

**VALLEY TOWNSHIP SUPERVISORS' MINUTES**

*March 14, 2012*

**Attendance:**

Chairman Gary Derr, Co-chairman Walt Rupert, Supervisor/Secretary Judy Achy, Zoning Officer George Plafan and Road Foreman Frank Lehman. Public was represented by Richard Snyder and Danville News Reporter, Karen Blackledge.

**Call to Order:**

Chairman Gary Derr called the meeting to order @ 7:00 p.m. with all in attendance reciting the Pledge of Allegiance.

**Approval of Minutes:**

***Motion to approve the minutes of February 8, 2012 made by Judy, 2<sup>nd</sup> by Walt and motion approved unanimously.***

**Citizens' Comments:** Nothing to report during this open session.

**Reports:**

(1)

Fire Department – Nothing to report from the Fire Department Personnel. Walt reported that he and Mike Kull sit down together and the fire department has a great deal of financial records and he recommended that an outside audit should be done of these records as it appears to go beyond what he would feel comfortable auditing. He reported that it has been five years since their books were audited. Walt reported that he would contact Kim Schooley to see if he would be interested in doing this (even after things slow down after income tax season). If Mr. Schooley is not interested, we will then request Herring and Roll to go forward with an audit.

(2)

Planning Commission – Walt attended the last Planning Commission Meeting and he indicated that more than likely ISS from McCracken Road would be going forward with a zoning hearing request.

(3)

Solicitor – Attorney Robert Buehner discussed the request that the local government entities received from Montour County regarding Real Estate Assessment Appeals. The county is asking that the school districts, townships and boroughs share in the costs of commercial property appeals. Bob reported that under law it is the county's responsibility and in the event that there was assessment appeal, the townships could become involved; it more than likely would be on a prorated basis based on taxation (ie local government 5%). Bob stated that a township could also indicate that they would look at this on a "case by case" basis. ***Walt Rupert made a motion that this request be tabled, 2<sup>nd</sup> by Gary Derr and motion passed.***

Bob also reported that there are two properties in Valley Township (Old Cloverleaf Village and Hill Top Inn) that we will need to enforce our ordinance for these properties to hook onto the Sewer System as they are within 150 feet of the existing sewer line. Bob asked Judy to confirm with Steve Traub that EDU's are available and then he will go

forward sending notification to them mandating their hook-up. Bob also reported that he was able to settle a lawsuit with Francossa (contractor involved) from 2007 and Bob reported that the township made out quite well financially with this agreement.

(4)

Zoning Officer – George Plafcan reported that he (1) had a complaint regarding the Gass property and he discussed this with Ellsworth Gass. They are working on disbanding a 12 room house of a family member and hopefully will have this cleared soon. George also felt that we (2) needed to make changes in our zoning fees. The concern is that our fees are so low that our taxpayers may have to subsidize the cost and this should not be. Judy will contact Mahoning Township and Greg Molter asking for their current fees. George also reported that (3) some of our ordinances on the book are outdated and he and Walt Rupert are going to review them.

(5)

Municipal Authority – Judy dispensed meeting minutes of their January 17 minutes. Bob Buehner reported that the Municipal Authority will be paying \$30,000 for a capacity study as requested by the Danville Boro. At this point they do not know where the line would attach for Valley Township to hook on until this capacity study would be performed.

(6)

Road Foreman/Equipment Report – Frank Lehman reported that there was sign installation done on Red Roof, Klein, Sidler, Bogart, Church Hill, Red Roof, Indian Run and Sugar Camp Roads. There was tree removal from Welliver Road. There was discussion regarding the fact that we would have to take 60% of our salt request or we would be charged \$5 per ton per month for them to hold it for us. Frank reported that we would need two loads in order to meet our quota and he was going to do his best in order to get this into the storage shed instead of us having to pay someone else for storage of our salt. The 2012-2013 salt contract was confirmed.

There was discussion of the potential roads to be paved including McCracken, Meadowbrook and Charlene Drive. Frank will contact Barry Garverick to check these roads. If and when we put any one of them out to bid, we only need to accept the “lowest responsible bid”. We would not have to accept a bid from a company that we have had a negative issue in the past (per Bob Buehner).

(7)

SEO – Nothing to report from Jim Sanders.

**New Business:**

***Motion to appoint Mary Ann Gray to the Municipal Authority, 2<sup>nd</sup> by Walt Rupert and motion passed unanimously.***

Both Walt Rupert and Gary Derr spoke with Joe Pennypacker as the Pennypackers asked for the township to pay for 25% of replacing the rip rap around their property (apparently the federal government would take care of 75%). They felt that this was due to installation of the new bridge. The supervisors respectfully declined this offer to fund or facilitate this project as the township would not want this precedence to be set to use township funds for a private property.

There was then a lengthy discussion regarding the M.W. Manufacturing Superfund Site @ State Rt 54 & I-80, Valley Township, Montour County, Danville, PA (tax parcel 8-31-88) which is going up for tax claim sale on April 16 @ 1:00. Walt Rupert has been researching this property intensely and has found that the site is safe and cleaned up with the exception of the groundwater where there is 40,000 gallon being moved daily. If the township supervisors should be able to obtain this property, the township would not be responsible for any of this ongoing groundwater cleanup. EPA will give us a letter to confirm this. If anyone purchases this property, they would be bound by the conditions of the EPA and DEP. Including site specific restrictions and if ever interested in developing property, plans would need to be reviewed by EPA and DEP.

Richard Snyder (Valley Township Resident) was concerned that purchase of this property would drive up the Valley Township Taxes. Montour County has agreed to absolve Valley Township of any back taxes and willing to provide us a letter verifying that.

***Motion by Judy, 2<sup>nd</sup> by Walt to send a letter to Danville School District notifying them that we are interested and request them to exonerate Valley Township for any taxes owed in the event that the township acquired the property (specific only to Valley Township and no other 3<sup>rd</sup> party).***

**Approval of Bills:**

***Motion to pay the bills made by Judy, 2<sup>nd</sup> by Gary and motion passed unanimously.***

**Adjournment:**

***Motion by Judy to adjourn @ 9:00, 2<sup>nd</sup> by Gary and motion passed unanimously.***

Respectfully submitted,  
Judy Achy  
Valley Township Supervisor/Secretary