

2008 Annual Township Report

Per Section 607. of the Second Class Township Code, it is the responsibility of the Board of Supervisors (Dean Barto, William Dewire, Chairman and Charlie Hall, Roadmaster) to annually furnish to the board of auditors information on the construction or maintenance of roads or other matters that have been conducted during the year.

The Reorganization Meeting was held on January 7, 2008. There were very few changes in organization or appointments. Brett Feese was appointed solicitor for the Township. Brett no longer is associated with McNerney, Page, Vanderlin and Hall. Larson, Kellett and Associates were retained as Township CPA, although they anticipate a price increase due to new governmental accounting standards. Upon further research it was determined that the quality of their review is more thorough and a better choice for the Township.

Robert Kolbrich agreed to be the newest member representing Wolf Township on the Hughesville-Wolf Township Joint Municipal Authority (Sewer). Lew Jones filled a vacancy as Elected Auditor. He will hold this position until the next municipal election.

Due to recent large development projects in the Township, we have received several Line of Credits to insure that certain improvements are installed correctly. The

Developments are Kahler Hill Estates, The Meadows at Wolf Run, Greggs Run Court and Wolf Run Care Center. All of these projects, once they get underway will add to the tax bases of the Township. Also, many of the local developers anticipate offering Deeds of Dedication for their roads. Once registered with Municipal Services at Penn Dot the additional mileage adds to the amount of Liquid Fuels monies the Township receives.

The newest roads to be added are from the Trinity Estates Development along Elm Drive. We are waiting for road numbers for Trinity Drive and King Street. Charlie has inquired with our Municipal Services representative, Don Free concerning the possibility of Elm Drive becoming a turnback road for the Township. Taking into consideration, maintenance and snow plowing this move simply seems economical and logical for all concerned.

Education seems to be a priority this year mainly due to changes and additional duties mandated by various state agencies required of all municipalities today. The Board of Supervisors and Secretary/Treasurer have all completed NIMS Training 100 and 700. Dave Bressler, EMA, informed the Board that these courses are a prerequisite for the next courses that will be required, 300 and 400. Anyone that could be involved and possibly need to administer an emergency situation should take the classes.

DCED has changed their website for submitting annual end of year reports. Training is being required for those individuals responsible for submitting the reports. The first

class held at the Penn Dot office in Montoursville was immediately filled up and more classes will be scheduled.

The Right to Know Law, Act 3 of 2008 will fundamentally change the way people access public records of their government, and change the way these requests are processed. Melanie McCoy has been appointed Right to Know Officer and attended a class this summer. The PA Office of Open Records, recently announced that their website is up and running. The law, forms, instructions and contacts are available from this link.

Classes will be scheduled for administering the HOME grant that is connected with Greggs Run Court. Also, SEDA-COG will be offering courses so that the Secretary/Treasurer can update and maintain the new website.

The website www.wolftownship.org was finished in August and is already being used for applications and to e-mail the Township. Positive comments have been received by all who have visited the site. There are maps, applications, addresses, contacts, elected and appointed officials, newsletter, minutes and much more.

The policy of the Board of Supervisors is to function competently with a minimum of full-time employees. With the increase in work load due to all the new directives, extra help was needed in the office. Jennifer Mausteller was hired on an as needed basis. Jen is looking for a full-time teaching job, substituting during the interim. She works at the

Township when available, helping to free up Melanie for extra projects, for example reacquiring notary credentials.

The road department experienced the same dilemma and this summer hired Jesse Wodrig, part-time. In August, Pete Derr returned to full-time status. Unfortunately, Pete has experienced some health problems and may not be available to plow snow. Charlie Hall, Roadmaster, is working on a back-up plan to get the Township through until the Spring.

The big news buzzing around Lycoming County is the arrival of drilling companies arriving to our area for the extraction of natural gas from the Marcellus Shale in Pennsylvania. As is the case with any event there are opportunities being created as well as challenges for municipal officials.

Development of natural gas is beginning now at an accelerated pace, but it will have an impact on this area for decades. Careful and innovative planning is needed now to reap the long term benefits for citizens and communities.

We anticipate an influx of workers, housing needs, deterioration of roads, changing scenery and conflicts concerning land use between neighbors and developers.

Other areas of the country report natural gas development is a positive fiscally for families, businesses and local governments. It is imperative that the Board of Supervisors think and work proactively about these impacts, rather than waiting for them to happen.

A first step is the Posting and Bonding of our Municipal Roads. The Board of Supervisors signed a contract with Municipal Solutions this summer to perform road weight

capacity studies for all township roads. A recommended weight capacity will be determined for each road, ordinances and resolutions reviewed and approved, bond amounts established and signs will be posted. Also, the Melanie has signed Wolf Township up to receive -notices from the Department of Environmental Protection. This link reports daily by e-mail what locations and companies have applied for permits with DEP. This information will guide the process along so that we can spread out the work load and the cost involved in this new endeavor.

Code Inspections Inc. handles Building and Zoning applications and permits for Wolf Township, as well as nuisance complaints and violations. Nine new homes have been started this year adding approximately \$1,532,000.00 to our tax base. Sterlyn May obtained funding for Wolf Run Care Center from HUD. It was a long tedious experience, fraught with many obstacles and delays. A special meeting was held to subdivide two lots from the parent parcel, another Conditional Use Hearing was held due to the first expiring, four iterations were made by the Township Engineer on the Final Land Development Plan and countless phone calls, e-mails and faxes to finally get everything approved and break ground on this project. The total cost of construction for Mr. May's project that also will eventually be added to our tax base is \$4,571,000.

The Township has received an increase number of complaints this year, leading to residents requesting hearings before the Zoning Hearing Board appealing the decision of the Zoning Officer. The Board has not held any hearings

for three years. Mr. Wayne Hyde is the newest member replacing Zeb Stevens who requested to serve as an alternate for personal reasons. Keith Hans, Keith Lunger and Paul & Crystal Showers all had hearings. It is apparent that the fee schedule needs to be adjusted to cover rising costs connected with these hearings.

Also, the Code of Ordinances of Wolf Township needs updated due to numerous changes in the Municipal Planning Code and needs identified in the Comprehensive Plan for the Muncy Creek Planning Area. The Township Planning Commission, the Secretary/Treasurer and the Solicitor have all worked on various items to accomplish this goal. The Board of Supervisors have passed ordinances on enforcement remedies for the Sewer Authority, windmills, outdoor burners, Act 537 Small Flow Sewage Treatment Inspection, Supervisor Pay, Earned Income Tax and nuisance violation repeat offenders policy.

Wolf Township again participated with the West Branch Council of Governments to bid stone and paving. Road material bids are done jointly. For the first time, the asphalt index fluctuated to such a degree that new prices were received each month. Consequently, plans had to be revised and less paving was achieved than originally bid. Actually this condition caused by the unstable gas and oil market, changed the method used for calculating 2009 budget figures. The policy of the Township is to strictly use Liquid Fuels Funds for paving. For the last two years, additional funds have been needed from the General Fund. HRI, Inc. paved Sunrise Drive, Wolf Run Road and Boak Avenue.

Salt is obtained through the State Piggyback bid. The Township has gone with COSTARS for the last three years. This year there seems to be a shortage occurring and the state contract guarantees we have a secure price and source for our sodium chloride needs.

Wolf Township established a Fire Protection Tax that is paid directly to the fire departments servicing Wolf Township. 80% of taxes collected go to Hughesville and 20% goes to Picture Rocks. This year Hughesville received \$50,980.80 and Picture Rocks was sent checks totaling \$12,745.20. These funds are to be applied for Wolf Township's share of Workmen's Compensation for the departments.

This report is submitted for informational purposes. If you have any questions or need more information, please contact the Township Secretary/Treasurer. Thank you for your service to the Township.