

TOWNSHIP OF SOUTHAMPTON MINUTES
FOR THE REGULAR MEETING OF THE BOARD OF SUPERVISORS
SOUTHAMPTON TOWNSHIP MUNICIPAL BUILDING

8:00 a.m.

May 14, 2024

MEMBERS PRESENT

Samuel Cressler – Chairman
Randy Brenize – Vice Chairman
Roger Hall

OTHERS PRESENT

Melissa Kelso Esq. – Township Solicitor
Kathy Durf – Secretary/Treasurer
Jamie White – Code Enforcement
Maria Misner – Planning/Zoning/Recording Secretary

VISITORS PRESENT

Reuben Oberholtzer
David Black – David Black Architect
Charlie Pensinger

Chairman Cressler called the meeting of May 14th, to order at 8:00 a.m. and announced the meeting may be recorded.

PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

VISITORS PRESENT

There were no visitor comments.

APPROVAL OF THE APRIL 24TH BOARD OF SUPERVISOR'S MEETING

MOTION: Supervisor Hall moved to approve the minutes of the April 24th meeting as presented. Supervisor Brenize seconded the motion which passed unanimously.

OLD BUSINESS

Furnace Run Update

Compaction Testing and Site work began May 13th.

NEW BUSINESS

Bid Documents for the Furnace Run Nature Center

David Black was present. He has completed his review of the returned paperwork for the companies who were issued Intent to Award contracts. All the returned paperwork was in order. Solicitor Kelso has yet to review the documents.

General Contractor

MOTION: Supervisor Cressler moved to award The Eagle Construction Company the contract as the General Contractor for the Furnace Run Nature Center with a base bid of \$899,700 and an additional \$19,780 for a real stone exterior upgrade for a total amount of \$919,480. This approval is conditional upon Solicitor Kelso approving the contract documents. Supervisor Brenize seconded the motion which passed unanimously.

Plumbing

MOTION: Supervisor Hall moved to award Mann Plumbing & Heating the contract for the Plumbing for the Furnace Run Nature Center in the amount of \$98,535, provided Solicitor Kelso approves the contract documents. Supervisor Brenize seconded the motion which passed unanimously.

Mechanical

MOTION: Supervisor Brenize moved to award Mann Plumbing and Heating the contract for the Mechanical work for the Furnace Run Nature Center, provided Solicitor Kelso approves the contract documents. Supervisor Cressler seconded the motion which passed unanimously.

Notice to Proceed

MOTION: Supervisor Hall moved to issue the Notice to Proceed for the General Contractor, Plumbing and Heating Contractors contingent upon Solicitor Kelso's pending review and approval of all three contracts. Supervisor Brenize seconded the motion which passed unanimously.

The electrical re-bid is still in process.

Reuben Oberholtzer – Zoning Discussion

Mr. Oberholtzer is thinking of putting his Low Density (R1) land on the market. He would like to give the neighbors what they want. Would they prefer a residential housing development or one more warehouse?

The supervisors replied that there was very strong opposition to more warehousing when the last Zoning Map Change hearing was held for the Martin Farm. The Township residents feel there has been enough land devoted to Industrial Use in the Township.

Resolution 24-002 Admitting Arlin Hege into the Township ASA

Maria Misner stated on November 14, 2023, Arlin Hege requested to admit three parcels into the Township ASA. All three of the parcels meet the minimum criteria for inclusion. At least 10 acres, viable ag land, 50% of the land is in Soil Capability Classes I-IV and they are zoned for agriculture. According to the Agricultural Security Area Laws, if the Township takes no action, the properties are automatically included into the Township ASA in 180 days which is May 6th.

MOTION: Supervisor Brenize moved to approve Resolution 24-002, admitting Arlin Hege's three parcels 21-0N.-006A – 87 acres, 21-0N09.-036 – 118 acres, 21-0N12.-033 – 104.7 acres, for a total 309 acres into the Agricultural Security Area. Supervisor Hall seconded the motion which passed unanimously.

Set Milage Reimbursement Rate

Supervisor Cressler stated the Township needs to set the mileage rate each year. Should that be done at the organization meeting?

Solicitor Kelso said the mileage rate can be set with the annual Fee Schedule.

MOTION: Supervisor Cressler made a motion to set the mileage rate at .67 cents per mile for the 2024 year. Supervisor Hall seconded the motion which passed unanimously.

Pension Broker Change

Solicitor Kelso recommended looking into the pensions laws in selecting a provider. She will investigate and make a recommendation at the first meeting in June.

Sign Board Renewal

Kathy Durf reported that Cloud Service for the new sign board is \$1,500 for the year and is due for renewal.

MOTION: Supervisor Cressler moved to renew cloud service for 2024/25. Supervisor Hall seconded the motion which passed unanimously.

Left Turn Application - Exit 24

Supervisor Cressler reported that the Township had timing adjustments made to the traffic light on the Northbound Exit Ramp of I-81 due to chronic back-ups during rush hour; however, it has not made satisfactory improvements to traffic flow. He received a letter from Township Traffic Engineer, Greg Creasy,

stating analysis of adding a left turn lane, indicates it will improve operations and reduce queues on the I-81 NB Off-Ramp without significant impact to the intersection. There is space for a left turn now, as it was a part of the original design. The Township could authorize Mr. Creasy to submit an application to PennDOT for the left-turn lane. He questioned if the Business Park Tenants would contribute financially to help improve the intersection.

MOTION: Supervisor Cressler moved to pursue the left turn lane and reach out to local industries to help cover the cost. Supervisor Brenize seconded the motion which passed unanimously.

2024 Fall Bulky Trash

Supervisor Hall reported that the Spring Bulky Trash had over 750 vehicles come through. They are considering expanding the event for a few days for self-unload only but need to work through the process.

MOTION: Supervisor Cressler moved to set Fall Bulky Trash ending the week of September 28th with details to follow. Supervisor Hall seconded the motion which passed unanimously.

Opening Bids 8:15 a.m.

The Township received the following bids.

FOB Plant - Aggregate

Bidder									
FOB Plant	2A	#57	#67	#8	#10	AS-3	R-3	R-4	
NESL									Shippensburg
St. Thomas Dev.	\$8.50	\$14.00	No Bid	\$16.50	\$12.00	No Bid	\$17.00	\$18.00	
Pensy Supply	\$8.00	\$15.00	No Bid	\$17.00	\$10.00	\$13.75	\$16.00	\$20.00	Newville
Union Quarries									
Affordable Excavating									
David H. Martin									
York Building Products	\$8.95	\$13.95	\$13.95	\$18.25	\$12.50	\$18.25	\$17.50	\$18.50	

MOTION: Supervisor Hall moved to award 2A, #10, AS-3 and R-3s to Pensy Supply, #57 & # 67 to York Building Products, and #8 & R-4 to St. Thomas Dev. Supervisor Cressler seconded motion.

Supervisor Brenize questioned if traveling to York was worth the nickel/ton? It would cost the Township more to travel to York than it would save by going with York Building Products.

Solicitor Kelso replied that the Township had to go with the lowest bidder; however, there are provisions for emergencies. The motion passed unanimously.

Aggregate Delivered

Bidder Delivered	2A	#57	#67	#8	#10	AS-3	R-3	R-4
NESL								
St. Thomas Dev.	\$16.50	\$22.00	No Bid	\$24.50	\$20.00	No Bid	\$25.00	\$26.00
Pennsy Supply	\$13.96	\$20.96	No Bid	\$22.96	\$15.96	\$19.71	\$21.96	\$30.96
Union Quarries								
Affordable Excavating								
David H. Martin	\$12.62	\$17.32	\$17.32	\$21.14	\$13.57	\$20.97	\$18.92	\$18.92
York Building Products	\$16.90	\$21.90	\$21.90	\$26.20	\$20.45	\$26.20	\$25.45	\$26.45

MOTION: Supervisor Hall moved to award David H. Martin for 2A, #57, #67, #8, #10, AS-3, R-3 and R-4. Supervisor Brenize seconded the motion which passed unanimously.

Fuel

**Southampton Township
Fuel Bid Results
May 14, 2024**

Bidder	Amount	Notes
Timmons Oil	\$2.760	*As of 5-13-24 at 10:00am
		*\$0.28 per gallon over current rack price
Leffler Energy		
McCleary Oil Company		
Stuck Enterprises	\$2.65	* As of 5-1-24, \$2.65 Bid Price
(Bedford Valley Petroleum)		Price will change with rack price.

MOTION: Supervisor Cressler moved to award Stuck Enterprises the Fuel Bid. Supervisor Hall seconded the motion which passed unanimously.

Seal Coating

**Southampton Township
Seal Coating Bid Results
May 14, 2024**

Bidder	Amount	Notes
Russell Standard	\$212,400.00	Unit Price \$1.77
Midland Asphalt		

MOTION: Supervisor Brenize moved to award Russel Standard the bid for \$212,400.00 for Seal Coating. Supervisor Hall seconded the motion which passed unanimously.

Paving

**Southampton Township
Street Paving Bid Results
May 14, 2024**

Bidder	Amount	Notes
McNaughton Services		
Wilson Paving		
Snokes Excavating		
Fayetteville Contractors		
Affordable Excavating		
Schlusser's Paving		
Pennsy Supply	\$264,962.00	1,060 tons \$115,010 - Unit Price \$108.50 1,420 tons \$149952 - Unit Price \$105.60
David H. Martin		
New Enterprise	\$227,515.20	1,060 tons \$97,244.40 - Unit Price \$91.74 1,420 tons \$97,244.40 - Unit Price \$91.74

MOTION: Supervisor Brenize moved to award New Enterprise the bid for Paving. Supervisor Hall seconded the motion which passed unanimously.

Line Painting

No bids were received for line painting.

MOTION: Supervisor Cressler moved to re-advertise to accept bids for Line Painting. Bids to be opened at 8:15 on June 11th. Supervisor Hall seconded the motion which passed unanimously.

SUBDIVISION AND LAND DEVELOPMENT

2019-007 Reapprove United Business Park Lot 8

Maria Misner reported that Matrix is purchasing Lot 8 from CVRDC in October. The plan has not changed since it was approved in 2019, but because it will be approximately five years at the time of purchase, they would like the Township to re-approve it. The Bonding amount is being revised.

There were no comments from the supervisors; however, Jamie White said that from the fire chief's point of view, there have been some good improvements in fire/safety to the warehouse plans that have come after this. He would like to review Lot 8 with these improvements in mind.

Solicitor Kelso suggested that since this plan was approved and could be recorded right now, that these fire chief comments or recommendations could be done through a separate document or agreement instead of changes to this plan set.

The plan was tabled.

AGENDA AMENDED ITEMS

There were no amended agenda items.

REPORTS OF TOWNSHIP OFFICIALS AND AGENCIES

Supervisors

No Reports

Solicitor – Melissa Kelso

Stormwater on Cortland Ave.

Regarding stormwater in the rear-yards in Apple Hill, Solicitor Kelso stated there should be a letter sent to property owners saying they modified the approved stormwater management design, and they need to fix it. The homeowners should come up with a plan that is approved by the Township and is remediated to the Township's satisfaction at the owner's expense.

Solicitor Kelso will draft the letter.

Planning/Zoning – Maria Misner

No report

Code Enforcement – Jamie White

Status update on violations.

Brite Speed has submitted 24 applications for boring Township Roads for new lines. They are looking at bonding for 24 inches below the road surface.

Secretary/Treasurer - Kathy Durf

Kathy Durf reported that Representative Rich Irvin’s office would like to do a license plate drive through event at the end of July or beginning of August. It is to replace worn or damaged license plates. Using the Township garage for the event would work well.

Supervisor Brenize suggested it might be a good opportunity to do a prescription drug take-back at the same time.

ACTION ON PAYING BILLS

MOTION: Supervisor Brenize moved to pay the general fund in the amount of \$92,800.13. Supervisor Hall seconded the motion which passed unanimously.

ADJOURNMENT

Chairman Cressler adjourned the meeting at 9:23 a.m.

Respectfully Submitted

Maria Misner
Planning/Zoning/Recording Secretary