

OXFORD TOWN BOARD MEETING
Wednesday, September 10, 2014
Town & Village Hall

The Monthly Meeting of the Oxford Town Board was called to order by Supervisor Lawrence Wilcox at 7:30 pm at the Village Hall for the transaction of such business that may lawfully come before the Board. The meeting opened with the salute to the flag of the United States of America.

Present were:

Supervisor: Lawrence Wilcox
Council: Jerry Locke
 Alan Davis
 Ron Charles

Town Clerk: James W. Hemstrought Jr.
Highway Superintendent: Timothy Tefft

Absent: John Hofmann

Others Present: Gerry LeClar, Riverview Cemetery Association Representative; and seven residents.

Minutes Previous Monthly Meeting:

Alan Davis made a motion to approve the minutes of August 13, 2014. Motion was seconded by Jerry Locke and carried with 4 Ayes.

Supervisor's Monthly Report:

Supervisor Wilcox handed out the Financial Accounting Information Sheets, Investment and Certificate of Deposit Reports, as of August 31, 2014. He also gave the following Revenues, Appropriations and Checkbook Balances:

August 2014

Revenues	3,613.90
Appropriations	233,036.57

Check Book Balances:

General	57,788.19
Highway	18,004.32
T&A	6,670.73
Water District #1	3,134.56

PUBLIC COMMENTS:

Gerry LeClar, Riverview Cemetery Association representative, presented a request for funds for the 2015 budget year. She handed out copies of the Income/Expenses report 1/1/2014 through 9/9/2014 together with the projected bills and income. The Association will need approximately \$10,000 put in the Town of Oxford 2015 Budget. Several suggestions, to raise needed funds, were presented by members of the Town Board.

Dan Taylor handed out an article taken from the Wall Street Journal dated August 28, 2014 concerning water wells harmed by gas drilling. The article stated "Six years into a natural gas boom, Pennsylvania has for the first time released details of 243 cases in which companies prospecting for oil or gas were found by state regulators to have contaminated private drinking water wells. Pennsylvania's auditor general said in a report last month that DEP's system for handling complaints was woefully inadequate and that investigators could not even determine whether all complaints were actually entered into a reporting system. The 243 cases, from 2008-2014, included some where a single drilling operation impacted multiple water wells. The problems listed in the documents included methane gas contamination, spills of wastewater and other pollutants, and wells that went dry or were otherwise undrinkable". The full article is on file in the Town Clerk's office.

COMMUNICATIONS:

The August 2014 collateralized deposit account information report was received from BNY Mellon.

A letter was received from the Governor's Office of Storm Recovery announcing that the State would provide the "match" for FEMA Public Assistance projects resulting from Hurricane Irene and Tropical Storm Lee. This includes the match for project worksheets in the Town of Oxford.

The funds for the match will come from the Housing and Urban Development (HUD) Community Development Block Grant Disaster Recovery program. Additional documentation is needed and the Storm Recovery Office will meet with the Town of Oxford Highway Superintendent before the end of September to complete the files.

A finance log regarding "Little Merrit's Tomb and the Beardsley Cemetery" was received from Stephen Foster containing book sales, contributions and expenses for the months of July, August and early September. Stephen is doing an excellent job with the upkeep and promoting this historical site.

OTHER BUSINESS:

Supervisor Wilcox attended the Kickoff Meeting with Saratoga Associates for the Oxford Planning and Design project. This meeting was for the purpose of initiating the project, including review of the proposed scope of work.

Discussion was held on the recent proposed Fire & Ambulance Services contract for 2015 through 2019. The contract schedule showed the yearly contracted total for Oxford, Preston and Smithville: The Town of Oxford starts at \$152,207.00 in 2014, increasing to \$158,131 in 2015 and reaching \$172,292 by the year 2019. The Town Board is waiting to see what Preston and Smithville decide before making a decision on the new fire and ambulance services contract.

Supervisor Wilcox stated that he has been looking for someone to take over as Town of Oxford Assessor to fill the term of Del Cooke who resigned effective October 1. The Town of Smyrna Assessor would consider taking the job if appointed. Motion was made by Jerry Locke and seconded by Ron Charles to appoint Steve Graham, Town of Smyrna Assessor, as part-time acting assessor for a term of six months. Motion carried with 4 Ayes.

HIGHWAY SUPERINTENDENT'S REPORT:

Highway Superintendent reported that five more roads have been patched and sealed. Also, the 2001 Truck was put out to auction and the loading dock is finished. The town crew has been hauling sand for use this winter and have approximately 4000 tons still to go. The mowing of road sides has been completed and truck equipment is being prepared for winter use.

LOCAL LAW #1-2014 OF 2007 ZONING ORDINANCE

Town Board member Jerry Locke handed out copies of procedures he composed for submitting special exception applications similar to those used by the Zoning Board of Appeals. This document will be turned over to the Planning Board for consideration as an amendment to Local Law #1-2014. Jerry said he will attend the next Planning Board meeting.

A letter was received from our Attorney stating that he has reviewed the proposed changes to the Zoning Ordinance for the Town of Oxford and made several minor suggestions in wording and typographical changes. He advised the following: "Currently, the amendments create a definition of a "Staging Area" in Section 6 on Page 8 to be: Temporary Material Storage. The corresponding sections (8b. 8 and 12 (b) 7) refer to Material Staging areas. I suggest that the board choose one term or the other so as to avoid any potential confusion. I will also note that while the above noted sections have been added to allow the Planning Board the ability to grant a special exception for the use of a Material Staging area, there is no guidance provided to the Planning Board in Section 34 on this subject. I would advise that the board consider amending section 34 to provide guidance to the planning board with regard to approving special exceptions for material staging areas".

Ron Charles, Town Board member, stated that he was disappointed with the lawyer's letter, as there wasn't anything in his response from a legal aspect. Ron said he would like to know answers to the following questions:

1. By adding "Material Staging Areas" as a use which may be permitted as a special exception by the Planning Board; does it give us the authority to approve or deny a permit? Or, does it leave us more vulnerable to legal challenges.
2. By only removing "Drilling for Gas and Oil" from the Residential Districts and leaving the statement "Uses which may be permitted as a special exception by the Planning Board include but are not limited to"; does this do anything for us? Or, do we have more of a legal stance if we "Prohibit Drilling for Gas and Oil" in the Residential Districts?
3. If we are not going to add definitions or provide the Planning Board guidance on "Wind Power" and "Drilling for Gas and Oil"; should we remove them from all Districts as uses which may be permitted as a special exception by the Planning Board?

Alan Davis, Town Board member, stated that he was concerned about the amount of money it might cost the Town of Oxford if we had to resolve a case that goes to court. Supervisor Wilcox said that the Town of Oxford and Planning Board would be covered by our insurance.

BILLS & CLAIMS: September 2014

Claims #150 thru #160, General Fund: Total: \$ 9,340.64

Claims #145 thru #158, Highway Fund: Total: \$19,496.49

Motion was made by Alan Davis and seconded by Jerry Locke to pay the bills and claims.
Motion carried with 4 Ayes.

The next Town Board meeting will be held on October 8, 2014 at 7:30 pm in the Village Hall.

Meeting was adjourned by Supervisor at 8:32 pm.

James W. Hemstrought Jr.
Town Clerk