

**SPRINGFIELD TOWNSHIP BUCKS COUNTY  
BOARD OF SUPERVISORS MEETING  
SPRINGTOWN FIRE COMPANY SOCIAL HALL  
SEPTEMBER 27, 2005**

The meeting was called to order at 7:30 p.m. with the Pledge of Allegiance by Chairman Rod Wieder. Members present were: Vice Chairman Pete Lamana, Chuck Halderman, Rob Zisko and Jim Brownlow.

Rod Wieder read a statement stating the purpose of the meeting is to allow comments from water system users and other residents. The Supervisors will not make any decision at this meeting; they are here to listen to the residents. Rod explained the meeting will be conducted in an orderly manner and in accordance with Resolution 2005-05, which allows five minutes for each speaker. He requested the speaker go to the podium, state name and address and address the Board. This is not a question and answer meeting.

**MINUTES OF 9/13/2005**

Chuck Halderman corrected his motion regarding closing the Bridge on page 6. The motion should read "Chuck Halderman moved to request the County to close the bridge at Bridge Street and Route 212 until Bucks County can verify the safety of the bridge and new traffic patterns".

Jim Brownlow moved to approve the minutes as corrected. Seconded by Rob Zisko. Vote was unanimous.

**BILLS FOR APPROVAL**

The Treasurer presented a bills list totaling \$71,017.91. This list includes payments to the Police and Non Uniform Pension Plans. Chuck Halderman moved to approve the bills list for the period September 13 to September 27, 2005. Seconded by Rob Zisko. Vote was unanimous.

**PUBLIC COMMENT AGENDA ITEMS**

**NONE**

**Gas/Diesel/Heating Oil Bids** – The Township Manager opened two bids for gas/diesel and heating oil on September 26, 2005. The bid from Altemos/Atlantic Fuel was disqualified because they did not send a bid bond as the specs required. The bid from Farm & Home Oil Company is as follows:

#2 Heating Oil	\$2.1055 gal.	#2 Diesel fuel	\$2.2245 gal.
Unleaded gas	\$2.488 gal.		

Pete Lamana moved to award the bid to Farm & Home Oil Company. Seconded by Jim Brownlow. Vote was unanimous.

**NEW BUSINESS**

**Chief Robert Cressman- Reflective House Numbers** -With the increase in population during the last few years it is increasingly difficult to find residences in an emergency. Robert explained the fire company is selling reflective house numbers for \$10.00 each. They are to be installed on mailboxes and reflect on both sides. The fire company also has dog tags and zipper pulls available for sale. If you are interested please contact the fire company.

**Advertise Township Manager Ordinance** – Chuck Halderman moved to authorize Solicitor Jim McNamara to authorize the Ordinance for Township Manager. Seconded by Jim Brownlow. Vote was unanimous.

**SPRINGTOWN WATER SYSTEM**

Jim Brownlow stated the Springtown Water System goes back many years. Because of difficulties in recent years the township had to take the projects over. In late 2002 the township contracted with Bucks County Water & Sewer Authority to operate and maintain the system. A number of improvements have been made to the system some fairly recently to repair two leaks.

Carroll Engineering did a review of the entire system and the findings of that study were discussed with the residents in a public meeting. Jim explained he will not go over the information in much detail. The study shows close to \$1,000,000. in improvements are needed to the water system. In February of 2005 the township received an offer from Bucks County Water and Sewer to purchase the system and the Board has been wrestling with the situation ever since.

At the last Supervisors meeting the Board authorized Spotts Stevens and McCoy to look at the system to verify the repairs to be done. We are at a point where we need to do something. Repair estimates range for the high of \$1,000,000. to a low of \$400,000.

Bucks County Water and Sewer Authority has submitted another offer.

Bucks County Water & Sewer Authority will accomplish all improvements identified in the Carroll Engineering report (a total of \$1,050,000.00), within two years of purchase of system. In addition to making the improvements Bucks County Water & Sewer Authority will pay Springfield Township \$100,000.00 at ownership transfer. Springfield Township will be responsible for retiring outstanding debt on the water system. Should the improvements cost less than \$1,050,000.00; the difference will be paid to Springfield Township.

An additional \$65,000.00 was offered in exchange for Bucks County Water and Sewer Authority being granted entire township future water franchise.

What is being bought:

The water system currently in Springtown. The land containing the springs, currently owned by the township. The customer base of the current water system. Bucks County Water and Sewer Authority will be exclusive public water provider for all future water systems located within Springfield Township.

What is not included:

The proposed land site for a new water tank. Should the township prefer Bucks County Water and Sewer Authority to use a certain property for a new tank, Bucks County Water and Sewer Authority requests special pricing on the land. This is for the water system only – sewage would continue to be the responsibility of the township.

Impact on water system users:

An updated system that would meet all codes and standards.

Rates:

Current (average)	\$260,00./yr
Alternate proposed rates if BCWSA owned	
for 3 years after purchase	\$260.00./yr
or, average rate (no time guarantee)	\$186.60./yr
Township owned	
(30 year amortization of improvements)	471.00./yr

New users would pay a connection fee set by BCWSA (currently \$3,950 vs. Springfield's current \$7,500).

Springs would be used as primary water source (wells as back up) for as long as feasible.

Water from Springtown system would only ever be used to supply BCWSA retail/wholesale customer base (BCWSA would not bottle spring water for retail sale to general public).

BCWSA raised rates 13% effective January 1, 2005 which was their first rate increase in eleven years (The increase was due to a rate increase from Philadelphia water system, which supplies Lower Bucks).

The water system can be expanded outside Springtown, and in fact must be if requested by a developer, provided:

There is capacity in the system (even with the improvements, the Springtown system capacity does not change from what is existing today), or the developer is willing to pay for all costs to add his project to the system.

As this sale would be to a Municipal Authority (BCWSA) there is no need for competitive bids.

There was a question as to location and cost of the water tank. Carroll Engineering did look at the alternate site but determined an additional cost to construct it there. Jim agreed to supply Carroll with the name of the tank company that said they could build on that alternate location for less cost.

Jim Brownlow stated the offer made one year ago is still on the table. He wanted to go over all of the points with the residents.

**Ken Simmons speaking on behalf of citizens of Springtown.**

Ken explained he had several meetings with the residents of Springtown and offered to help. They do not want the water system sold.

The Springtown Water System is our greatest asset. We have the best and cheapest water in the county. The water belongs to the residents. Ken pointed to the activity by foreign investors, particularly Germany and France buying up water systems in this country. There must be profit in these systems.

Ken stated a committee that has been formed would like to run the system like a business. There are many well qualified volunteers who have the necessary expertise to run the system. Their mission is to build a reserve for emergencies and improvements. Ken presented a power point presentation on the financial aspects of the system.

**SPRINGTOWN WATER SYSTEM  
AN ALTERNATIVE APPROACH POWER POINT PRESENTATION**

**SOURCES OF DATA:**

Prior 12 Quarters of water meter billings provided by the Township  
2004 Quickbooks Financial Statements provided by the Township  
Prior proposal for improvements and repairs provided by Carroll Engineering

**ASSUMPTIONS:**

1. Addition of 22 new homes in Springtown Knoll to the system within the next year.
2. We have broken down the estimate of needed improvements provided by Carroll Engineering into two distinct pieces:
  - a. Necessary improvements to upgrade the pipes
  - b. Installation of 150,000 gal tank to meet storage needs and improve fire protection services
3. Springfield hires a DEP certified manager and assistant

4. Springfield hires a bonded agent to prepare quarterly bills, or alternatively, pays the township to provide this service.

ANALYSIS OF INCOME

Prior 12 quarters of billings total	\$186,232		
Average Quarterly Billing	\$15,519	212 users	Average Users Bill \$73.00
Average Annual Billing	\$62,077	212 users	Average Users Bill \$293.

SPRINGTOWN WATER SYSTEM  
AN ALTERNATIVE APPROACH

ANNUAL CASH FLOW PROJECTIONS

Current Average Annual Billings	62,077
Additional 22 Springtown Knoll homes \$73/Qtr @ 4 Qtrs per Year	6,424
<b>TOTAL INCOME</b>	<u>68,501</u>

EXPENSES

Current loan pymt to FSBP(1,235/mo)	14,820
DEP Certified Manager and asst (We are currently paying BCWS)	18,720
Quarterly meter reading & Billing (We are currently paying BCWS \$2,120)	4,000
Chemicals and supplies (No 2004 amount paid)	1,000
Routine repairs and maintenance (No 2004 amount paid)	5,000
<b>TOTAL EXPENSES</b>	<u>46,040</u>

**TOTAL NET CASH FLOW** 22,461

**AVAILABLE FOR NEW DEBT SERVICE** 15,000

**AVAILABLE FOR BUILDING OF RESERVES** 7,461

**NEW DEBT SERVICE** 22,461

As shown on the annual cash flow analysis, we believe that we can afford to pay \$15,000 annually for a new loan.

Following are the amounts we could borrow, assuming a fifteen year loan term:

3.50%	174,854
4.00%	168,990
4.50%	163,400

Obviously, if we amortized the loan over a longer term than 15 years, we could borrow significantly more.

For purposes of the next page, dealing with paying for the repairs and improvements, we will assume borrowing \$170,000 over 15 years.

**CONSTRUCTION COST SUMMARY AS PREPARED BY CARROLL ENGINEERING:**

Spring System Filtration	60,000.
Total Main Replacement	276,000.
TOTAL	<u>336,000.</u>

**HOW DO WE PAY FOR IT?**

Hook up fees for 22 new homes Springtown Knoll @ 7,500 each	165,000
Borrowing to be repaid by Water System Operating cash flow	170,000
Additional one time payment from Water system cash flow	1,000
TOTAL	<u>336,000</u>

TOTAL COST TO TOWNSHIP RESIDENTS 0

TOTAL INCREASED FEES TO WATER SYSTEM USERS 0

**NOTE:**

The above figures are using the only quote we have gotten on the estimated costs. We are neither endorsing these amounts nor refuting them.

**WE STRONGLY URGE THE SUPERVISORS TO GET ESTIMATES FROM OTHER INDEPENDENT SOURCES**

**COSTS OF WATER STORAGE TANK**

Per Carroll Engineering’s report, they have estimated a cost of \$248,000 for a 158,000 gal storage tank. They have also included \$133,000 of indirect costs which have not been itemized. This results in a total cost of \$381,000, if we use their numbers.

Our understanding is that a tank of this size is largely needed in order to improve our fire protection capabilities.

It is our further understanding that this tank, in conjunction with all of the improvements to the pipes previously outlined should satisfy the fire dept’s requests. We have not included the costs of Booster pumps and Jockey pumps in this scenario.

We propose that improving our firefighting capabilities should be a cost shared by all township residents.

Following is a breakdown of the cost of borrowing \$381,000 for the tank over 15 years: We are using the figure of approximately 2,300 households in the township.

	<u>Monthly pymt</u>	<u>Annual Pymt</u>	<u>Cost per Twsp household</u>
3.50%	2,724	32,688	14.42
4.00%	2,818	33,816	14.70
4.50%	2,915	34,980	15.21

**NOTE:**

The above figures are using the only quote we have gotten on the estimated costs. We are neither endorsing these amounts nor refuting them.

**WE STRONGLY URGE THE SUPERVISORS TO GET ESTIMATES FROM OTHER INDEPENDENT SOURCES.**

Ken Simmons continued if you consider that Bucks County Water and Sewer Authority has offered \$160,000 to buy the system, when you deduct the outstanding debt the township would receive \$108,365 and loose \$165,000 for hook ups.

We can not afford to loose control. If we loose it now it is gone forever. We are recommending the supervisors appoint a blue ribbon ad hoc committee. There are cadres of experienced people available who could explore the Carroll Engineering proposal. We have a CPA willing to work with us. We will report on a very regular basis. We hope you will consider our alternative approach. We all want what is best for the township. Ken thanked everyone for attending the meeting.

**PUBLIC COMMENT**

**Dennis Steskal** Thanked the people who put time into the presentation.

**Tat Moyer** is not a beneficiary of the water system but feels it should be retained by the residents. Water is a finite source that must be taken care of.

**Bruce Whitesell** feels it was a good presentation and an excellent representation of the residents.

**Bart Fleishman** feels the water is a resource that belongs to us. A referendum could be used to determine who the residents feel about selling the system.

**Tony Pellito** also recommended a binding referendum.

**Bill Dunlap** is pleased to see the number of residents in attendance. Bill owns a business in Springtown and recommends that the decision be delayed so people will have an opportunity to express their opinion. Bill feels there are local business people who could take over to run the system.

**John Hershey** discussed the size of a Bucks County Repair Crew working on a leak on Lakeview. They borrowed copper pipe from John. John felt the size of the crew of out of proportion to the size of the leak.

**Elizabeth Krukshank, Durham Township EAC** asked that the supervisors think about the message they are sending to the next generation. We must protect the stream. When we give up water rights Bucks County Water and Sewer can pump it into anywhere in Bucks County. Think globally what is important? What message are we sending?

**Hans Reimann** has worked hard to protect the stream. He was responsible for securing the wellhead protection grant from DEP. Hans urged the supervisors to appoint a blue ribbon committee as soon as possible to work with Spotts Stevens McCoy for the best alternative possible. Take time to make a good decision. Put a binding referendum on the ballot next spring.

**Eric McClendon** feels if we give up the water rights the county will alter water patterns. Contracts are written by people they benefit. Are we getting a fair trade?

**Joe Meehock, Trout Unlimited** explained the group was formed to protect trout and salmon. In 2001 a grant of \$100,000. was obtained for work on Cooks Creek. Joe cannot understand why the supervisors would put the creek at risk for \$65,000. a small amount of money. It is like the Indians selling Manhattan Island to the settlers for beads.

**Bartley Millette, Supervisor, Durham Township** asked the supervisors to consider the ad hoc committee. Durham is located on the lower end of the creek so any impact will be felt in Durham Township. Mr. Millette offered to be part of the ad hoc committee. The creek is worth saving. He urged the supervisors to consider the will of the people. Protect the natural resources of the community. Don't sell out water rights without considering Durham and Lower Saucon. They are willing to help.

**Patrice Ryan** is not a water user but encouraged the Board not to sell the system. She asked the supervisors to consider Ken Simmons alternative. When you play monopoly there are certain properties you never sell; the water company is one of them!

**Cara Simonetti** has experience with Bucks County Water and Sewer when she lived in Solebury Township. She had to hire an attorney to get Bucks County Water and Sewer to do what they said they would. She advised against selling the system to them.

**Margaret Johnson** urged the supervisors to take the recommendation of forming an ad hoc committee. She thanked everyone who has helped.

**Karen Freeh** feels there was a lot of valuable information presented tonight. She feels Bucks County Water and Sewer are dangling carrots by offering lower rates. What do they offer when we have no water. If Bucks County Water and Sewer can use our water for other areas in Bucks County, what do we do?

**Scott Douglas, Chairman of Springfield Township EAC, member of the planning commission and President of Cooks Creek Watershed Association** Scott has spent 15 years studying Cooks Creek. The Cooks Creek Watershed includes Durham Township and Springfield Township. It is rated as exceptional value water shed by the Commonwealth of Pennsylvania. The creek is potentially in jeopardy.

**Sharon Wiley, Durham Township** thanked the committee for their efforts. The bottom line is the bottom line. The report shows a viable plan economically. Don't be scared into making a decision. Springtown can support the system given a chance.

**Lee Scott** is not a water user but is a beneficiary of the aquifer of Cooks Creek and Silver Creek. He purchased the Young residence recently. The Creek is at the lowest level in five years.

**Charlie Mease** an ex supervisors of Springfield is appalled at the supervisors. Carroll Engineering has been the engineering firm used by Bucks County Water and Sewer for 15 years. Charlie offered \$150,000 for the system.

**Barbara Schmoyer** lives in Zion Hill. She has mixed emotions about selling the system to Bucks County Water and Sewer. She feels the supervisors should establish another committee and keep close reins on the committee so we do not have a repeat of the Zion Hill disaster.

**Richard Meyers, Delaware River Keepers** lives in Doylestown. Don't allow Bucks County Water and Sewer to buy the system, this is a result you do not want to see. It is not a question of just water, they will want to control sewer at a later time. He referred to the situation in Quakertown and the development in Richland Township. The Quakertown Sewage Treatment plant is close to the limit of capacity. Bucks County Water and Sewer Authority wants to go to DEP to get more capacity out of the plant. Water bills are nothing compared to school taxes. Selling the water rights will fuel development. Don't loose what you have.

**Bobb Carson, Springfield Township Planning Commission** one thing we know, development follows public utilities. We recently adopted a new comprehensive plan. The Planning Commission is currently revising the zoning ordinance in order to manage development as we want it in the township. Bobb asked the supervisors to task the planning commission to look at the long term consequences, what it will do to the comprehensive plan and zoning ordinance.

**Tom Hickas** thanked the group for the presentation of the alternate proposal. He feels it is a good idea. Thanked the supervisors for having the meeting he asked that they have fulfilled their responsibilities accordingly.

**Cindy McCurdy** has been in contact with Milford and Richlandtown to ask that they help us out. We have enough residents here to form a committee.

**Ruth Anderson** 20 years from now there may be no water. Water goes beyond our community. It is a finite resource. Selling water is more than selling Manhattan to the Indians. This will be a pact with the devil, no way out.

**Tom Maxfield, Councilman Lower Saucon** we share an aquifer. Lower Saucon is working to save the aquifer in Springfield Township. They are trying to be good neighbors and are concerned about the viability of Cooks Creek. The sum of money offered for the purchase of the system is less than a building lot, less than \$100,000.

**Karen Bedics** has lived in Springfield Township for twenty years. She has done some research on Bucks County Water and Sewer and has learned they are tied up in court with a lot of law suits. She referred to

situations in Solebury and fears something similar could happen to Cooks Creek. She encouraged the supervisors to do what is in the best interests of the citizens, keep the water here.

**Carol Dorey** has her office in Springtown. Carol believes giving up the water rights would put us in a position that we have no choice, no alternatives. The Cooks Creek Watershed was formed in Tat Moyer's kitchen several years ago. Springfield has 10 acre zoning to protect the water supply. Lynne Berseth was instrumental in the state declaring Cooks Creek an exceptional value stream. We have always wanted to take care of the stream. To give up our rights to water is saying we don't care about what you do.

**Sam Giamber** is concerned about the deal. If someone gives you a deal be careful about selling rights for a small amount of money. Look at Ken Simmons proposal. We have a great deal to lose.

**Sandra Yeager, Councilwoman Lower Saucon** it is very important to protect the source water. She urged the supervisors to form a committee include Springfield, Lower Saucon and Durham to work together.

**Tobin Scott** lives on Gallows Hill Road. He is active with the road clean up with the Cooks Creek Watershed. He enjoys the Creek and wants his children to grow up with the same advantages he has.

**Donna Smith** has lived in the township for 13 years. If it's money the supervisors are looking for she would pay twice the amount suggested in the report. She doesn't want Bucks County Water and Sewer telling her she has to drink their water.

**Ken Garey** has only heard support for keeping the system. Anyone that would like to sell the system line up and give your reason.

**Deborah Goff** is concerned about losing rights if it is too late to put on the ballot.

**Tony Vasques** asked if the question could be put on the ballot next year.

**Cheryl Gawronski** is a water user and feels it is important to request the supervisors to form a committee. She understands the system is old and in need of repairs. However, she hopes her family wouldn't give up on her when she is in the same condition.

**Pam Miller, Chair of Durham Township EAC** The community is concerned about the environment. Take that into consideration when making your decision.

**Bob Bell** This is the best township meeting he has attended for quality of input.

**Sherry Broadhead, Cooks Creek Watershed Association** fails to understand how this is in our best interest. How is this justified.

**Mike Gawronski** discussed the quality of the water in Springtown. He would hate to have the water be anything else but great. Please take the proposal under consideration and form a committee.

**Bruce Strock** was involved with the former Springfield township Authority. The springs for the system are located in Lower Saucon. Engineers have told Bruce the water rights are worth five million dollars. Let the concerned citizens have an opportunity to run the system. There is a reason why Milford Trumbauersville Sewer Authority did not want to get involved with Bucks County Water and Sewer.

**Stefani Campbell** Would not like to be a system user. She is thankful the township had the information to provide to the volunteers. She believes an ad hoc committee is the consensus. She asked why Bucks County

Water and Sewer representatives are not here. The supervisors asked them not to come. She said when they needed tires for their vehicle they got prices from more than one provider. We should consider other sources of information. Form the ad hoc committee and reject Bucks County Water and Sewer's offer.

**Margaret McDonald** This is an emotional issue. The committee of concerned citizens is an indication of what can be done in five days. She urged the Board to consider naming the ad hoc committee. This is only one proposal. The ad hoc committee may come up with another.

**Aimee Douglas** cares about the issue. She put the numbers together. She believes we can do this. She is willing to provide other alternatives. Get people involved. Aimee cares deeply about the township. You can't put a price on water. Don't consider the sale.

**Rod Vanscavage, Lower Saucon Township**, believes it is the duty of the supervisors to research all possibilities to keep the water supply. There are grants available. America was built on chances.

**Bob Bell** No one has spoken in favor of selling to an outside agency. He does not see the urgency to make the decision.

The police chief has moved a considerable distance from the township. Since he is provided with a car should the township assume the additional liability for the commute?

**Ann Dunlap** we should be a good neighbor to Durham and Lower Saucon. The developers are waiting. Once they have water there goes the country side.

**Jim Orben, Cooks Creek Watershed Association** One reason he lives in the township is the quality of life, a part of which is water. We need to keep control of water. The Cooks Creek Watershed will help.

**Ken Simmons** thanked the supervisors for being very patient and allowing an opportunity for the community to speak.

Rod Wieder thanked all of the residents present for participating in the discussion.

### **SUPERVISORS COMMENTS**

Chuck Halderman The water system has been a passion for him. If we sell the system to Bucks County Water and Sewer there are lots of hidden things we will loose that we can't identify now. Bucks County Water and Sewer can increase density that can impact on the water shed. This is an exceptional value quality stream. Chuck feels if the system is sold water could go to Tinicum and Nockamixon. He is against the sale. He has an opinion from the Solicitor that says there is no mandate to allow a developer to connect to the system. He thanked everyone for coming.

Chuck Halderman moved to create an Ad Hoc Committee of eleven members to be identified and appointed at the next supervisors meeting. The committee will consist of users and non-users with the professional expertise to provide help to the township in assessing the public water system in Springtown.

The committee will elect a chairman, vice chairman and recording secretary. Legal opinion will be provided by the township as needed. The scope of the project will consist of the following items:

1. To conduct regular meetings
2. To assist and meet with the township's hired consultant Spotts Stevens McCoy and facilitate the study of the water system based on the DEP requirements for public drinking water standards.

3. To understand these requirements based on information learned from the studies that have been completed or will be completed and provide a plan to implement;
  - a. ways to provide improved fire protection within the village.
  - b. Investigate the best course of action to manage the water system – remaining within the control of the township, or creating a local authority with careful attention placed on debt responsibility
  - c. To provide the Springfield Township Board of Supervisors with written documentation, providing facts conclusions and recommendations.

Second by Rob Zisko.

Discussion: Rob Zisko stated he is the fourth generation of his family to be involved with Springtown. He doesn't make any decision lightly regarding the water system. He would like to see it in local control. Rob cares about the water in Springtown and the township.

Jim Brownlow was under the impression that no motions would be brought up tonight. He would like to have an opportunity to consider what was said. A decision will be made considering the comments and points raised here tonight.

Pete Lamana appreciates what Ken Simmons did. He is not prepared to vote on this motion tonight. He agrees with Jim.

Glenn Neeby stated a member made a decision to make a motion.

Jim Brownlow heard three suggestions from the residents: turn it over to the planning commission for guidance, put on the ballot as a referendum and form an ad hoc committee.

Vote was Mr. Brownlow, Mr. Lamana and Mr. Wieder – NO. Mr. Halderman and Mr. Zisko – YES.

### **ADJOURN**

Pete Lamana moved to adjourn the meeting at 9:55 p.m. Seconded by Rob Zisko. Vote was unanimous.

Respectfully Submitted

Barbara A. Smith  
Secretary