

**Charlestown Commissioners' Meeting
Minutes
August 22, 2006**

In attendance were Commissioners Letts, Gell, Williams, Sheets, and Vandervort.

Meeting was called to order by President Vandervort at 6:30 p.m.

Minutes from the August 8, 2006 meeting were read. Motion made to accept by Commissioner Letts and it was approved 4-0. Commissioner Sheets abstained.

The Accounts Payable report was approved 5-0 after a motion was made by Commissioner Williams.

Pending Business

The cost of a digital water meter reader was discussed. The purchase of the meter was previously approved. The cost is the discussion, along with compatibility with Fund Balance. Commissioner Vandervort moved to table the issue until we could get another quote. Motion carried 5-0.

Lambdin Public Works Agreement – Lambdin made a presentation at the August Planning and Zoning Meeting. At that time, there were some issues that needed addressing before final plat approval. At tonight's meeting, Mr. Lambdin addressed these issues. To recap: If Scott Gardens doesn't do improvements up to Louisa Lane, then Lambdin would be responsible with a recoupment agreement from Scott Gardens. Mr. Lambdin would like to be bonded at the point of the building permit process. This would mean the blocking of permits issued or approved by the town or sales of any homes if the bond has not been forthwith. Mr. Lambdin said he would agree to this arrangement. Dr. Gell moved that a note be affixed to the plat stating "no transfer of property or approval of permits will occur until the improvements to the road up to Louisa Lane has been bonded." Motion approved 5-0.

Mr. Lambdin wanted to know if the town wants to own the open space designated for Cool Springs. A home owner's association is a legal entity which can own the property. Motion was made to have verbage in the home owner's association by-laws that the town not liable or responsible for injuries or maintenance of the open area and storm water management.

It would also state that the rest of the town residents would have access to the park. With that agreement, Commissioner Vandervort made motion to accept the home owner's association taking ownership of the open space and storm water management. Motion passed 4-0-1 with Commissioner Letts abstaining.

Mr. Lambdin needs to have a deceleration lane at Louisa Lane's entrance. Concerning Lots 76 and 77, the right of way at Cool Springs Lane has been moved to be inside the town limits. Mr. Lambdin also stated that all lot dimensions and area figures are now on the final plat. Concerning the issue of a truss bridge to span a wetlands, Lambdin has gotten quotes for types of bridges that would be appropriate. The town has stated that it would not like to see a steel truss bridge. Commissioner Williams asked to have the following from URS's opinion of bridges entered into record: " I would not like to see a steel truss bridge used. A typical multi-girder bridge (a bridge with just a concrete deck on longitudinal beams) will be much lower maintenance. If they use pre-stressed concrete girders, the bridge should last fifty to one-hundred years without any maintenance for a low ADT (average daily travel) road. There is really nothing to even inspect with a concrete bridge. You could basically build it and forget about it. Even a steel multi-girder bridge can be basically forgotten about if weathering steel is used. There are hardly any connections to inspect compared to a steel truss. You might have to repaint the steel girders every twenty years or so. (John Meyers, URS Corp., Fort Washington, PA) Motion was made by

The last issue for Cool Springs - land set aside suitable for possible a future water tower. The land set aside would be about 1/3 acre.

New Business

Fall MML Conference – Dr. Gell would like to attend the conference. Dr. Gell shared some areas of interest at the conference that he thought would benefit the town. Commissioner Williams asked that Dr. Gell give a report after attending the conference. Motion was made by Commissioner Sheets to send Dr. Gell to the Conference. Motion carried 4-0-1 with Dr. Gell abstaining.

Emergency Generator for Post Office and Town Hall – discussion was made as whether or not a generator was necessary. Motion was made to get further information by Commissioner Letts. Motion was carried 5-0.

Conestoga Street Ditch Problem – Judge Ashworth has a concern that the way the road was widened in front of his home that someone could be injured. The area is unable to be mowed and tree roots are exposed. The issue was tabled in order to have a look at the situation.

Demolition of Old Philadelphia Road properties – At this point the burn ban has cancelled demolition of the buildings by fire. The cost to get rid of the remains of the buildings at the landfill is estimated to be \$8,000. The county has agreed to forgive half the cost (\$4,000) and a suggestion to ask the county to give a grant of \$4,000 to convert the land, which the town purchased, to develop a county park. Bids for demolition of the houses were received. Motion was made to get the best bid by Commissioner Vandervort and proceed with demolition. Motion passed 3-2 with Commissioners Letts and Williams declining.

Commissioner Sheets asked about notification for closing streets for Riverfest. Motion was made by Commissioner Vandervort to close roads for Riverfest. Motion passed 5-0.

Motion was made to go to executive session by Commissioner Vandervort. Motion passed 5-0.

With no further business, the meeting was adjourned at 8:57 p.m.

Respectfully submitted by,

**Barbara R. Kelly
Town Clerk**