues.

The Supervisors need to be concerned with tax dollars and the contract is not being fulfilled and information is not forthcoming.

Tona Evans - Pikes Peak & Delta Road intersection - **NO SHOW**
Diane Nalls – Slate Spring Road – **NO SHOW**

Subdivisions & Land Development Plans

Constellation Land Development Agreement for the Sewage Treatment Plant.

- **Motion** to sign the Road Agreement contingent on issuance of the bond and to conditionally approve the Land Development Plan with approved attorney language was made by Supervisor Jarvis and 2nd by Supervisor Kahl, vote 3/0.

- **Motion** to move forward on the permitting and design process for culvert replacements under the road agreement was made by Supervisor Jarvis and 2nd by Supervisor Gemmill, vote 3/0.

Petition to Request Zoning Map Amendment presented on behalf of Calpine Mid-Atlantic Development, LLC, Attorney Craig Wilson presenting.

The application is to rezone a 100 +/- acre parcel at the intersection of Pikes Peak and Atom Roads, known as Map AP Parcel 47Z.

Prior to 2004, the parcel was zoned Industrial, but had been changed to Residential, but the proposed housing project never came to fruition. Calpine would like to pursue a Solar Project on that parcel and is requesting the zoning be changed back to Industrial. On and off, over time the land has been used by Calpine in an industrial manner.

Mr. Wilson provided 2 developers agreements which would enable the Township to control industrial uses that would not be acceptable in the event the special exception is not granted or the solar project should be discontinued in the future.

Sam McConnell educated that the zone had been changed to put a buffer between the Calpine Plant and the Elementary School.

Steven Strohmer questioned if a buffer would be installed around the project.

He was informed that the Zoning Ordinance requires a buffer, and the Zoning Hearing Board can also provide conditions. The ordinance also requires a bond for decommissioning.

Supervisor Gemmill asked about the life of the project.

The initial contract is for 20 years but could be extended. The project will start at 40 megawatts, but with technology it could increase.

Suri Sukduang, Vice President of Calpine also provided information to the board and attendees.

Supervisor Jarvis noted, same as Constellation, a road agreement will be needed and same as the original Calpine agreement consideration for another Recreation Donation would be appreciated. He also suggested that the presented agreements be meld together.

- **Motion** to accept the Petition to Request Zoning Map Amendment contingent on the developer's agreement, 2nd option adding section 3 from the 1st option, essentially combining the agreements was made by Supervisor Jarvis and 2nd by Supervisor Kahl, vote 3/0.

Reports

Solicitor

- Exelon/Constellation Energy Tax Assessment Appeal Update –
 - conditionally approved, not finalized.
- EMS Right to Know Request/Appeal by County -

- They will provide the records requested and a proposal for future records.
- Webb, Robert W, Ramsay R & Nina B Webb & Carson R Devoe – Mt. Olivet Church Rd
 - subdivision plan, finalized deeds, and driveway agreement, all recorded.
- American Rescue Plan Act Reminder –
 - Funds must be committed by the end of 2024.
- Annual baseball game will be on May 10th.

Manager/Treasurer

- General Funds - \$1,833,130.13
- Liquid Fuels Fund - \$5,610.19
- Sewage Fund - \$24,100.46
- Recreation Fund- \$5,334.37
 - **Motion** authorizing the payment of reviewed bills was made by Supervisor Kahl and 2nd by Supervisor Jarvis, vote 3/0.
- Large Item Drop-Off
 - **Motion** to hold the Large Item Drop off on Saturday, April 6th from 7-10 was made by Supervisor Gemmill and 2nd by Supervisor Kahl, vote 3/0.
- The Manager requested permission to solicit resumes for office help.
 - **Motion** to start the process to get office help was made by Supervisor Kahl and 2nd by Supervisor Jarvis, vote 3/0.

Public Works

For the past month the road crew has been maintaining pipes and dirt roads, enjoying a few snow events and collecting measurements for road improvement bidding.

- **Motion** to bid yearly stone and seal coat to be opened/awarded or rejected at the April Supervisors Meeting was made by Supervisor Jarvis and 2nd by Supervisor Kahl vote 3/0.

Supervisors

Equipment upgrades were presented and discussed. Ease of road maintenance, Costars pricing, renting options, and part-time help versus saved man hours.

Discussion on the Road widener was tabled until next month.

- **Motion** to purchase the grader attachment for widening shoulders at approximately \$3,500.00, was made by Supervisor Gemmill and 2nd by Supervisor Kahl, vote 3/0.

Mike Smith informed that a large vehicle is cutting the corner of Pendyrus Street and Quarry Road causing erosion.

Supervisor Gemmill read a thank you note from the Senior Center Members for the Townships donation.

- **Motion** to adjourn at 9:30 p.m. was made by Supervisor Kahl and 2nd by Supervisor Jarvis vote 3/0.