

Minutes of the East Rockhill Township Board of Supervisors
Work Session
Tuesday, March 9, 2010
Minutes

The meeting was called to order at 7:00 PM by Chairman John Cressman at the Township Office, 1622 N. Ridge Road, Perkasie PA 18944. In attendance were Board of Supervisors Chairman John R. Cressman, Vice-Chairman Gary W. Volovnik and Supervisor James C. Nietupski. Also present were Solicitor John B. Rice, Esq., Township Engineer C. Robert Wynn, P.E., Township Manager Anne W. Klepfer and Public Works Director Jeffrey Scholl. Members of the press and public were also present.

Item #1. Approval of Minutes

On motion by Mr. Nietupski, **seconded** by Mr. Volovnik, the Work Session Minutes of February 9, 2010 were approved 3-0.

Item #2. Payment of Bills

On motion by Mr. Nietupski **seconded** by Mr. Volovnik, the Board **voted 3-0** to approve the Bills List totaling \$61,389.78 dated March 9, 2010.

Public Comment Period #1 - None

Item #3. Manager's Report:

Sheard's Mill Bridge: By **motion** of Mr. Volovnik and **second** by Mr. Nietupski, the Board **voted 3-0** to authorize the Township Manager to advertise for bids for the restoration, painting and application of fire retardant to Sheard's Mill Covered Bridge.

Resolution No. 2010-06: A Resolution Appointing the Chairman of the Board and the Township Manager to Approve and Execute Escrow Releases for Bucks County Community College Land Development. By **motion** of Mr. Volovnik and **second** by Mr. Nietupski, the Board voted **3-0 to adopt Resolution No. 2010-06**.

Natural Lands Trust Stewardship Assessment- The Board was in agreement that the Township Manager would tell Andrew Gilchrest that the Township is interested in having a Stewardship Assessment performed on the Gross and Hildebrandt properties paid for by a William Penn Foundation grant.

DEP Recycling Grant: By **motion** of Mr. Nietupski and **second** by Mr. Volovnik the Board **voted 3-0 to accept** a DEP Section 902 Recycling Grant for the purchase of leaf and yardwaste collection equipment. Mr. Volovnik **moved** and Mr. Nietupski **seconded** a motion to offer for sale the 2008 leaf vac to PACC membership and/or neighboring municipalities before attempting to trade it in. The motion was **approved 3-0**.

Bank Account for Police Headquarters Tax Revenue: By **motion** of Mr. Volovnik and **second** by Mr. Nietupski, the Board **voted 3-0** to authorize the opening of a 12 month Flex CD at National Penn Bank to invest proceeds from the Police Headquarters tax receipts.

Sewer Pump Station Design Proposals: The Board of Supervisors asked Township Engineer C. Robert Wynn to review the three proposals for professional service and make a recommendation to the Board as to which proposal should be accepted.

Mowing Bids: Final thoughts on the mowing bid specification were shared.

Draft Economic Development Committee Resolution: The Board reviewed the draft Resolution prepared by Supervisor Nietupski. Mr. Volovnik and Mr. Cressman had suggested revisions and concerns about the currently proposed membership qualifications and possible conflicts with the duties of the Planning Commission. The Board agreed to post the draft Resolution on the website, make it available to the public at the Township Office and invite comments and suggestions from the public. Board members will also circulate their suggestions and concerns for further discussion.

Tower One Pre-Construction Meeting: A pre-construction meeting was held on site at the East Rockhill Waste Water Treatment Plant property on Branch Road. A building permit was issued. The Board directed the Manager to ensure that it was properly posted visible to the public. The construction will take an estimated 3-7 weeks. The monopole is expected to be constructed during the fourth week. There is a drainage ditch that may need to be redirected or piped away from the pad and fenced in area of the cell tower.

Item #4. Public Works Report: Jeffrey Scholl, Public Works Director

Mr. Scholl reviewed repairs needed at the Sewer Treatment Plant. The Board accepted Mr. Scholl's recommendation for a non-submersible motor to repair the grinder at the head of the plant. The Board also directed the Township Manager and Public Works Director to get written quotes for the parts and labor to install a bypass system at the pump station. Mr. Scholl reported that half of the carbon filter systems have been removed from homes along the Cedarview Water Extension route and that the other half are scheduled for this month. Pothole repairs are also underway and ongoing.

The Board asked Mr. Scholl to look into repairing or replacing leaning street signs throughout the township and asked him to repair a pothole at three Mile Run Road and Old Bethlehem Pike.

Item #5. PWTA Report: John R. Cressman – Mr. Cressman briefly reported on the PWTA February Meeting. He'll give a full report at the Regular Meeting.

Item #6. Solicitor's Report: John B. Rice, Esquire

Harris Property Agricultural Conservation Easement- By **motion** of Mr. Volovnik and **second** by Mr. Nietupski the Board **voted 3-0** to approve East Rockhill Township co-joining as party to the Agreement of Sale for an Agricultural Conservation easement on approximately 70 acres of the Harris Dairy Farm on Branch Road. The State will contribute \$350,000, the County will contribute \$350,000 and the Township will contribute \$28,140 to the preservation of this farm.

T-Mobile Cell Tower Lease-1622 N. Ridge Road: The Board discussed the proposed lease. T-Mobile has agreed to the changes to the proposed lease suggested by the Township. The Board reviewed the concerns and questions from neighboring property owners and possible responses to those concerns and questions. The Board directed the Solicitor to have a T-mobile representative present at their March 16, 2010 Regular Meeting to answer questions from the public. The Board also asked the Solicitor to arrange a “balloon” test to provide residents with a panoramic view of the proposed monopole. The Board also discussed identifying action items in response to the concerns and earmarking a portion of future year revenues from the cell tower to fund them. They will review possible solutions and discuss funding them. The Board asked Mrs. Klepfer to send a letter to the three residents who submitted written questions and concerns to advise them that the Lease will be on the Regular Meeting Agenda, that T-Mobile representatives will be available for questions and that the board is discussing possible responses to their concerns and possible costs and funding for the same.

Real Estate: Mrs. Klepfer previously advised that she has an Open Space Preservation Matter to discuss in a Real Estate Meeting.

Item #7. Engineer’s Report: C. Robert Wynn, P.E. – No Report

Item #8. Other Business: The Board continued the discussion of the current year budget limitations and ideas for how future revenue from the cell tower lease should be spent.

Public Comment Period #2 – Anne Fenley of Branch Road questioned why the Township should earmark a portion of the proceeds from the cell tower to address issues that the Township has previously spent money addressing before.

Item #9. Adjournment:

The next Work Session will be April 13, 2010 at 7:00 PM. Mr. Volovnik **moved** and Mr. Nietupski **seconded** the motion to adjourn the meeting at 9:05 P.M and called an Executive Session to discuss the Real Estate matter. With no additional comment, **all voted in favor.**

Respectfully Submitted,

Anne W. Klepfer
Secretary / Manager

Approved: _____