

**Board of Supervisors**

**MINUTES**

August 23, 2011

**Supervisors Present:** Karen Bedics, Barbara Lindtner, Dave Long and Volker Oakey **Absent:** Rob Zisko  
**Also present:** Sandy Everitt, Township Secretary/Treasurer; Terry Clemons, Township Solicitor; Rich Schilling, Township Manager and Bob Wynn, Township Engineer (left at 9:05 p.m.). Senator Robert Mensch attended for a special presentation.

Barbara Lindtner, Chairperson, called the meeting to order at 7:30 p.m. and opened with the Pledge of Allegiance. She announced that the Board held an executive session prior to the meeting to discuss land acquisition.

**Approval of Minutes**

Karen Bedics **moved** to adopt the July 26, 2011, minutes as corrected (page 3, Barbara Lindtner's comments to include forwarding Wind Turbine Ordinance and Parks & Recreation mailing to Board). Dave Long **seconded**; the motion **passed** unanimously.

**Bills for Approval**

Volker Oakey **moved** to approve the following bills paid from July 22 – August 19, 2011:

1. General Fund	\$ 36,586.89	4. Open Space (Bond)	\$179,522.38
2. Liquid Fuels	\$ 1,379.30	5. Subdivision & Escrow	\$ 2,305.85
3. Open Space (EIT)	\$ 5,333.60		

Karen Bedics **seconded**; the motion **passed** unanimously.

**Reports**

**Road Department (posted)** – Accepted as presented. Karen Bedics said that the Township sign on State Road when entering the Township from Coopersburg needs to be replaced. Rich Schilling will ask the Road Department to check all Township identification signs and replace them as needed. Barbara Lindtner indicated that there was no washout on Springhouse Lane after the recent heavy rains. She said Rich Pursell is reviewing obtaining grant funds to repair Walnut and Martin Lanes. She suggested that Rich Pursell review how much work time is required on dirt roads not repaired compared with roads that have had remedial work done on them.

**Police Report** – After attending training, Officer Sepulveda is a certified defensive tactics instructor. The department will participate in another national Drug Take Back initiative in October at the Springfield Elementary School. Officer Jacoby is now the custodian of the evidence room. Because of the age and heavy use of police vehicles, the police are having mechanical problems with several vehicles. Rich anticipates heavy repair bills in the future and newer vehicles may need to be included in the 2012 budget. \$1,215 of merchandise was stolen in July with merchandise valued at \$560 recovered. The Town Watch program submitted a financial report indicating a \$594 balance in their account after the purchase of Town Watch signs.

**Resolution 2011-013**

Barbara Lindtner changed the agenda to present a draft Resolution to Senator Bob Mensch, who attended for a special presentation later in the meeting. Terry Clemons, Township solicitor, outlined key points of the Highlands Conservation Act Resolution, which primarily addresses some bureaucratic issues that have developed over the funding of grants that the Township has sponsored through Heritage Conservancy for preservation of properties in the Pennsylvania Highlands. In February 2009, Springfield Township adopted a resolution endorsing participation in preservation efforts through the Highlands Conservation Act. In furtherance of that commitment, in September 2009, the Board adopted a resolution committing \$600,000 (later increased to \$725,000) in matching funds toward the acquisition of Township conservation easements within the Highlands area, and specifically, within the Cooks Creek Watershed, which comprises 85% of the Highlands properties. The proposed resolution requests that the grant be

expedited so the easements can be funded by the close of 2011. In August 2010, the Township received a letter from Daniel Devlin, Director of the Bureau of Forestry, advising that the Township's grant application ranked number one among the 2009 grants submitted, and assuring the Township that he would do everything in his power to assist the Township in the administration of these funds. In furtherance of those efforts, the Township's Open Space Committee solicited two property owners within the Highlands/Cooks Creek Watershed area for preservation of their properties, totaling approximately 168 acres. The Township used Open Space funds to obtain the special appraisals required. The property owners offered to contribute 30% of the value established by those appraisals as a gift to the Township and Heritage Conservancy. After all of these efforts, the Township received a recent email from Rachel Billingham from the DCNR Forestry Office stating the Township's application is in hiatus. They are currently working through 2007 applications and they do not intend to work concurrently on later years' applications. She could not forecast a review date for the Township's application. The proposed resolution is primarily to apply pressure to secure necessary funding by the end of 2011 for these two properties. The two property owners who are donating 30% of the land value are concerned that the tax break available to them in 2011 for making this donation may not be available in 2012 due to federal budget constraints. The Board requested assistance from Senator Mensch and Representative Clymer to cut through the 'red tape' to gain approval for the funding of these two projects by December 31, 2011. Terry indicated that the Township was willing to advance the funds to the property owners in 2011 if they received written assurance that 50% of the costs would be reimbursed from the Highlands Grant.

Dave Long, supervisor and a member of the Open Space Committee, expressed concern that the two property owners might withdraw their offers, and the Township would thus lose the ability to conserve 168 acres. Jeff Lindtner, chairperson of the Open Space Committee, thanked Senator Mensch for his assistance last year with DCNR. Senator Mensch said that he would work with Representative Clymer to assist in resolution of the funding issue. However, he knows there was an over commitment of funds in various grant funding situations. A number of grants already awarded have yet to be funded. The combination of reduced funding and over commitments of funding may have contributed to what the Township is currently experiencing.

Volker Oakey moved to adopt Resolution 2011-013 authorizing that all actions necessary be taken to secure funding for the acquisition of Conservation Easements on properties submitted for approval through the Highlands Conservation Act. Karen Bedics seconded; the motion passed unanimously.

### **Special Presentation**

Senator Mensch presented a surprise Senatorial Citation to Ken and Sue Simmons in commemoration of their 65<sup>th</sup> wedding anniversary. Ken was instrumental in the Township's decision to maintain ownership of the Water Authority in Springtown and served as Chairman of the Springtown Water Authority for its first few years of existence. Ken and Sue's children assisted the Township in obtaining information needed for the citation. Three of his four children surprised their parents by attending the meeting for the presentation: Kathy Simmons (NY, NY), 'Chip' Simmons (West Chester, PA) and Linda Cameron (Bethlehem, PA). Scott Simmons (Hinsdale, IL) was unable to attend. Senator Mensch commended Ken for his excellent service within the Township. The committee members of the Springtown Water Authority were also instrumental in bringing about this special presentation and most were present at the meeting. Ken and Sue left the meeting with their family and friends to enjoy a special surprise gathering. The Board recessed for a few minutes to permit picture taking.

**Township Manager/Zoning Report** – The secretary/treasurer's position was advertised. Nine resumes were received, and beginning tomorrow, Rich and Sandy will interview six candidates. Officer MacDonald will be working with Rich Schilling to lead the police department. Zoning activity continues to be slower.

### **Public Comments on Agenda Items - None**

### **Public Hearing**

Terry Clemons opened the hearing on a proposed ordinance that would authorize insurance companies to hold a portion of fire insurance proceeds (when proceeds exceed \$7,500) on properties where there are either delinquent real estate taxes owed to the Township or where the Township has incurred costs in protecting or responding to a fire loss. The hearing was advertised in The Intelligencer on August 9, 2011. Without such an ordinance on file, the Township could not recoup unpaid taxes and Township fire-related expenses. Terry opened the floor for public comments. Jim Nilsen asked what the procedure was to notify insurance companies that such an ordinance was in

place. Terry Clemons said the Ordinance will be lodged with the State Insurance Commission. Persons coming in for a building permit for restoration of a property would also be advised. In addition, Rich Schilling coordinated with the Springtown Fire Department a procedure for obtaining the insurance company's name for a property where a fire has occurred; they will forward that information to the Township. Karen Bedics **moved** to adopt Ordinance 161 pertaining to Act 98 of 1992 providing that certain fire losses may have funds transferred to the Township to cover delinquent taxes and other municipal claims. Barbara Lindtner **seconded**; the motion **passed** unanimously.

### **Eastern Upper Bucks Senior Center Presentation**

Kim Gasper, Manager of the Eastern UB Senior Center, provided the Board with information about the organization, currently located in Ottsville on Route 611. The Senior Center is approximately 15 minutes from Springfield Township. The Center has been in existence since 1980 and Kim has managed the Center since December 2008. The organization grew from a 'card club' to a multi-faceted program for seniors including educational programs; flu clinics; trips and guest speakers on insurance, wills, etc. Like many other organizations, they rely on HUD grant funding to cover their rent. She indicated they appreciate donations, since raising funds in a somewhat rural location is very difficult. The Board suggested that Kim secure a booth at Community Day on September 24 to acquaint Township residents with the Senior Center. Barbara Lindtner also suggested she contact the Springtown Fire Department about sharing information with residents at their fund raising breakfasts from October through April. Rich offered to copy material Kim provides for distribution in the Township Building. She said she would advertise Township events if we made her aware of them. Kim closed by commending the Supervisors for the earlier presentation to Ken and Sue Simmons. The Board commended Kim for her hard work and her passion for working with seniors.

### **Planning Matters**

**1. Sutch Subdivision** – At their meeting on August 3, 2011, the Planning Commission recommended conditional final approval of this plan. Karen Bedics **moved** to grant conditional final approval of the Sutch Subdivision plan conditioned upon completion of the outstanding items in the June 24, 2011, engineering review and upon two additional conditions: 1) a note must be added to the plan and included in the Declaration of Easements, Covenants, Conditions and Restrictions to indicate that any future subdivision of Lot 2 into two lots will require a single access to Richlandtown Pike or access to an internal road, and 2) that the Condominium Association documents required for Lot 1 may be prepared and recorded after recordation of the subdivision plan but prior to issuance of a building permit. Volker Oakey **seconded**; the motion **passed** unanimously.

**2. Rufe/Mease Subdivision – Acceptance of Completion Period** – Based upon satisfactory completion of all improvements, Scott Mease, the developer, has requested an early release of escrowed funds. Bob Wynn recommends acceptance of the completion of the maintenance period and release of escrowed funds. Barbara Lindtner **moved** to accept completion of the maintenance period for the Rufe/Mease Subdivision and to release escrow funds to Scott Mease, less any Township costs. Dave Long **seconded**; the motion **passed** unanimously.

**3. Lloyd Subdivision – Shoulder Stabilization & Release of Letter of Credit** – On April 26, 2011, the Board reviewed the status of the improvements required for the Lloyd Subdivision and authorized release of the letter of credit conditioned upon: 1) payment of costs incurred by the township, 2) any future applicant for a zoning/building permit on Lot 2 must comply with regulations in effect at that time, and 3) a contribution of \$4,400 must be made to the Highway Capital Improvement Fund. Subsequent to April 26, Heather Lloyd legally combined and recorded at the Court House the two lots into one lot, thus eliminating the building Lot 2. Ms. Lloyd is requesting that she not be required to make the \$4,400 contribution to the Highway Capital Improvement fund and that the Township authorize release of the letter of credit. Bob Wynn recommends the Board approve the applicant's request. Dave Long **moved** to authorize release of the letter of credit and not to require the Lloyd Subdivision to make the \$4,400 contribution to the Highway Capital Improvement fund. Karen Bedics **seconded**; the motion **passed** unanimously.

### **Old Business**

**1. SALDO** – Karen Bedics suggested that discussion of this topic be tabled until September 27, 2011, when Rob Zisko and a representative from the Planning Commission can be present. Discussion was tabled and Rich Schilling will contact Bobb Carson to ensure that someone is present from the Planning Commission.

Bob Wynn was excused at 9:05 p.m. Karen Bedics asked that Bob commend Tim Fulmer for his review of the PPL Stormwater plan for the proposed substation on Hickon Road..

**2. Garage Roof Replacement Bid Award** – The following bids were received:

COMPANY	BID AMOUNT
Alan Kunsman Roofing & Siding, Inc.	\$15,750
Pro Com Roofing Corp.	\$16,366

Barbara Lindtner **moved** to award the bid for replacement of the garage roof to the low bidder, Alan Kunsman Roofing & Siding in the amount of \$15,750 plus an additional \$82 for removal and replacement of roof sheathing (to be paid from the Highway Capital Improvement Fund). Dave Long **seconded**; the motion **passed** unanimously.

**3. Township Newsletter** – Dave Long **moved** to approve the Newsletter as presented in draft format to the Board. Karen Bedics **seconded**; the motion **passed** unanimously. Barbara Lindtner commended Karen for her excellent work on the Newsletter.

### New Business

**1. Open Space Request** – Barbara Lindtner **moved** to authorize the Open Space Committee to proceed with the acquisition of a donated conservation easement and to pay the soft costs associated with that acquisition from Open Space funds. Dave Long Long **seconded**; the motion **passed** unanimously.

Jeff Lindtner also advised the Board that the Open Space Committee was planning a special mailing to inform township residents how their Earned Income Tax monies had been utilized to acquire conservation easements. The Committee would like Board authorization to proceed. It was the consensus of the Board that the Open Space Committee should proceed with preparation of the draft mailing for the Board to review. Rich Schilling suggested that the Committee provide a draft of the proposed mailing to the Board in order for them to give approval. Terry Clemons will provide a memo to the Open Space Committee giving deadlines for placing a referendum on the ballot.

**2. Vacancy on Agricultural Security Board** – Clarence Berger, a member of the Ag Security Board, passed away last week, creating a vacancy of the Ag Security Board. The Board suggested that the advertisement for this position be expanded to include openings on the Zoning Hearing Board, Community Day, Environmental Advisory Council, Planning Commission and the opening for an auditor. These vacancies will highlighted at the Township’s website, at the Community Day booth and will be sent out in a future eNewsletter.

**3. Parks & Recreation Survey** – A copy of the letter and survey was emailed to the Board prior to the meeting. Karen Bedics **moved** to approve the mailing which is required in order to establish a Parks & Recreation Plan and that costs associated with the mailing are to be paid from the Highway Capital Improvement Fund. Barbara Lindtner **seconded**; the motion **passed** unanimously.

### Public Comments - None

### Supervisors Comments

**Barbara Lindtner** commented on the Carroll Engineering correspondence relating to the closing of Bucks County Bridge No. 198 (Bridge Street bridge). Barbara suggested that Rich Schilling contact PennDOT regarding when the closure will take place and the length of the expected closure time. Barbara asked that information about this and the Route 412 bridge closure be placed on the September 13 Board meeting agenda. Additionally, Barbara said that the bridge on Township Road (located just before Springhouse and Freeh Lane) is also slated for repair. She suggested that Rich contact the County and find out details about the Township Road Bridge closing so that the Township can be involved in determining the detour route.

**Karen Bedics** requested a future discussion about finances for the Passer Community Center. They lost a key renter of the facility and are having trouble paying operational costs. There are a number of legal questions about which the people who run the Center need guidance. Karen Bedics will contact Karen Freeh to see if she knows of any organizations that might be interested in obtaining the building if it becomes available. Terry Clemons suggested a

review of the deed that conveyed the building to its present owners. Rich Schilling will contact Jim Nolan who does title work for the Township to get a copy of the deed. It was also suggested that the Eastern UB Senior Center might be interested in the facility.

**Barbara Lindtner** asked that a draft budget be prepared and given to the Board to review a week prior to the September 27 meeting. Following the initial review in September, a revised budget will be reviewed for possible advertising by the end of October. She is hopeful that the new secretary/treasurer can attend meetings where the budget is discussed in October and November. Her goal is to adopt the 2012 budget on Tuesday, November 8. Barbara expressed concern about the probable shortfall in the 2011 budget and cautioned that the 2012 budget needs to be constructed even more conservatively.

### **Adjournment**

At 10:00 p.m., Volker Oakey **moved** to adjourn the meeting. Dave Long **seconded**; the motion **passed** unanimously.

Respectfully submitted,

Sandra L. Everitt  
Township Secretary/Treasurer

Next meeting: September 13, 2011

Approved: September 13, 2011