

Board of Supervisors

MINUTES

February 24, 2015

Supervisors Present: Karen Bedics, John Oehler (via telephone), Volker Oakey (arrived at 7:25 p.m.) and Rob Zisko

Also present: Scott MacNair, Esq. (Township Solicitor), Tim Fulmer, P.E. (Township Engineer) Chief Michael McDonald, Michael Brown (Township Manager) and Jason Wager (Secretary/Treasurer)

Vice-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 on January 5th for personnel matters.

Special Ceremony

Mr. Wager swore in Gary Bishop, Michael Gawronski, Sr., Cheryl Gawronski, Emile Kolick and Harold Helm as Springtown Volunteer Fire Company Fire Police.

Approval of Minutes

Mr. Oehler **moved** to approve the January 5 Re-Organization and Regular meeting minutes as presented. Ms. Bedics **seconded**; the motion **passed** unanimously.

Approval of Bills List

Ms. Bedics **moved** to approve the following bills paid from January 3 to January 23, 2015:

1. General Fund	\$ 49,072.47	4. Street Light	\$ 569.26
2. Liquid Fuels	\$ 10,404.74	5. Knecht's Bridge Fund	\$ 26.11
3. Open Space	\$ 10,874.81	6. Subdivision & Escrow	\$ 3,886.63

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

Mr. Oehler **moved** to approve the following bills paid from January 23 to February 6, 2015:

1. General Fund	\$ 40,196.58	3. Open Space	\$ 2,673.99
2. Liquid Fuels	\$ 16,307.80	4. Subdivision & Escrow	\$ 1,653.02

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

Ms. Bedics **moved** to approve the following bills paid from February 7 to February 19, 2015:

1. General Fund	\$ 28,568.17	4. Street Light	\$ 584.32
2. Liquid Fuels	\$ 18,555.24	5. Knecht's Bridge Fund	\$ 28.98
	\$ 1,322.68		\$ 3,159.16

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

Reports

Road Department (posted) – The Board reviewed the 11/19/2014 – 1/9/2015 & 1/1/2015 – 2/11/2015 Road Department reports. The Road Department performed 359 hours of road maintenance, 500 hours of equipment maintenance, 17 hours of building maintenance, 887 hours of winter maintenance and 64 hours of paperwork during these periods.

Police Department (posted) – The Board reviewed Chief McDonald’s report from January 2015.

Treasurer – Mr. Wager reported on the budget performance for the year 2014. The report listed EIT revenue down 4.7% from 2013 at \$692,848. Real Estate Transfer revenue was down 23.4% from 2013 and Real Estate/Delinquent Real Estate tax was up 27.9%. Permit revenue was down 14.8% from 2013 at \$63,411. Total revenue for 2014 was \$1,665,596, which was up 2.5% from 2013. Total expenses were \$1,739,925, which is up 4.1% from 2013. The Township net income was a -\$113,918 compared to -\$46,932 in 2013. The General Fund Reserve balance was \$261,497. He stated that he completed the Township audit and it went smoothly.

Mr. Oehler **moved** to authorize Mr. Wager to file the 2014 Survey of Financial Condition DCED report as presented to the Board. Mr. Zisko **seconded**; the motion **passed** unanimously.

Township Manager/Zoning – Mr. Brown conducted five Use & Occupancy resale inspections since his last report and he’d been working on the stormwater process and enforcement process flowcharts.

Public Comment on Non-Agenda Items

David Nyman, East Rockhill Township Board of Supervisors, presented an open space resolution for the Board to consider that would support legislative action to exclude the imposition of a real estate transfer tax on the municipal purchase of conservation easements. The Board agreed with Mr. Nyman and stated they would consider it for adoption at its March 24th meeting.

Planning Matters

Oakey Conditional Use Application – Scott MacNair opened the hearing for the application of Volker and Denise Oakey for 1720 Molasses Way, TMP#42-020-010. The applicants wish to receive conditional use approval to improve a portion of the historic barn and enclose several 20th Century additions to provide usable and attractive office space. Mr. MacNair noted no one had requested party status. Susan G. Caughlan, Esq., represented the applicant and summarized the testimony: the use of the barn started as a H-4a Light Home Occupation in 2006 and no longer qualifies for that designation due to the number of employees. The applicant has opted to apply for a D-2 (Office) use for their historic barn classified as a Class 1 historic resource per Section 413.E.1 of the Zoning Ordinance. The Oakeys would like to be able to reuse approximately one-third of the historic barn as the headquarters office for Mr. Oakey’s business. Charles Klein, Architect, and Scott McMackin, P.E., were present and confirmed the summary testimony given by Ms. Caughlan. Mr. Oakey was not present due to a conflict of interest. Mr. MacNair noted the Planning Commission recommended at its February 4th meeting the Board grant approval subject to the conditions of a maximum of fifteen

employees permitted, the existing office building revert into an accessory structure, H-2 (Dwelling in Combination with a Business) use will be abandoned, D-2 (Office) use shall be conducted in barn only and any additional lighting be operated with motion detectors. The Historic Commission at its January 20th meeting only requested that the building materials be as close to original as possible. Mark Haines, 1279 Route 212, stated he supported the application and he did not feel this would affect the rural character of the property. There was no further public comment Mr. MacNair closed the hearing. Mr. Zisko **moved** to approve the Conditional Use for Volker and Denise Oakey to improve their historic barn to be used as a D-2 (Office) use under the conditions of a maximum of fifteen employees, the existing office building be reverted into an accessory structure, H-2 (Dwelling in Combination with a Business) be abandoned, D-2 (Office) use shall be conducted in barn only with a total of 2906 square feet of office space and a total of seventeen parking spaces. Mr. Oehler **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.

Mr. Oehler left at 7:20 p.m. and Mr. Volker Oakey arrived so that the Board could continue the meeting.

Krause Subdivision – Gregory Krause requested to modify the approval conditions for the subdivision on the property on Deer Trail and Pleasant View Roads, TMP#42-009-068, since his daughter has been unable to get a loan without a deed and he does not want to be in the middle of her financial transaction with respect to the lot. Mr. Zisko **moved** to modify the conditions of approval to allow the development agreement, construction escrow and fees-in-lieu to be executed at the time of building permit application, under the condition Mr. Krause signs and records an acknowledgement of these conditions to run with the title to the new lot. Mr. Oakey **seconded**; the motion **passed** unanimously.

Public Hearings for Ordinances 177, 178 & 179

Mr. MacNair opened the hearing for Ordinances 177, 178 and 179 and gave summaries of the ordinances. This would be a stand-alone FEMA Floodplain ordinance. Mr. Fulmer noted that the ordinance had been approved by FEMA and confirmed it was the least restrictive ordinance FEMA would approve. There was no public comment and the hearing was closed. Ms. Bedics **moved** to adopt ***Ordinance 177***, which creates new floodplain regulations consistent with FIRM maps dated March 16, 2015, and requires all persons, partnerships, businesses, and corporations to obtain a floodplain permit for any construction or development, provides for the issuance of such floodplain permits, sets forth certain minimum requirements for new construction and development within areas of the Township which are subject to flooding and establishes the penalties for any persons who fail or refuse to comply with the requirements of the floodplain ordinance. Also, to adopt ***Ordinance 178***, amending the SALDO, and ***Ordinance 179***, amending the Zoning Ordinance, in to delete certain floodplain related definitions and to revise the definition of floodplain. Mr. Zisko **seconded**; the motion **passed** unanimously.

Ms. Bedics **moved** to appoint the Township Zoning Officer as Floodplain Administrator. Mr. Oakey **seconded**; the motion **passed** unanimously.

Ratify applications for Bucks County NAP

Mr. Zisko **moved** to adopt ***Resolution 2015-03*** authorizing the Township's application to Bucks County Natural Areas Program and DCNR, and further authorizing the necessary steps and expenditures to continue this application, OSC Case File 2013-506, to completion. Ms. Bedics **seconded**; the motion **passed** unanimously.

Mr. Zisko **moved** to adopt **Resolution 2015-02** authorizing the Township's application to Bucks County Natural Areas Program and DCNR, and further authorizing the necessary steps and expenditures to continue this application, OSC Case File 2013-503, to completion. Ms. Bedics **seconded**; the motion **passed** unanimously.

Governmental Matters

Authorize use of Fire Police – Mr. Zisko **moved** to allow the SVFC Fire Police to assist Plumstead Township's Groveland 5K run on March 7, 2015. Mr. Oakey **seconded**; the motion **passed** unanimously.

Authorize Community Service Program Provider – Mr. Zisko **moved** to authorize the Township's participation as a placement agency in the Community Service Program naming the Township Manager as the designated liaison. Ms. Bedics **seconded**; the motion **passed** unanimously.

Consider Resolution to revise Non-Uniform Employee Manual – The Board tabled this discussion for a future meeting.

Participation in PennDOT Bridge bundling program – Mr. Zisko **moved** to participate in the PennDOT bridge bundling program for the Springfield Street Bridge and to postpone making the scheduled repairs until such time as it's determined whether the bridge will be replaced under this program. Mr. Oakey **seconded**; the motion **passed** unanimously.

Rost Assessment appeal - The consensus of the Board was for the Solicitor to not submit an entry of appearance for the Rost assessment appeal.

Unemployment Compensation Ordinance preparation - Mr. Zisko **moved** to authorize the Township Solicitor and Township Manager to prepare Ordinance 180, authorizing the participation of Springfield Township in the PSATS Unemployment Compensation Group Trust pursuant to the Pennsylvania Intergovernmental Cooperation Law, for advertising and adoption. Mr. Oakey **seconded**; the motion **passed** unanimously.

Old Business

There was no old business to discuss.

New Business

MOU w/Palisades School District for Police Department Workout Room – Chief McDonald discussed the opportunity for the Police Department to have a workout room at Springfield Elementary in one of their empty rooms. Mr. Oakey **moved** to accept the MOU with Palisades School District to establish a workout room in Springfield Elementary School, with authorized users limited to active duty members of the Police Department, and further that the use of the room shall not take place until each officer executes a hold harmless agreement with the Township. Ms. Bedics **seconded**; the motion **passed** unanimously.

Safe Schools Act MOU w/Palisades School District - Mr. Zisko **moved** to approve the MOU with Palisades School District as presented and authorize the Chief of Police to re-sign this MOU on a biennial basis as required by law so long as there are not substantial changes to the content as to create new conditions for the Township. Mr. Oakey **seconded**; the motion **passed** unanimously.

Award hay cutting contract for Peppermint Park – Mr. Brown noted the Township received one bid for this contract. Ms. Bedics **moved** to award the hay-cutting contract for Peppermint Park to Anthony Renner and Jerry McCurdy of Richlandtown Pike in the amount of \$3,750 for the period of January 2015 to December 2020, and further including a provision to prohibit the use of biosolids as an addendum to which Mr. Renner and Mr. McCurdy find acceptable. Mr. Oakey **seconded**; the motion **passed** unanimously.

Ratify roller and truck bed conveyor purchase – Mr. Zisko **moved** to accept the quote from Plasterer Equipment for a BOMAG BW900-50 roller in the amount of \$15,600 and the quote from Chemung Supply for a HTC Model 1800 truck conveyor in the amount of \$8,149. Ms. Bedics **seconded**; the motion **passed** unanimously.

Ratify advertising bid documents for Peppermint Park – Mr. Zisko **moved** to authorize the Township staff to prepare and advertise the Peppermint Park construction documents for bidding on the PennBid website. Ms. Bedics **seconded**; the motion **passed** unanimously.

Amy's Ride route approval - Ms. Bedics **moved** to approve the Amy's Ride for Pancreatic Cancer Research route for May 16, 2015 and further authorizes the use of Township grounds as a rest stop for the ride. Mr. Oakey **seconded**; the motion **passed** unanimously.

Endorse new stormwater process and simplified method application & fee – Mr. Brown discussed a proposal for a set fixed fee, rather than a fee and escrow to utilize the new stormwater process alternative if the simplified method is used. Ms. Bedics **moved** to endorse the revised stormwater permit process as presented and set the fee for a simplified method application at \$300. Mr. Oakey **seconded**; the motion **passed** unanimously.

Ash Borer Management Plan from EAC - Ms. Bedics **moved** to accept the Emerald Ash Borer Manage Plan as written by the EAC. Mr. Oakey **seconded**; the motion **passed** unanimously.

Correspondence

Mr. Zisko acknowledged the offer to donate nursery stock to the Peppermint Park project by Tom & Karen Cochrane, the anonymous donation of \$2,000 for Community Day and Tom Redmond, Township Actuary, impending retirement. Ms. Bedics read a letter to the Board from Mr. Filling commending the Springfield Township Police Department. Mr. Zisko acknowledged the PSATS policy statement dated February 13, 2015, local officials meeting on landfill expansion in Lower Saucon and a notice on Fool's Classic Bike Ride on April 4.

Public Comment

There was no public comment.

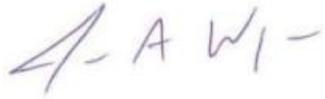
Supervisor Comments

There were no Supervisor comments.

Adjournment

At 8:31 p.m., Mr. Zisko **moved** to adjourn the meeting. Ms. Bedics **seconded**; the motion **passed** unanimously.

Respectfully submitted,

A handwritten signature in blue ink that reads "J. A. Wager". The signature is written in a cursive style with a horizontal line at the end.

Jason A. Wager
Township Secretary/Treasurer

Next meeting: March 24, 2015
Approved: March 24, 2015