

PLUMSTEAD TOWNSHIP BOARD OF SUPERVISORS

August 27, 2019

Meeting Minutes

The public meeting of the Plumstead Township Board of Supervisors was held on Tuesday, August 27, 2019 at 7:30 p.m. at the Plumstead Township Municipal Building, 5186 Stump Road, Plumsteadville, PA

Present:

Brian Trymbiski

Peter Busillo

Nick Lykon

Dan Hilferty

Darren Carroll

Jonathan Reiss, Esq.

Carolyn McCreary

Chair

Vice Chair

Secretary

Treasurer

Asst. Secretary/Asst. Treasurer

Township Solicitor

Township Manager

Chairman Trymbiski 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 Veterans Ad Hoc Committee meets on August 28. The Board of Supervisors Worksession scheduled for August 29 is cancelled. The Parks & Recreation Advisory Committee meets on September 9. Mr. Trymbiski announced the Board of Supervisors met in Executive Session on August 13 to discuss a personnel matter, and also prior to tonight's meeting to discuss a matter involving potential litigation.

PUBLIC COMMENT: None

PRESENTATION: Setareh Yahaghi with Girl Scout Troop 21714 came before the Board to discuss her proposed project as part of her attaining the Silver Award. She stated the project is meant to improve her leadership skills and be a benefit to the community. Setareh proposed constructing and installing a Little Free Library at Gardenville Fields. She explained she spoke to Mr. Blem about the exact area and believes it would be a good fit particularly for children who are with their parents while a sibling is practicing or playing at the fields. She cited her own experience with having to read 15 minutes a day while in elementary school, and this would offer that opportunity. **Motion** by Mr. Carroll, seconded by Mr. Busillo to approve and support Setareh Yahaghi's Girl Scout project at Gardenville Fields. With no additional comment, all voted in favor. The Board thanked Setareh for considering a project like this for the park and wished her luck with it, telling her to continue to work with the Public Works staff.

Greg Glemser, President of Plumstead Softball introduced himself and the organization to the Board. He requested the Board consider customizing the fields at Gardenville Fields into softball fields or stripping the back baseball fields at Hanusey to convert it into a softball field. Mr. Glemser stated the organization is active with sponsorship and fundraising, noting fall ball numbers have increased significantly. He took questions and comments from the Board with Public Works providing estimates of \$7,000 to convert the ballfield at Hanusey Park, and \$10,000 to convert the facilities at Gardenville Fields. Ron Sample, a Chalfont Borough resident and Asst. Coach spoke to the Board, stating skinned fields are better for younger players, and this organization really has the best interest of the girls at heart. Craig Bayliss, 4652 Curly Hill Road told

the Board he is originally from Delaware County, but loves this area and helps coach the girls. He thanked the Board for their support of the girls and the program.

SOLICITOR’S REPORT: Jonathan J. Reiss, Esq.

- 1. Public Hearing-Park Rules Ordinance Amendment:** Mr. Reiss stated the amendment removed the prohibition of drones in Hanusey Park, noting it was the recommendation of the Township’s insurance risk management trust, and would bring the ordinance into compliance with FAA regulations. Mr. Trymbiski opened and closed the hearing with no public comment. **Motion** by Mr. Carroll, seconded by Mr. Hilferty to adopt Ordinance 2019-08. With no additional comment, all voted in favor.
- 2. Public Hearing-Well Ordinance Amendment:** Mr. Reiss reminded the Board this amendment would change the amount of the contribution to the well depletion fund as the larger of the identified fee in the Township’s fee schedule or the escrow calculated by the Township’s hydrogeologist for the well depletion agreement, whichever is greater. Mr. Trymbiski opened and closed the hearing with no public comment. doing, and if this affects the well ordinance amendment the Board previously adopted. **Motion** by Mr. Hilferty, seconded by Mr. Busillo to adopt Ordinance 2019-09. With no additional comment, all voted in favor.
- 3. Appointment of Interim Township Manager:** Mr. Reiss advised the Board the needed to formally appoint Terry Fedorchak as the interim manager to fill the position while the Board searched for Ms. McCreary’s successor. **Motion** by Mr. Carroll, seconded by Mr. Hilferty to appoint Makefield Professional Management, LLC as the interim Township Manager effective immediately at the rate of \$75.00 per hour. With no additional comment, all voted in favor.

DEPARTMENT REPORTS: On File

Public Works: Ms. McCreary, Alan Bleam, Public Works Director, and Duane Freed, Public Works Foreman spoke to the Board about the issues with the sportsfields at Hanusey Park. Ms. McCreary reminded the Board this was brought to them in March, and the Board asked they wait to see how the spring and summer seasons went. Ms. McCreary stated she noted Mr. Trymbiski had indicated he would communicate with the leadership of CBAA concerning the issues brought forward, but she had not heard anything from CBAA. Ms. McCreary reviewed the items that had been resolved or had improved and focused on the three items that continue to be issues. She noted the Township is still not receiving prompt payment for the invoices issued for field use and lights, and staff is recommending the Board consider adding a late fee to past due invoices in the fee schedule. She also noted there continue to be instances where Public Works spends extra time to clean up a field because of the way an organization left it. Mr. Freed described an incident involving the ballfield at Hanusey Park and the number of man-hours it took to clean up the area because of the infield mix being spread into the grass. Staff is recommending a security deposit be added to the fee schedule which could be charged when there are incidents like the one described. Ms. McCreary explained the third outstanding issue involves the continuing problem of sports organizations not providing the weekly light schedule. She stated this results in the lights being on when the fields are not in use, or Mr. Freed being continually contacted after hours to turn the lights on when the Township did not know the fields would be in use. Staff is recommending the Board consider a service charge when schedules are not provided weekly as spelled out in the field use agreement. She also suggested suspending a field use permit for a period of time. Mr. Lykon stated he supports the proposed actions, but suggested the Township suspend the permit for a week instead of a longer period of time. Board consensus was for staff to move forward with the suggested changes.

COMMITTEE REPORTS: On File

ADMINISTRATIVE REPORT:

- 1. Summer Meadow Streambank Restoration Project:** Ms. McCreary reviewed details of the bid tabulation sheet with the Board, informing them the apparent lowest bidder had withdrawn their bid due to a calculation error. She stated of the seven remaining bids, the lowest responsible bidder is Brightfields, Inc. and the Township Engineer is recommending the bid be awarded to them. R. Busillo asked about the wide range in the bids submitted. **Motion** by Mr. Hilferty, seconded by Mr. Busillo to award the bid for the project to Brightfields, Inc., the lowest responsible bidder in the amount of \$61,800. With no additional comment, all voted in favor.
- 2. Township Rental Property:** Ms. McCreary advised the Board she spoke to the tenant in the property, who indicated she wished to enter into a lease for one year beginning September 1. She stated she explained to the tenant that the rent could be increased at the sole discretion of the Board at the conclusion of the term. **Motion** by Mr. Carroll, seconded by Mr. Hilferty to approve a one-year lease at \$1,400 per month commencing on September 1, 2019. With no additional comment, all voted in favor.
- 3. Potential Refunding of 2013 General Obligation Bonds:** Ms. McCreary informed the Board she was in communication with Michael Wolf of Boenning Scattergood to discuss the refunding of this issuance due to the recent drop in interest rates. She noted the estimated savings would be \$420,823.75 with a present value of \$365,298.96. She stated the Government Finance Officers Association recommends refunding if the savings exceeds 3% of the issuance and the proposed savings are 5.039%. In response to a question from Mr. Busillo, Ms. McCreary indicated the process take about 90 days to obtain a credit rating and receive DCED approval, and settle on the refunding. Board consensus was to continue working on the refunding subject to interest rates remaining attractive.
- 4. Review of 2020 Proposed Capital Expenditures:** Ms. McCreary presented the Board with a list of capital items by department taking questions and referring the Police purchases to Chief Hasenauer and Lt. Frederick, and Public Works purchases to Mr. Bleam and Mr. Freed. Board consensus was to move forward with the proposed expenditures subject to a further review of the operational and capital budgets in total for 2020.
- 5. Amendment to Township Manager's Resignation:** Ms. McCreary advised the Board Mr. Reiss recommended if they wished for her to continue preparing and finalizing the 2020 budget they would need to amend her resignation to reflect this. **Motion** by Mr. Hilferty, seconded by Mr. Lykon to postpone the resignation notification and retain Ms. McCreary on a part-time basis at her current salary, pro-rated as needed through December 31. With no additional comment, all voted in favor.

PAYMENT OF BILLS: **Motion** by Mr. Hilferty, seconded by Mr. Carroll to approve the bills lists and addendum dated 08/27/19 subject to audit. With no additional comment, all voted in favor. The amounts reported on the bills list are as follows: General Fund - \$96,496.00 and addendum of \$14,671.80, Water Fund - \$11,737.00, Local Services Tax Fund - \$929.23, Capital Reserve Fund - \$9,186.80, State Liquid Fuels - \$164,474.33, Developers' Escrow Fund – \$12,106.64, Construction Escrow Fund - \$1,400.00

APPROVAL OF MINUTES: **Motion** by Mr. Carroll, seconded by Mr. Hilferty to approve the minutes of the 08/13/19 meeting. With no additional comment, all voted in favor.

OLD BUSINESS:

Adopt A Book Program: Ms. McCreary reminded the Board they heard a presentation from the Bucks County Recorder of Deeds at their July 23 meeting, and indicated they would consider the request for a donation in the future. She asked if they wished to make a donation this year or budget for it in 2020. Mr. Lykon suggested a donation of \$500 be made this year to restore the old deed books. **Motion** by Mr. Carroll, seconded by Mr. Busillo to approve a donation of \$500 for the Bucks County Adopt-A-Book Program. With no additional comment, all voted in favor.

Village Overlay District: Ms. McCreary advised the Board the Bucks County Planning Commission (BCPC) staff requested clarification on a number of items discussed at the July Worksession. The Board reviewed the details of the email from John Ives (BCPC) and provided consensus for Ms. McCreary to forward onto him. The Board asked Mr. Reiss to specifically address proposed language relating to the section involving applicability with BCOC staff.

NEW BUSINESS: Mr. Trymbiski asked for the Carriage Hill rear exit to be placed on the next agenda, as he would like to revisit where things were left with regards to the HOA's request to convert the emergency access into an additional entrance/exit.

PUBLIC COMMENT: None

ADJOURNMENT: **Motion** by Mr. Carroll, seconded by Mr. Busillo to adjourn into Executive Session at 9:55 p.m. With no additional comment, all voted in favor.

Respectfully submitted,

Carolyn McCreary, Township Manager

Date Approved