

VALLEY TOWNSHIP SUPERVISORS' MINUTES
February 14, 2018

Attendance:

Chairman Gary Derr, Vice-Chairman Walt Rupert, Supervisor Mike Kull, Solicitor Robert Buehner and Zoning Officer Suzanne Kuziak. Public was represented by John Fenstermacher, David Fox, Wayne Hildebrand 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.

Executive Session: Gary announced that an Executive Session was held February 7th at 5 PM. All Supervisors were present as well as Special Counsel Mike Crotty. The purpose of the Session was to discuss the 5480 Litigation.

Approval of Minutes:

Motion to approve the minutes of January made by Walt, 2nd by Gary and motion approved unanimously.

Citizen's Comments:

Wayne Hildebrand presented 2 Subdivision Plans for approval.

Kuziak Subdivision. Plans have been approved by both the Planning Commission and the Township Engineer.

Motion to adopt the Kuziak Subdivision, made by Gary, 2nd by Mike and motion approved unanimously.

Ryan Subdivision. Plans have been approved by both the Planning Commission and the Township Engineer.

Motion to adopt the Ryan Subdivision, made by Mike, 2nd by Walt and motion approved unanimously.

Reports:

(1)

Fire Department –Chief Mike Kull reported that there were 8 incidents which included 4 MVA and 4 fires.

(2)

Planning Commission – A letter was received from the Planning Commission requesting the Supervisors appoint Craig Welliver to the Planning Commission to replace a vacancy. A letter from Mr. Welliver was also received stating his interest in the position.

Motion to appoint Craig Welliver to the Planning Commission, made by Walt, 2nd by Mike and motion approved unanimously.

(3)

Solicitor – Bob reported that he looked further into the Day’s Inn ownership. It is owned by Hadden Inc. of New Jersey. He sent a letter requesting that they apply for a Demolition Permit for the property within 30 days.

Bob also discussed a Lease Option Agreement with TerraNavigator to lease the M&W site for use as a Solar Farm in exchange for the construction of a building as agreed upon terms between both parties.

Walt explained the general terms of the Agreement. This agreement grants to TerraNavigator the exclusive and irrevocable option to enter into a Lease Agreement to permit the development of a solar facility on the property. This term will be for two years. This will be in exchange for a payment of \$3000 within 5 days of the effective date of the agreement and an additional \$3000 on the first anniversary of the effective date of the agreement if a Lease is not signed.

The Lease Agreement, to be signed later, will allow the development of a solar facility on the property for 25 years and a renewal for up to 10 more years. The Township will receive funding or construction of a new building to be determined by the terms of the Lease Agreement.

Motion to approve the 2 Year Lease Option Agreement with TerraNavigator with the terms set forth in the agreement, made by Walt, 2nd by Mike and motion approved unanimously.

(4)

Zoning Officer – Suzanne submitted a Zoning Officer report and stated that she had issued permits and replied to some phone calls and emails.

(5)

Municipal Authority – Nothing to report.

(6)

Road Foreman/Equipment Report – Gary reported that road crew had been working on snow and ice removal, general cleanup of the shop and tree trimming. A cam sensor was replaced on the T-Tag. One more load of salt will get us to our minimum required order.

(7)

SEO – No word from Jim Sanders.

Old Business:

No other old business discussed.

New Business:

CoStars Salt Bid: ***Motion to use CoStars for next year’s Salt Bid, made by Walt, 2nd by Gary and motion approved unanimously.***

Approval of Bills:

Motion made by Walt, 2nd by Gary to ratify the payment of Bills from JAN 2018, motion approved unanimously.

Adjournment:

Motion by Walt to adjourn @ 7:35 PM, 2nd by Gary and motion approved unanimously.

Respectfully submitted,
Mike Kull, Valley Township Acting Secretary