

Board of Supervisors

MINUTES

September 23, 2014

Supervisors Present: Karen Bedics, Dave Long, Volker Oakey, John Oehler and Rob Zisko.

Also present: Terry Clemons, Esq. (Township Solicitor), Bob Wynn, P.E. (Township Engineer), Chief Michael McDonald, Michael Brown (Township Manager) and Jason Wager (Secretary/Treasurer)

Chairperson Zisko called the meeting to order at 6:30 p.m. and opened with the Pledge of Allegiance. The Board met in executive session prior to the meeting to discuss real estate.

Approval of Minutes

Mr. Oehler **moved** to approve the August 26th minutes as presented. Ms. Bedics **seconded**; the motion **passed** unanimously.

Approval of Bills List

Mr. Oehler **moved** to approve the following bills paid from August 22 to September 19, 2014:

1. General Fund	\$ 61,602.62	5. Street Light	\$ 535.61
2. Liquid Fuels	\$ 8,635.42	6. Knecht's Bridge Fund	\$ 20.13
3. Open Space	\$ 6,198.55	7. Special Fees Fund	\$ 381.87
4. Subdivision & Escrow	\$ 3,230.38	8. PIB Loan Sinking Fund	\$130,601.25

Mr. Oakey **seconded**; the motion **passed** unanimously.

Reports

Road Department (posted) – The Board reviewed the 8/13 – 9/12/2014 Road Department report. The Road Department performed 438 hours of road maintenance, 111 hours of equipment maintenance, 48 hours of building maintenance, 4 hours of sign maintenance, 41 hours of roadside mowing, 56 hours of winter maintenance and 24 hours of paperwork during this period. Mr. Brown noted the 2006 backhoe had broken down and was going to cost around \$11,000 to repair.

Police Department – Chief McDonald discussed his report from August 2014. The department and State Police handled 136 calls for service, with 6 crashes during the month. The department drove 4,884 patrol miles during August.

Chief McDonald noted they had received the one button type emergency phone that will be located in the Police vestibule at the Township building. Residents can use the phone to contact the dispatch center to have an Officer respond if a Police officer is not at the station and come directly to the station and call for help.

Chief reported Office Sepulveda has successfully completed the AR-15 Armorer course. Chief noted that the department purchased a new computer with a donation from Mr. Oehler.

Treasurer – Jason Wager deferred his report to the 2014 budget update. He noted the Township net income was a \$135,981 as of 9/19, down 31.9 from 2013.

Township Manager/Zoning – In August, Michael Brown conducted 2 Use & Occupancy resale inspections and noted 21 permits were submitted.

Public Comment on Non-Agenda Items

Robert Huntzinger, 1524 Old Bethlehem Road, asked about the stormwater fee- in-lieu requirement contained in Resolution 2010-14, and if it would be put on the agenda for the Board to consider. The Board decided this would be on their October 28th meeting agenda held at the Zion Lutheran Church in Zionhill.

Jill Campbell, 3120 Mink Road, stated the State Police refused to come to her home during an incident on a Sunday when there was no Township Police Officer on duty.

Planning Matters

Bechtel Lot Line Adjustment – Scott Mease, from Mease Engineering, presented the proposed lot line adjustment on TMP #42-009-098-1 located on Pleasant View Road. He stated the owner owned both properties and there would be no new development. Bob Wynn noted the Planning Commission gave their approval for the subdivision. Ms. Bedics **moved** to approve the preliminary and final plan approval for the Bechtel Lot Line Adjustment, prepared by Mease Engineering, dated August 13, 2014 and last revised September 4, 2014 and consisting of 1 plan sheet, subject to the conditions set forth in the Township Engineer's review letter dated September 9, 2014. Mr. Oehler **seconded**; the motion **passed** unanimously.

Sutch Plan Waiver – Mr. Oehler **moved** to waive the requirements of SALDO Article III, requiring submission of a subdivision plan, and further that the Township accept the changes in the Sutch subdivision plan, TMP #42-009-095-7, previously recorded on 4/20/2012, per LuAnn Sutch's letter dated August 19, 2014 to allow a single family dwelling versus a twin dwelling, to allow the impervious surface in front of the barn to remain and to allow an easement across lot #1 in favor of Lot #2, under the conditions that Ms. Sutch shall reimburse the Township for all expenses related to this change prior to the Township releasing signed plans and Ms. Sutch shall be responsible for securing the signatures of the Bucks County Planning Commission. Mr. Oakey **seconded**; the motion **passed** unanimously.

Omnibus Ordinance Amendment – The Board discussed omnibus ordinance changes presented by the Planning Commission. The Board asked the Planning Commission to revisit item#2(size of accessory dwelling units), #7 (add Use C-15 Private Prison), & #10 (fences within the right of way) per the PC's September 7th correspondence to the Board. The Board declined to reverse its previous decision to exclude the surface area of pool water from the definition of impervious surface. Ms. Bedics **moved** to authorize the Township Manager, Solicitor and Engineer to draft an appropriate ordinance per the Planning Commission's recommendations dated September 7, 2014 and the Board's guidance. Mr. Oakey **seconded**; the motion **passed** unanimously.

Governmental Matters

Park & Recreation O&M Discussion – The Park & Recreation Board discussed the annual costs of operations and maintenance (O&M) associated with implementing the Park and Recreation Master Plan with the Board. It's the Park and Recreation Board's opinion that each site in the Master Plan would create \$8,000-\$10,000 per year of O&M based on the estimates to maintain Peppermint Park. The figure would go up as amenities (i.e. playgrounds, restrooms, etc) are added to a location. Mr. Long reminded the Board the Township was not obligated to start providing Park and Recreation services to the Township, and in light of budget constraints it would be adding a nonessential service. Mr. Oehler reminded the Board there was widespread support voiced for such services in the 2012 survey, including the willingness by residents to pay more taxes.

Peppermint Park Discussion – Frank Hollenbach, member of the Park & Recreation Board, presented the proposed Peppermint Park plan to the Board. The Park & Recreation Board recommended Sketch Plan #3 to the Board. Mr. Oehler stated the Park & Recreation Board has done a great job listening to residents, fitting the needs of the residents and looking at the different options.

Robert Morris, 2210 Rowland Lane, stated that spending \$250,000 on a ¼ acre walking path was not money well spent.

Steve Doncevic, 1821 Pleasant View Road, inquired about the security of the park when it's open.

Lisa Burland, 1930 Old Bethlehem Road, asked for clarification of what is Township owned property at the proposed park site.

Rosie McIlwain, 1879 Pleasant View Road, suggested starting with a small parking lot and expanding over time.

Jay Fuggiti, 1878 Peppermint Road, clarified the .20 mile paved path, 16-car parking lot, the mowed path, bathroom facilities and asked if the park would be closed during the winter.

Barbara Lindtner, 2184 Springhouse Lane, noted there was a matching grant for construction up to \$111,000 from the state. She stated the County would fund this project if it were part of an existing park package.

Scott Heist, 1595 Reed Lane, asked about the projection of optimum use of the park in regards to parking spots and stated the park is an expanded concept of open space. He also noted that legislation has provided for a new revenue stream with ability to use Open Space funds.

Hans Reimann, 2915 Springtown Hill Road, remarked that residents would not be able to walk to this park and he believes the Township should start small and build parks in the three villages where the most people live. He stated the EAC would be working with the Park & Recreation Board to install a rain garden, buffering and a path through the wooded area if the park were approved. They would also help with the cost of vegetation.

Mr. Long **moved** to approve Sketch Plan #3 of the Peppermint Park concept plan, with a construction budget not to exceed \$233,000; and, accept the proposal of C. Robert Wynn Associates dated August 11, 2014, last revised August 21, 2014, for engineering and permitting services in an amount not to exceed \$50,544; and,

acknowledge O&M costs in the first year of approximately \$10,000. Ms. Bedics **seconded**; the motion **passed** unanimously.

Employee Health Insurance Discussion – Mr. Brown presented to the Board an alternative, Delaware Valley Health Trust, to the current employee health insurance from PMHC. Mr. Brown reported that there are no substantial differences between the programs and no substantial cost savings from switching and recommended the group stay with the current insurance.

Certify 2015 MMO's – Ms. Bedics **moved** to certify the Non-Uniform and Police MMOs prepared by the pension actuary for 2015 at \$51,617 and \$45,204 respectively. Mr. Oehler **seconded**; the motion **passed** unanimously.

Old Business

There was no old business to discuss.

New Business

Resolution 2014-16 – Mr. Long **moved** to approve ***Resolution 2014-16***, approving the agreement of sale for the conservation easement located on TMP #42-009-101 for 23 acres in an amount not to exceed \$77,265.83, and further authorizing the designated Township officials to sign documents pertaining to the sale. Ms. Bedics **seconded**; the motion **passed** unanimously.

OSC Case File 2014-507– Mr. Zisko **moved** to authorize expenses in an amount not to exceed \$15,000 for OSC case file 2014-507 for the purpose of appraisals, survey and other closing documentation as needed. Mr. Oakey **seconded**; the motion **passed** unanimously.

Barnes Conditional Use Application – Terry Clemons opened the hearing for the application of Dan and Susan Barnes for 3760 Funks Mill Road, TMP#42-017-103. The applicants wish to receive permission to demolish a Class 2 historic recourse. John Rice Esq., from Grim, Biehn & Thatcher, represented the applicant and summarized the testimony: the existing building cannot feasibly and reasonably be reused, and such situation is not the result of intentional neglect or demolition by the owner. The applicants plan to demolish the structure and return the site to a natural state with no new structures proposed to be built. Dan and Susan Barnes and Donald Sullivan, contractor, were also present and confirmed the existing structure was unsalvageable and as much of the logs would be salvaged as possible during demolition. Mr. Clemons noted the Planning Commission recommended the Board grant approval. Mr. Clemons also noted the Historic Commission recommend the Board grant approval to at its September 16th meeting as the building does not have exemplary historical significance, is currently non-habitable and restoration would involve salvaging a limited portion of materials and have to be rebuilt. **Hal Taylor**, 3615 Haptops Bridge Road, asked that someone salvage as much of the timber as possible. Mr. Clemons closed the hearing. Mr. Oehler **moved** to approve the Conditional Use for Dan and Susan Barnes to demolish the building on 3760 Funks Mill Road, properly covering the well/cistern located on the property and further incorporating the applicant's testimony as conditions of approval. Mr. Oakey **seconded**; the motion **passed** unanimously.

The court stenographer was from Haines & Associates Court Reporting and a copy of the transcript can be obtained directly from them.

Approval of Detour Routing for PennDOT – Mr. Oakey moved to authorize PennDOT to utilize Cutoff Road and Passer Road for detour routing during the State Road culvert replacement for vehicles under 26,000 lbs GVW only. Ms. Bedics seconded; the motion passed 4-0 with Mr. Oehler momentarily unavailable.

Projects, Plans & Initiatives

Upper Bucks Regional Emergency Medical Services – Adam Maziuk, Executive Director/Chief for UBREMS, presented to the Board their current YTD Profit and Loss report and their budget summaries including capital equipment replacement for 2015 and 2016. Mr. Maziuk asked the Board to maintain their current support to UBREMS.

Budget – Mr. Brown presented to the Board a 2014 budget update. He projects the General Fund to have a net income around -\$113,000 and for the Reserve to start at \$257,000 in 2015.

Mr. Brown also presented the 2015-2020 revenue projections. He projects the General Fund revenue to be \$1,626,100 in 2015 and grown to \$1,740,959 by 2020, absent any change to the Township’s real estate tax rate.

Correspondence

Mr. Brown reviewed all correspondence to the Board including a resident letter about speeding on Township Road and a Naceville Materials application for an air quality permit dated 9/15/2014.

Public Comment

Debby Yerger, 1400 Peppermint Road, asked the Board to consider looking at the Passer Community Center and Silver Creek AA to put money towards and not Peppermint Park. She stated the Police and Road Departments need to be taken care of and if they could rethink spending Township funds on the park.

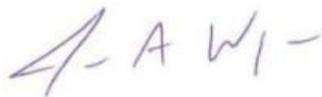
Supervisor Comments

The Board agreed to hold a special meeting on the budget at 7:00 pm on October 2, 2014.

Adjournment

At 11:29 p.m., Mr. Oehler moved to adjourn the meeting. Mr. Zisko seconded; the motion passed unanimously.

Respectfully submitted,



Jason A. Wager
Township Secretary/Treasurer

Next meeting: October 2, 2014
Approved: October 14, 2014