

**Board of Supervisors**

**MINUTES**

**July 22, 2025**

**MEETING HELD AT SPRINGFIELD TOWNSHIP BUILDING**

**Supervisors' Present:** Lorna Yearwood , Bill Ryker, Jim Hopkins, Dave Long and Pete Kade (BY PHONE).

**Also present:** Rich Pursell (Township Manager), Scott MacNair, Esq. (Township Solicitor), Mike McDonald (Police Chief) & Mike Brent (Zoning Officer).

Ms. Yearwood called the meeting to order at 7:00 p.m. and opened with the Pledge of Allegiance.

**ANNOUNCEMENT**

An Executive session will be held after the public meeting.

**PUBLIC COMMENT ON NON-AGENDA ITEMS**

Patrick & Carla Sessions (Maple Rd) addressed the board regarding a recent judge's ruling on the camp appeal. The judge's decision supported most of the conditions set by the board. Patrick inquired when these conditions would take effect. The Township Solicitor confirmed the conditions would kick in once the camp applies for a permit or variance. The public was advised to notify the township of any construction activity at the camp, as land development approval is required. There is a 30-day appeal period for the camp to potentially appeal the decision to the Commonwealth Court. Carla asked about the process for reporting issues, and it was confirmed that a call to the township would be the correct procedure.

Patti Lee Raynock (Gruversville Rd) detailed ongoing disturbances from the neighboring property as 1500 Gruversville Rd. These issues include a couple living illegally in a camper on a property with a non-habitable house, use of high-powered and semi-automatic weapons, fireworks, and explosions from Tannerite. These activities have caused safety concerns, with one incident frightening her nationally recognized carriage horse. Patti stated that numerous complaints have been made to the police and township officials to no avail.

Brian Myers (Gruversville Rd), whose property surrounds 1500 Gruversville Rd, corroborated Patti's complaints. He stated that there is no legal backstop for the shooting and bullets are going onto his property. He also mentions the use of Tannerite, which is very dangerous.

Joseph Raynock (Gruversville Rd) also spoke on the matter, highlighting that the couple is living in the camper illegally according to the township's zoning code. He mentioned that the police cannot intervene without a township ordinance violation. He proposed that the township consider adopting an ordinance similar to those in Solebury Township or Concord Township to regulate firearms and shooting. Joseph also noted the activity has been ongoing for over a year. The Township Solicitor explained the process for addressing zoning violation, which starts with a complaint from a resident to allow the zoning officer onto their property to observe and gather evidence. He mentioned that the township does have a decibel requirement in its zoning ordinance, but there is an exception for occasional target practice during daylight hours.

**FINANCIAL REPORT**

Mr. Ryker stated the financial report and balances are posted.

Motion made by Mr. Ryker, seconded by Mr. Long and unanimously carried, approving the financial report as presented.

**Fund Balances as of June 30, 2025**

General Fund	\$1,934,718	Capital Reserve CD	\$239,000
General Fund Reserve	\$317,593	Liquid Fuels Fund	\$382,763
General Fund CD	\$239,000	Liquid Fuels CD	\$239,000
Escrow Fund	\$1,079,219	Open Space Fund	\$694,436
Street Light Fund	\$8,303	Open Space CD	\$239,000
Dedicated Fire Tax Fund	\$249,109	Act 537 Escrows	\$88,904
Capital Reserve Fund	\$1,064,511	Dedicated EMS Tax Fund	\$40,524

**Payment of Bills**

(May 16, 2025 – June 15, 2025)

General Fund	\$99,803.75	Escrow Fund	\$3,225.60
PLGIT Credit Card	\$1,193.00	Dedicated EMS Fund	\$0
Liquid Fuels Fund	\$0	Dedicated Fire Fund	\$0
Capital Reserve Fund	\$224,907.11	Open Space Fund	\$0
Street Light Fund	\$558.61		

Motion made by Mr. Ryker, seconded by Mr. Kade, and unanimously approved the payment of bills from June 16, 2025 – July 15, 2025.

**APPROVAL OF MINUTES**

Motion made by Mr. Ryker, seconded by Mr. Kade and unanimously carried approving the June 24, 2025 meeting minutes, with one correction: changing "ERBC" to "DRBC" on page 4.

**BUSINESS ITEMS**

**St Luke's EMS Presentation** – Adam Maziuk, AVP of Business Development, and Andrea Frechette, Network Director of Ambulance Services for St. Luke's, presented a proposal for St Luke's University Health Network to acquire the assets of Upper Bucks Regional EMS (UBREMS) and take over emergency medical service for the Upper Bucks region. The plan includes purchasing UBREMS assets, retaining current staff who meet hiring requirements, and maintaining service from existing stations. St Luke's proposes a five-year agreement with no increase in the current municipal contribution. They also plan to add a new 24/7 ambulance at the Nockamixon station and reposition other units to ensure fluid coverage across the region. St Luke's will honor the current UBREMS subscription drive and will honor patient choice of hospital.

The board expressed support for the proposal in principle, pending a formal written agreement, while commending UBREMS on their service, acknowledging the presentation addresses concerns with the business of providing services. The board expects response times to improve with the new model.

**Closing Bank Account for Sinking Fund** – Motion made by Mr. Hopkins, seconded by Mr. Kade, and unanimously carried to close the inactive sinking fund bank account originally for the Springtown Fire Company's last fire truck. The Funds will be moved to the general fund.

**Steering Committee for Village & Rt 309 Study** – The board discussed forming a steering committee for the upcoming Village and Rt 309 study. The township administration will reach out to all its boards, commission, and authorities to ask for volunteers to serve on the committee. The goal is to have the committee formed by the end of August in preparation for a kickoff meeting in September.

**Defined Contribution RFP Approval** - Motion by Mr. Hopkins, seconded by Mr. Ryker, and unanimously carried to approve the posting of a Request for Proposal (RFP) for the township's defined contribution plan, as required by the Auditor General.

**Adoption of Ordinance 25-210 (Accessory Dwelling Units)** – A public hearing was held for the adoption of Ordinance 25-210, which would amend the existing H1-Accessory Apartment use to an Accessory Dwelling Unit (ADU) use. The new ordinance allows for detached units and outlines purposes such as housing for caregivers, family members, or for rental income.

Public commenters raised questions and concerns. Bruce Whitesell suggested tabling the ordinance to conduct more due diligence, citing potential impacts on the township and a lack of comparison with ordinances from other municipalities. Carla Sessions noted the prevalence of AirBnBs in the area and how this ordinance might legitimize such activities.

The adoption of Ordinance 25-210 was not approved on a 2-3 vote. Mr. Long & Ms. Yearwood in favor, while Mr. Hopkins, Mr. Ryker & Mr. Kade opposed. Mr. Hopkins suggested consideration of tabling ADU ordinance approval to address discussion issues to include township records, monitoring, etc. Mr. Long and Ms. Yearwood opposed concept, stating the ADU topic has been before the board three times prior and no motion made.

#### **REPORTS / COMMENTS**

**Zoning** - Report posted.

**Police** – Report to be received soon. The Chief addressed the malfunctioning speed sign on Pleasant View Rd, stating he would attempt to fix it.

**Fire & EMS** – Reports received.

**Roads** - Report posted.

**Solicitor** – Report received.

**Engineer** – Report received.

#### **OTHER BOARD COMMENTS**

**Planning Commission** - Continuing to work on the scenic overlay and has completed road trips to collect video data

**Parks & Recreation** – The committee is investigating opportunities for trail expansion along the old Liberty Bell line in the western part of the township.

**Environmental Advisory Council (EAC) –**

- Electronics recycling event is scheduled for October 11<sup>th</sup> at the elementary school. The new vendor will accept air conditioning units and dehumidifiers.
- Thriving Earth Exchange Stormwater project – A scientist has been found to assist with the project, and progress is being made.
- Solar Project – There is still some uncertainty regarding federal regulations and incentives for the township's solar project. To guarantee current incentives, a "Safe Harbor" provision would require money to be spent on the project by August 20<sup>th</sup>, which is not feasible given the need for an RFP.

**CORRESPONDENCE**

The township received a letter of interest for a position on the Historic Commission. The board agreed to invite the candidate to the next meeting.

A resident requested a speed study be conducted on Crowthers Rd.

**PUBLIC COMMENT**

No additional public comment.

**BOARD MEMBER COMMENTS**

Mr. Hopkins – Information is being gathered on the impact of the Upper Saucon well on Blue Church Rd, noting that several homes have had to replace their wells in recent years.

Mr. Ryker – Commented on the importance of roadside mowing, especially in relation to a recent severe weather event narrowly missed the township. A short discussion followed surrounding the potential purchase of an additional mower for the township road crew.

Ms. Yearwood - Emergency Management – Progress is being made on new emergency management manual and operations plan.

**ADJOURNMENT**

Motion by Mr. Ryker, seconded by Mr. Hopkins, and unanimously carried to adjourn the public meeting at 9:18 PM

**EXECUTIVE SESSION**

To be held following the public meeting.

Respectfully submitted,



Rich Pursell  
Township Manager