

PLUMSTEAD TOWNSHIP BOARD OF SUPERVISORS

April 11, 2017

Meeting Minutes

The public meeting of the Plumstead Township Board of Supervisors was held on Tuesday, April 11, 2017 at 7:30 p.m. at the Plumstead Township Municipal Building, 5186 Stump Road, Plumsteadville, PA

Present:

Dan Hilferty

Chair

Stacey Mulholland

Vice Chair

Nick Lykon

Secretary

Brian Trymbiski

Treasurer

Jonathan J. Reiss, Esq.

Township Solicitor

Timothy Fulmer, P.E.

Township Solicitor

Carolyn McCreary

Township Manager

Absent:

Frank Froio

Assistant Secretary/Treasurer

Chairman Hilferty called the meeting to order at 7:30 p.m. followed by a moment of silence and the Pledge of Allegiance.

CALENDAR AND ANNOUNCEMENTS:

The EAC meets on April 12 at Hanusey Park. The Historic Advisory Committee meets on April 17. The Planning Commission meets on April 20. The Trail Steering Subcommittee meets on April 24. The Board of Supervisors Worksession scheduled for April 27 is cancelled. The Township will be holding a blood drive on April 21 from 2:00 p.m. to 7:00 p.m. Mr. Lykon announced that the EAC will do their annual tree planting in observance of Arbor Day at Owls Nest Park on April 23 at 10:00 a.m. Mr. Hilferty announced that Mr. Froio had a business commitment and would not be in attendance.

PUBLIC COMMENT: Harold Emrich, 7065 Ferry Road stated he read the article in the newspaper concerning the Mountainside Inn acquisition and does not want to see residents' taxes go up as a result of it. He asked if the proposed purchase includes the building, if an appraisal had been done, if the Township is contributing funds towards the purchase, if the total cost of ownership and upkeep is known, and how losing it from the tax rolls would affect the Township.

Richard McNutt, 5556 Stump Road who serves as Chair of the Parks & Recreation Advisory Committee thanked the Board for the educational component of Owls Nest Park and stated that same educational component could be incorporated into the Mountainside as there is a history of the area that can be shared with residents and visitors.

Dan Ullman, 5747 Ridgeview Drive asked the Board if they are responsible for the methods and protocols followed by the Township's Police Department. He stated he worries that without proper training the Township could find itself in a situation like other communities in the country. He spoke about citizens reviewing the Department's methods.

Venetia Stauffer, 4930 River Road stated she owns a dock next to the proposed parkland should the Mountainside be acquired. She indicated she thinks it is a great idea, but has concerns about how it will impact adjacent property owners.

ENGINEER'S REPORT: Timothy Fulmer, P.E.

1. **Chase Subdivision Planning Module:** Mr. Fulmer reminded the Board that this involves a two-lot subdivision on preserved property which received conditional final approval. He noted Mr. Chase was present. The planning module has to be approved as one of the conditions. He noted that the approved plan identified that the building lot would be served by a drip micromound system, which is an alternative system that is no longer allowed to be used as a means to secure planning module approval from PADEP. Instead, planning module approval must be obtained from PADEP by use of conventional systems, such as sand mounds or spray irrigation systems. The proposed drip micromound system will be permitted by the Bucks County Health Department once PADEP approves a planning module that proposes one of the aforementioned conventional systems. Mr. Fulmer stated that he is seeking Board approval to allow the Chairman and other Township representatives to sign the planning module. The Board discussed the request, seeking clarification as to their understanding of the process. **Motion** by Mr. Hilferty, seconded by Ms. Mulholland to conditionally approve the sewage facilities planning module, and authorize the preparation and execution of the sewage facilities operation and maintenance agreement for signature by the Township Manager with receipt of the \$2500 required escrow, with the understanding that the property owner will install a drip micromound system once sewage facilities planning approval is received from PADEP. It was noted that once the approval for the micro drip system is received the escrow will be returned. The Township Solicitor will prepare a memorandum of understanding, to be signed by the property owner, to address the conditions of approval associated with the Planning Module. With no additional comment, all voted in favor 4-0.
2. **Bailey's Square Land Development:** Mr. Fulmer referenced his letter to the Township dated 04/03/17 where he advised the Township that the maintenance period is expiring on 04/27/17. He stated that the remaining punch list items including landscaping will not be completed by then, and he is recommending that the Board not accept the completion of the 18-month maintenance period until all the items on the punch lists have been completed to the satisfaction of Township professionals with the financial security remaining in place until then. **Motion** by Mr. Trymbiski, seconded by Mr. Hilferty to decline acceptance of the 18-month maintenance period subject to the C. Robert Wynn Associates letter dated 04/03/17 and the Keystone Tree Experts letter dated 02/29/17. With no additional comment, all voted in favor 4-0.
3. **Casadonti Subdivision:** Mr. Fulmer referenced his letter to the Township dated 04/03/17 where he advised the Township that the maintenance period is expiring on 04/27/17. He reported that one lot has been built on and occupied with a completed stormwater facility, one lot is under construction with a completed stormwater facility, and two lots remain vacant. He stated that no public improvements are involved with this subdivision, existing stormwater facilities are being maintained and the landscaping is in adequate condition. Mr. Fulmer stated that based on the above his office is recommending that the Board accept completion of the 18-month maintenance period and allow the letter of credit to expire and for the Township to retain the \$5,000 cash escrow to ensure that a future building permit applicant complete the required improvements on the two remaining lots. **Motion** by Mr. Lykon, seconded by Mr. Hilferty to accept completion of the 18-month maintenance period as outlined by Mr. Fulmer. With no additional comment, all voted in favor 4-0.

SOLICITOR’S REPORT: Jonathan Reiss, Esq.

Mr. Reiss stated that he had one item for Executive Session involving litigation.

ADMINISTRATIVE REPORT: Carolyn McCreary, Township Manager:

1. **Electric Supply Contract:** Ms. McCreary advised the Board that the Township’s current contract with its electric supplier expires in mid-December. She noted that with the recent mild weather electric costs are at historic lows, and she sought quotes for a 36 and 48 month contract to lock in the rates to begin once the current contract expires. She reminded the Board that as in the past the rates are only good for 24 hours due to changing market conditions in the energy sectors. She reviewed details of the proposal noting that the lowest quote estimates to save the Township \$50,665 over 48 months assuming the usage does not materially change. The proposed rate would be .05665 for all Township accounts. **Motion** by Mr. Trymbiski, seconded by Mr. Lykon to accept the proposal and authorize the Township Manager to execute the necessary documents. With no additional comment, all voted in favor 4-0.
2. **Act 904 Recycling Grant Program:** Ms. McCreary informed the Board that PADEP was proposing changes to the program that would result in the Township losing additional grant revenue due to the way residue rates will be calculated and the new requirements for multi-municipal applications. She noted that the Township files with three other communities, resulting in additional grant monies being distributed to each. She stated that she is seeking Board approval for the Township Solicitor to draft an ordinance amendment that can be forwarded to the other communities to avoid the loss of additional grant revenue. **Motion** by Ms. Mulholland, seconded by Mr. Trymbiski to authorize the Township Solicitor to prepare the necessary amendment. With no additional comment, all voted in favor 4-0.
3. **Request For Use of Community Building:** Ms. McCreary reviewed details of a request by Doylestown Township to utilize the community building at Hanusey Park for programs while their municipal complex is under construction. The Board reviewed the dates involved, what impact it would have on Township programs and in particular rentals, as some of the programs are proposed to be held on Saturdays. Mr. Lykon proposed a revenue sharing arrangement, and Ms. McCreary stated she would follow up with their Township Manager and report back to the Board. She noted she wanted to obtain consensus about their ability to use the facility before discussing logistics and any fee structure.
4. **Cross Keys Study:** Ms. McCreary advised the Board that the Bucks County Planning Commission will be presenting information relating to the Cross Keys Study at the next Township Planning Commission on April 20, and encouraged them to attend to hear the recommendations for improving pedestrian and vehicular traffic in the area.

PAYMENT OF BILLS: **Motion** by Ms. Mulholland, seconded by Mr. Trymbiski to approve the bills list dated 04/11/17 subject to audit. With no additional comment, all voted in favor 4-0. The amounts on the bills list are as follows: General Fund - \$83,479.14, Water Fund - \$74,526.56, Capital Reserve Fund - \$9,000.00, Explorers’ Troop 5708 - \$13.50, State Liquid Fuels Fund - \$1,262.08, Developer’s Escrow Fund - \$8,700.11, Construction Escrow Fund - \$6,000.00, Zoning Hearing Board Escrow - \$2,584.16

APPROVAL OF MINUTES: **Motion** by Mr. Trymbiski, seconded by Ms. Mulholland to approve the minutes of the 03/28/17 meeting. With no additional comment, all voted in favor 4-0. **Motion** by Ms.

Mulholland, seconded by Mr. Lykon to approve the minutes of the 03/30/17 Work Session. With no additional comment, the vote was 3-0 with Mr. Trymbiski abstaining as he was unable to attend the meeting.

OLD BUSINESS:

Ms. McCreary advised the Board that she had contacted Julie Davis of Dunlap and Associates, the firm that has been engaged for the annual audit, concerning the Board’s questions about how many volunteer fire companies undergo an annual audit. She noted that the majority does not, but Ms. Davis believes it is advisable given the volunteer nature of the organizations versus being an actual department of a municipality. Mr. Hilferty asked if Ms. McCreary could obtain a cost for such an audit if Dunlap & Associates performed it and report back to the Board.

NEW BUSINESS:

Ms. Mulholland informed the Board that the Plumsteadville Grange is preparing to celebrate its centennial. She stated she emailed them to get more information and suggested adopting a resolution commemorating it, and to consider holding one of the Board’s public meetings there.

Mr. Lykon stated that he had a number of items from the 4/10 Parks & Recreation Advisory Committee meeting. He noted it was suggested that the bathroom at the community building at Hanusey Park remain open to coincide with the park’s hours. He stated the tree lighting is scheduled for December 10 and movie night is August 19 with a rain date of August 20. He indicated that the Committee is considering holding a fishing derby, but seek Board support before they work on the logistics of the event. He asked if there is any movement on the Board to reopen the conversation about a disc golf course in the Township, thus allowing the volunteers an opportunity to begin planning. Ms. Mulholland stated she supports Landis Park as a location instead of Allohaken or the acquired parkland adjacent to Owls Nest Park. Mr. Lykon spoke about why Landis Park is not feasible.

Mr. Trymbiski announced that the Township had been awarded a grant to partially fund the acquisition of the Mountainside property. He noted that the state made many exceptions because of the recognized value of the project.

PUBLIC COMMENT: None

ADJOURNMENT: **Motion** by Ms. Mulholland, seconded by Mr. Trymbiski to adjourn at 9:05 p.m. With no additional comment, all voted in favor 4-0.

Respectfully submitted,

Carolyn McCreary, Township Manager

Date Approved