

**WALKER TOWNSHIP
BOARD OF SUPERVISORS
Monthly Meeting
August 5, 2015**

Attendance:

Supervisors- **James Heckman
Ronald Burd
Brian Saiers**

Solicitor- **John Miller, III**

Staff- **Leah Burd Vaughn Zimmerman – Zoning Officer
Don Franson – Township Engineer**

Guests: **Jeff Novosel (Walker Township Fire Company)
Will Rigg (Mt Nittany Realty)
Stan Wallace (Nittany Engineering Associates)**

Call to Order: James Heckman called the August 5, 2015 meeting of the Walker Township Board of Supervisors to order at 7:00pm in the Walker Township Municipal Building.

Pledge of Allegiance: Chairman Heckman led the group in the Pledge of Allegiance.

Approval of July Meeting Minutes: Ronald Burd motioned to approve the minutes from the July 1, 2015 meeting as presented; motion second by Brian Saiers and approved by all three Supervisors.

Agenda Items: Stan Wallace stated DEP is requiring an **Operation and Maintenance Agreement for Private Sewer Extension serving the Junction House Apartments** to be executed between Walker Township and Mount Nittany Realty Co. Solicitor Miller reviewed the agreement and questioned Paragraph 5 which provides that in the event Mount Nittany Realty fails or refuses to replace or maintain the system the Township shall have the right to do so and assess the costs against Mount Nittany Realty. Mr Miller suggested that the developer could provide some type of financial security against such an event. Stan stated this is a simple gravity flow system and that the main is located within the property right-of-way, thus reducing the possibility of major problems. He further stated that with ten renters at the property, it would be in the best interests of the developer to maintain the system. Ronald Burd motioned to require Mount Nittany Realty to provide to the Township \$1,000 in escrow to be put into an interest bearing account with the interest being paid back to the developer and the developer would replenish the funds if needed; motion second by Brian Saiers. James Heckman voted no, motion passed by a two to one vote.

Ronald Burd then motioned to approve the **Operation and Maintenance Agreement** with Mount Nittany Realty with the addition of the \$1,000 escrow and receipt of the same; motion second by Brian Saiers and approved by all three Supervisors.

Stan then reported that DEP rejected the **Component 3 Sewage Planning Module for Junction House Apartments**. He stated Section J was sent to the four authorities that are serviced by this system. Three of the four forms were returned with incorrect information. Walker Township previously approved the module by resolution and Stan inquired if the Secretary could initial the changes on that resolution. Solicitor Miller recommended adopting a new Resolution with the correct date and information. James Heckman motioned to adopt Resolution 15-413A to approve the corrected DEP Component 3 Planning Module for Junction House Apartments; motion second by Ronald Burd and approved by all three Supervisors.

Jeff Novosel addressed the Board regarding possible financial assistance to install an **emergency generator at the Walker Township Fire Hall**. Jeff stated the fire company acquired two generators and would like to install one in the old section of the Hublersburg fire hall to provide emergency shelter in the event of an extended power outage. Strouse Electric quoted installation costs of \$11,250.00. The Supervisors took no action at this time, but suggested the Fire Company could possibly raise funds which the Township would then match. They also suggested investigating any available grant money or government funding.

Guests: There were no comments from the guests present.

Solicitor's Report: Solicitor Miller received notice from **Larry Cleaver** that he had finished logging operations on Benner Road and requested return of his Letter of Credit. Roadmaster Brian Saiers stated he inspected the road and reported no damage. James Heckman motioned to return the Larry Cleaver Road Maintenance Letter of Credit in the amount of \$11,250.00; motion second by Brian Saiers and approved by all three Supervisors.

Mr Miller also received notice from **David Stoltzfus** that he had finished logging operations on Deitrich and Korman Roads and requested return of his Road Maintenance Bond. Brian Saiers stated he inspected the road and reported no damage. James Heckman motioned to return the David Stoltzfus Road Maintenance Bond in the amount of \$10,625.00; motion second by Brian Saiers and approved by all three Supervisors.

Solicitor Miller prepared a Resolution accepting the **Deed of Dedication for Marie Lane** in Glen Acres. David Force of Market Place Unlimited, LLC provided an original deed that was signed, notarized and ready to be recorded. Don Franson inspected the road and stated it was acceptable. James Heckman motioned to approve Resolution 15-414 to accept the Deed of Dedication for Marie Lane; motion second by Ronald Burd and approved by all three Supervisors.

Engineers Report: Engineer Don Franson reported Labor & Industry reviewed the plans for the **new restroom** and required some additional features be added to the project. He received a price quote in the amount of \$7,125.00 from PCBI Allen for the additional items. Ronald Burd motioned to approve the change order for PCBI Allen in the amount of \$7,125.00 for the restroom project; motion second by Brian Saiers and approved by all three Supervisors.

Don continues to monitor the construction of the **Dollar General Store**. Paving of the parking lot is scheduled for Monday, August 10th.

SSR Contracting provided an Agreement for the **Walker Township Park New Restroom** Facilities General Construction along with a Certificate of Insurance and Performance and Bid Bonds. Don stated Franson Engineering needs to be included on the Certificate of Insurance and requested approval of the agreement. James Heckman motioned to sign the contract with SSR Construction for the restrooms; motion second by Ronald Burd and approved by all three Supervisors.

Don conducted a second review of the **Junction House Apartments** and had no additional comments.

Information was received from **Williams Inspection Services** outlining their services for stormwater project inspections.

Don reviewed the **Bridge Safety Inspection Reports** for Hoy Road Bridge and Rodgers Road Bridge and reported no new issues were found.

Supervisor Heckman inquired if Don had been contacted by the General Contractor for the restroom project regarding potential damage to the cornfield when installing the water line. Don stated the renter may need to be contacted.

Zoning Officer's Report: Zoning Officer Vaughn Zimmerman reported he issued 5 zoning permits in July - including one new home.

Roadmaster's Report: Roadmaster Brian Saiers reported the following:

- The final invoice from Hawbaker for the **2015 Road Project** was \$2,508.09 over the bid price. Brian stated there was additional milling needed which accounted for the overage. James Heckman motioned to approve payment of the Hawbaker invoice including the additional charges; motion second by Brian Saiers and approved by all three Supervisors;
- Two quotes were received to repair a portion of **Snydertown Road**, both of which were over the quote limit. The project will need to be put out for bid. Due to time constraints action was tabled until next year;

- Three trees were removed from **Zion Ridgecrest Park** and the property was surveyed by Don Franson. It was determined that part of a shed and fence owned by an adjacent property owner is encroaching on Township property. Solicitor Miller will contact the property owner and try to resolve the issue amicably;
- Approval was given for Bill Workman to remove the shrubbery from around the sign at the front of the building and replace it with stones;
- Paving of **Dunkle and Walizer Roads** is complete and all complaints from the adjoining property owners have been addressed.

New Business:

- James Heckman motioned to sign the **County Aid Application** for Cedar Lane, Phase 2; motion second by Brian Saiers and approved by all three Supervisors;
- Two Emails were received from Warren Miller, Executive Director of Spring-Benner-Walker Joint Authority, regarding **Bellefonte Borough's Industrial Pre-Treatment Ordinance**. Action was tabled.
- Emails were received from Warren Miller (**SBWJA**) inviting the Supervisors to attend a 'work session' on Wednesday, August 5th at 7:00pm (our meeting night) and to attend their meeting on Monday, August 10th at 7pm;
- Three names were submitted for the private right-of-way off Pike Road at the former **Stover** property. All three names, Great Dane Lane, Stover Lane and Pot Hole Lane, are already used per the Centre County 911 Office. The property owner will be contacted to submit alternate names;
- An invitation was received from Ralph Stewart, Bellefonte Borough Manager, to attend a breakfast with **Congressman G T Thompson** on Thursday, August 6th at the Diamond Deli;
- Information was received from Sam Greninger about new **Dental Insurance** Policy to be effective December 1st. The rates are about the same. SBWJA has suggested we purchase our own policy.

Brian Saiers motioned to approve the July 2015 General Fund paid bills in the amount of \$39,071.03 and the July 2015 Treasurer's Report as presented; motion second by Ronald Burd and approved by all three Supervisors.

Brian Saiers motioned to adjourn the meeting; motion second by James Heckman and approved by all three Supervisors. The meeting adjourned at 8:10pm.