

The regular meeting of the Plunketts Creek Township Board of Supervisors was called to order Monday, December 3, 2012 at 7:10 PM in the Township Building.

**PRESENT:** Gary Abernatha, Supervisor  
Marvin Springman, Supervisor  
Ray Lewis, Supervisor  
Garth Everett, Jim Etzel, Brad Stine, Annie Aumen, Harry Magargal and  
Lance Emick.

Ray made a motion, with unanimous affirmative vote, to approve the November minutes as well as the October Road Tour minutes.

**GUESTS: IPMC:** Garth Everett came to discuss the Supervisors options regarding the International Property Maintenance Code (IPMC). It is called International as these same regulations are also used in Canada. His recommendation is to adopt the 2009 version of the IPMC modified to fit Plunketts Creek Township's needs with the unwanted sections removed. Garth also suggested the Supervisors form a working committee, comprised of 2 members of each group; Supervisors, Planning Commission, Zoning Hearing Board and PCTVFD. This committee would work together to determine which sections of the IPMC to utilize and then recommend thru the Planning Commission what they would like to see the Supervisors adopt. This committee would then meet with Garth and he would draw up the Ordinance which would be advertised for a public hearing before adoption.

Per Garth the existing Plunketts Creek Township Junk Yard Ordinance does not deal with people who have junk around their houses it deals with permitted junk yards which we do not currently have.

1/3 of the IPMC covers administration and enforcement; if someone calls the Supervisors about a situation they feel is unsafe then the Supervisors make the decision to call the Enforcement Officer (EO). The EO goes to that property and investigates. If the property owner tells the EO to leave his property then the EO would go to the District Magistrate and show due cause to obtain an administrative search warrant and the situation would go through the legal system from there.

The Supervisors cannot be sued over this. If they adopt an Ordinance the Ordinance can be contested but there would have to be a sound legal argument as the IPMC has been tested legally.

**5 County Solid Waste Management Plan:** Garth Everett has drawn up a version of the resolution in support of the plan for rural Municipalities. Marvin made a motion, with unanimous affirmative vote, to adopt resolution #5-2012 contingent on Garth getting a copy of his version to the Supervisors to sign.

**Big Bear Creek:** Garth Everett is going to try to pull together a meeting between the PA Fish & Boat Commission, PA DEP, himself and the Township Supervisors. The partial relocation of Big Bear Creek at the properties owned by the Sunbury Grouse Club and the Worthington's will be discussed. The channel that was created is not sufficient to handle the volume of water during a high water event.

**Dunwoody Rd:** The meeting between FEMA, PEMA, PCT Supervisors, Tim Wentz (Township Engineer) and Garth Everett concerning the discrepancies between the Project Worksheets (PW's) turned in on Dunwoody Rd and Tim Wentz's estimates went well. We believe FEMA now understands where our figures are coming from and we will wait on the changes they will be suggesting to see what the next step is for Dunwoody Rd.

**Dunwoody Club:** Nothing has been heard from Dunwoody Club in regards to their malfunctioning septic system.

**Buy-Out:** The deed searches for the FEMA Flood Buy Out properties are done and closings will be scheduled soon.

**REPORTS: PCTVFD:** A group from the fire department went to the State Fire Commission town hall meeting in Williamsport and found out that the SFC will be spending their Marcellus Impact Fee money on Fire Department training and equipment.

**Planning Commission:** No Report

**Recreation Commission:** Breakfast with Santa at the PCTVFD Saturday, December 22<sup>nd</sup> at 10 AM. RSVP by December 15<sup>th</sup> to Theresa Sullivan.

**Sewage Officer:** The Plunketts Creek Community On-Lot Sewage Facility Maintenance, Repair and Escrow Agreement states that the Consolidated Sportsmans is responsible for all maintenance and repair of their campground septic system. There is an escrow clause whereby the Consolidated Sportsman Group must provide \$2500 to Plunketts Creek Township. This agreement runs with the property and is recorded at the Court House. Per Garth Everett this agreement has been reviewed and approved by DEP. Ray made a motion, with unanimous affirmative vote, to sign the PCCOSFMREA, contingent on the Supervisors agreeing with the final draft and Consolidated Sportsman paying the \$2500 Escrow and signing the agreement first.

**Emergency Management:** Garth reviewed the EMA telephone system agreement and although he has no knowledge of the system he sees no legal problems with the contract.

**Roadmaster:** The parking lot at the maintenance building lot has been bulldozed to divert the water runoff. The bucket truck is in need of repair Ray thinks it may be a cylinder. The cinder spreader is off of the Army truck and it is ready to have the dump box put back on. Batteries have been ordered but wheels and tires are needed before it can be used for EMA.

**Zoning Officer:** No permits issued in November.

**CII:** Certificate of Occupancy for Permit #LY/PC 11-1013 – Michelle L Leidhecker, 150 Lower Barbour Rd. Williamsport, PA – renovations due to flood.

**CONTINUING BUSINESS:** See the Guest Section as everything was discussed while Garth Everett was at the meeting.

**NEW BUSINESS:** A letter was received from Penn DOT asking if the Township wants to be given the opportunity to review and comment on any driveway permit applications. The Supervisors requested Jim Etzel asks the Planning Commission at their next meeting how they feel about this. The Supervisors believe that the more information we get the better it is for the Township.

Ray made the following motion, with unanimous affirmative vote, the board of supervisors of Plunketts Creek Township, Lycoming County hereby creates a capital reserve fund for Act 13 of 2012 impact fee revenues, which shall be used for capital expenses as permitted by Act 13 and authorized by this board.

Marvin made a motion, with unanimous affirmative vote, to adopt resolution #4-2012 providing for supplemental appropriations for the 2012 budget.

Marvin made a motion, with unanimous affirmative vote, to keep the 2013 millage rates at .75 Mills Real Estate and .75 Mills Fire Tax.

Marvin made a motion, with unanimous affirmative vote, to adopt the 2013 budget as prepared based on figures available in October 2012.

Pat Johnson requested that the Supervisors approve the fee required to join the PSAB training discount program. Pat knows that she will be taking at least 4 webinars this year and this program will save the Township money this year. The Supervisors are all in agreement to pay the fee for this program for one year.

Gary agreed to sign the e-filer authorization agreement to change the Township contact person from Christiana Moyer to Patricia Johnson.

The Supervisors were in agreement to set up a separate account at PLGIT named "Marcellus Impact Fee Fund" for the Act 13 money we will be receiving. At the same time we will be adding Patricia J Johnson as a signer to all Township Accounts at PLGIT.

Ray made a motion, with unanimous affirmative vote, to keep Tim Wentz as Township Engineer under his new firm, URS Corp and to sign the agreement he sent us from URS Corp.

**DEEDS:** James J. Palotas, Marie C. Palotas a/k/a Matilda Marie Palotas, Eric J. Palotas  
**TO** Jeffrey S. O'Conner

Robert F Musser, Barbara D Musser **TO** Thomas Wesley Musser

Robert F Musser, Barbara D Musser **TO** Robert Chester Musser & Abbie M  
Musser

Robert F Musser, Barbara D Musser **TO** Emily M Bell & Gabriel J Bell

Ronald E. Borow **TO** Ronald E. Borow and Leah J. Borow and Aaron A. Borow

**CHECKS APPROVED AND SIGNED:**

See attached treasurer's report.

There being no further business, the meeting was adjourned at 9 PM.

Respectfully Submitted,

Christiana Moyer, Assistant Secretary