

# BUCKINGHAM TOWNSHIP

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## BOARD OF SUPERVISORS BUSINESS MEETING

## AGENDA

February 13, 2008

### Call to Order 7:30 p.m.

1. Public Comment (Maximum 30 minutes)
2. Board's Announcements:
  - **"Family Fun Friday"** sponsored by the Buckingham Township Park and Recreation Commission continues with the following upcoming events:
    - Craft and Games Workshop** on Friday, February 15<sup>th</sup> in the Lahaska Room of the township building from 10:00 a.m. till noon
    - Star Watch** at GMB Park on Friday, March 7<sup>th</sup> at 7:30 p.m.
  - Volunteers are needed year-round to sell tickets at various events for the 1957 White Thunderbird being raffled during the Annual Concours D'Elegance. Contact Al Pincus or Ralph Tompkins for information.
3. Consideration of approving the Payroll for the week ending February 3, 2008 and the Bill List for the meeting of February 13, 2008.
4. Consideration of approving Supervisor's Minutes of the January 23, 2008 Regular Business Meeting.
5. Consideration of accepting various Departmental Minutes and Advisory Body Minutes.
6. Consideration of approving Revised (latest revision 1/17/08) Final Land Development Plan of **"Our Lady of Guadalupe Church"**, Township File LD 2006-01, submitted by Gilmore and Associates on behalf of the Archdiocese of Philadelphia, T.P. 6-6-6, Durham Road and Cold Spring Creamery Road, 30.565 acres, located in the R-1 Zoning District. 90-day Review Period expires March 4, 2008.
7. Central Bucks Ambulance.
8. Consideration of re-approving Revised Easement Plan for the **"Dolinar Property"**, 3075 Knights Way, T.P. 6-89-54-7, submitted by Stout, Tacconelli & Associates, Inc., for Douglas and Nancy E. Dolinar due to the previous approval being over 90 days ago, in order that Record Plans may be signed.
9. Consideration of authorizing Chief Daniels to purchase two (2) vehicles: 1) 2008 Dodge Charger at a cost of \$21,794.00 with an extended warranty contract at a cost of \$2,395.00, 2) 2008 Ford Crown Victoria at a cost of \$21,871.00 with an extended warranty contract at a cost of \$2,395.00, both automobiles under State Contract.

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 REGULAR BUSINESS MEETING  
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- 10. Consideration of accepting the Agreement to Extend the Residential Development Contract, Addendum to Residential Development Contract, Sanitary Sewer Development Agreement and Sanitary Sewer Development Agreement Improvements to Pump Station #4 and Tripartite Escrow Agreements to April 15, 2008, covering **“The Reserve at Holicong, Phase I-A”**, Township File SA 98-11.  
 AND  
 Consideration of accepting the Agreement to Extend the Residential Development Contract, Sanitary Sewer Development Agreement Escrow Agreements to March 27, 2008, covering **“The Reserve at Holicong, Phase II”**, Township File SA 98-11.
- 11. Consideration of appointing Paul Krumenacker to the Park and Recreation Commission filling a vacancy expiring January 1, 2011.
- 12. Consideration of waiving the Buckingham Township Room Usage Fee requirement for use of the Lahaska Room by the Hughesian Free School Trust on May 13, 2008.
- 13. Consideration of approving additional funding in the amount of \$19,055.00 for the Lindquist Roof Replacement Bid.
- 14. Consideration of approving **Resolution No. 2039**, A Resolution of the Board of Supervisors of Buckingham Township, Bucks County, Pennsylvania, Determining that it is advisable to increase the debt of the township with the assent of the electors and calling an election for such purpose; Approving the content and substantial form of the notice of election; Authorizing the due advertisement of such notice of election; Authorizing and directing the certification to the County Board of Elections of copies of this Resolution and the form of ballot question to be submitted to the electors; Authorizing incidental actions; and Rescinding inconsistent Resolutions.
- 15. ESCROW RELEASES:

“Cold Spring Hunt”, Phase I-V, Township File SA 89-26	Site, ER # 10	\$2,623.00 recommended for release
“Nanlyn Farms”, Section I, Phase 1B	Site, ER # 24 (final escrow release)	\$57,098.67 recommended for release

- 16. Additional Business / Manager’s Items

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**Buckingham Township Board of Supervisors**  
**Meeting Minutes**

The regular meeting of the Buckingham Township Board of Supervisors was held February 13, 2008 in the Township Building, 4613 Hughesian Drive, Buckingham, Pennsylvania.

Present:	Maggie Rash	Chairman
	Jon Forest	Vice-Chairman
	Henry Rowan	Member
	Craig A. Smith, Esquire	Township Solicitor
	Dana S. Cozza	Acting Township Manager
	Daniel Gray	Township Engineer
	Lynn Bush	Bucks County Planning Commission
	Thomas Kelso	Township Water/Wastewater Consultant

Mrs. Rash called the regular meeting to order at 7:30p.m. and led The Pledge of Allegiance.

**PUBLIC COMMENT**

Mrs. Rash reminded all in attendance that she would abide by the agenda and take 30 minutes of public comment, continue with the business meeting and then hear additional public comment after all agenda items had been addressed.

Mr. Kevin Corrigan, Macclesfield Road, expressed concern that the minutes of the January 7, 2008 Reorganization meeting were not yet ready for review. Mr. Corrigan commented that the omission of the public comment regarding the termination of Mr. Stepnoski was a violation of the Sunshine Act. Mr. Corrigan indicated that he spoke representing a group of concerned residents who were prepared to sue if the corrections were not made. Solicitor Smith explained that the minutes had not yet been adopted and the appropriate revisions were being made. Mr. Rowan expressed concern that review of those minutes was removed from the agenda and that he had not yet seen revisions. Ms. Cozza explained that the staff person responsible for making the corrections needed more time as she had been out sick. Mrs. Rash asked Ms. Cozza to have Ms. Wicen complete the revisions by the following day.

Mr. William Bradford, 790 Tower View Circle, requested that the Board take action to enforce the terms of an agreement with Mr. Pisarek on Ridge Road that allowed him to perform a mulch operation on land in an agricultural easement. Mr. Bradford believed that aspects of this operation violated the terms of the agreement and he also believed that the sale of mulch was not consistent with agricultural zoning. Mr. Bradford explained that he had gone to court but the Judge determined that he lived too far away from the property in question. Mr. Bradford went to the Zoning Officer who said he had no authority over the matter and recommended that Mr. Bradford talk to the Township Manager (Mr. Stepnoski at the time). Mrs. Rash asked Ms. Cozza to ensure that Mr. Pisarek was operating within the confines of the agreement.

Mr. Paul Martissa, called for all discussions regarding Toll-Feeny to be held in public forums.

Ms. Robin Rosenthal, 2920 Valley View Drive, asked the Board to consider adopting a resolution in support of paper marked ballots for the election in November. Ms. Rosenthal explained that the current machines do not allow for a recount. Ms. Lynn Bush commented that there was a way to do a recount with the current machines. Ms. Bush added that the issue was not as simple as it appeared and offered to brief the Board with what she knew on the subject. Ms. Rosenthal asked for action by the following Wednesday. Mr. Rowan asked if the Board could pass the resolution as written and vote on it that evening. Solicitor Smith responded that it could be done. No action was taken.

Mr. George Michel, Pineville, asked why Mr. Rowan voted to terminate the contract with Knight Engineering at the Reorganization meeting. Mr. Rowan responded that there was a multitude of reasons: problems with the bills, he felt that many times they were caught up in minutia and missing big items, the engineering was backing up, there had been complaints from people and last year there had been a major violation of trust and he did not believe the Board got an honest answer from Knight Engineering.

Mr. Joel Nace, Hampton Drive, expressed concern about timeliness of the web posting of meeting minutes as the December 19, 2007, December 27, 2007 and January 7, 2008 regular business meeting minutes had not yet been posted. Mr. Nace echoed Mr. Corrigan's concern that the January 7, 2008 Reorganization meeting minutes had not yet been reviewed. Ms. Cozza made a note to make sure the minutes were updated on the web page.

Mr. Paul Calderaio, on behalf of the Board of Auditors, presented the Board with a letter making the recommendation that the Board of Supervisors place on hold the decision regarding severance for Mr. Stepnoski until the Max Weisman case was settled.

Mr. John Cunningham asked for the procedure to have something put on the agenda. Ms. Cozza responded that either herself or Ms. Lori Wicen should be contacted.

### BOARD'S ANNOUNCEMENTS

Mrs. Rash announced the following items:

- **"Family Fun Friday"** sponsored by the Buckingham Township Park and Recreation Commission continues with the following upcoming events:
  - Craft and Games Workshop** on Friday, February 15<sup>th</sup> in the Lahaska Room of the township building from 10:00 a.m. till noon
  - Star Watch** at GMB Park on Friday, March 7<sup>th</sup> at 7:30 p.m.
- Volunteers are needed year-round to sell tickets at various events for the 1957 White Thunderbird being raffled during the Annual Concours D'Elegance. Contact Al Pincus or Ralph Tompkins for information.

### PAYROLL AND BILL LIST

**Consideration of approving Payroll for the week ending February 3, 2008 and the Bill List for the meeting of February 13, 2008.**

Mr. Rowan questioned a payment to John Milner to which Ms. Cozza explained it was the last payment from the Wycombe Train Station. Mr. Rowan questioned a payment to Brown & Brown to which Ms. Cozza explained it was the insurance premium.

Mr. Forest noted that he objected to the payment to Fred Polner as well as McCormick Taylor (the portion for the roundabout). Ms. Cozza noted that part of the McCormick Taylor bill was for the Wycombe Train Station. Mrs. Rash noted that she would also be voting against Fred Polner.

*Mrs. Rash made motion, seconded by Mr. Rowan to approve Payroll for the week ending February 3, 2008 and the Bill List for the meeting of February 13, 2008 (excluding the bills for Fred Polner and McCormick Taylor) in the total amount of \$481,326.72 The motion carried unanimously.*

*Mrs. Rash made a motion, seconded by Mr. Rowan to approve payment to McCormick Taylor on the bill list of February 13, 2008. The motion carried with Mrs. Rash and Mr. Rowan voting aye and Mr. Forest voting nay.*

*Mrs. Rash made motion, seconded by Mr. Forest to approve payment to Fred Polner on the bill list of February 13, 2008. The motion was defeated with Mrs. Rash, Mr. Forest and Mr. Rowan unanimously voting nay.*

Mr. Rowan commented that a formal process was needed for review of bills and a means to see how many expenses had accumulated for specific projects. Ms. Cozza responded that she and Ms. Pistory have discussed the issue. Mr. Rowan recommended asking consultants for different formats if that would facilitate review.

## MINUTES

### **Consideration of approving Supervisor's Minutes of January 23, 2008.**

Mr. Rowan asked that the line in the top paragraph of page two that said, "Mr. Rowan agreed that the court order was signed by Solicitor Smith..." should be removed because it was not accurate. *Consideration of approving the January 23, 2008 minutes was tabled.*

### **Consideration of accepting various Departmental Minutes and Advisory Body Minutes**

*Mrs. Rash made a motion, seconded by Mr. Forest to accept the various Departmental Minutes and Advisory Body Minutes. The motion carried unanimously.*

## BUSINESS

**1. Consideration of approving Revised (latest revision 1/17/08) Final Land Development Plan of "Our Lady of Guadalupe Church", Township File LD 2006-01, submitted by Gilmore and Associates on behalf of the Archdiocese of Philadelphia, T.P. 6-6-6, Durham Road and Cold Spring Creamery Road, 30.565 acres, located in the R-1 Zoning District. 90-day Review Period expires March 4, 2008.**

Representing Our Lady of Guadalupe were Mr. Andrew Levine, Attorney and Mr. Greg Glitzer, Project Engineer. The following issues were discussed:

Durham Road Exit

After discussion, Board consensus was to restrict the left hand turn during both morning and afternoon peak hours Monday through Friday. Board consensus was that the restriction would be accomplished through the use of signage only based on the Planning Commission recommendation that it would be beneficial for people to be able to exit onto Durham Road on the weekends when the church would experience its heaviest traffic volumes. Mr. Rowan recommended configuring the entrance so that it could relatively inexpensively be made physically restrictive if there were traffic problems at that exit. Mr. Glitzer responded that it could be done.

Maintenance of Landscaping on Traffic Islands on Cold Spring Creamery (CSC) Road

Mr. Gray explained that maintenance was a Township responsibility. Ms. Cozza commented that she had spoken with Mike Taylor who said that a grass island could easily be added to the mowing contract, but that a planted island would require much more maintenance. Ms. Carol Manicone, Landscape Architect, indicated that the plan approved by the Pennsylvania Department of Transportation (PennDOT) showed plant material and not just grass.

Ms. Lori Joyce commented that plantings could be a visibility barrier.

Mr. Rowan commented beautifying the community might take a little work.

Mr. Levine explained that what was proposed was low growing perennial grasses surrounded by mulch that would require periodic mulching and weeding. He added that these plants were chosen to prevent visual obstruction. Ms. Cozza expressed concern about the safety of personnel mulching islands.

Mr. John Cunningham commented that this island was one block from the roundabout. Mr. Levine explained that the attempt was to narrow CSC Road to moderate high traffic speed and provide a safe means for pedestrians to cross over to the church.

Ms. Rhonda Stowe volunteered to maintain the low maintenance plantings. Mrs. Rash suggested doing the plantings as planned and see how they work.

Mr. John Cunningham expressed concern that the asphalt had just been put in and now the Township was putting in islands.

Board consensus was to go with the landscaping design on the plan.

Mr. Rowan asked about the request for a speed limit reduction on CSC Road. Mr. Dave Horner, Traffic Engineer for the applicant, responded that the idea was turned down at a preliminary meeting with PennDOT. Mr. Horner suggested doing a speed study after the islands were in

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place. Discussion followed about a speed limit reduction in Warwick. Police Chief, Steve Daniels, noted that his crew would soon be able to conduct traffic studies.

Diamond Tract

Mr. Levine announced that he would be contacting Solicitor Smith within days to discuss this issue.

Lighting

Mr. Mark Marella, Project Architect, explained that they had substantially reduced the number of lights from 63 to 48 (24% reduction) and reorganized the light zones. Ms. Andrea Mehling commented that the lighting had been thoroughly discussed and the Planning Commission was satisfied with what was offered. Mr. Marella commented that they had found full cut-off fixtures for the bollard light fixtures (that they previously had been unable to find), though the engineer cautioned that they might not have the positive effect hoped for because they reflect all light down and then it bounces up off the ground. Mr. Marella noted that they had found a better step fixture, but there was not a full cut-off fixture commercially available for the steps.

Mr. Pete Dolf commented that the neighbors were happy with the modifications.

Mr. Chuck Pizagno expressed thanks and appreciation to all those involved in this process and invited everyone to the groundbreaking.

Mr. Levine summarized that he would resolve the last issues and return for final approval as soon as possible. Mr. Rowan requested input from the Our Lady of Guadalupe consultants regarding the new lighting ordinance to which Mr. Levine responded that they would be happy to submit comments.

Mr. George Michel questioned whether the Board would consider granting a conditional approval to which Solicitor Smith and Mr. Levine explained there was no procedure for a conditional final approval.

Mr. Joey Canella asked about the time frame for the final approval to which Mr. Marella explained it would probably take two to three months (mostly the time involved in getting the PennDOT Highway Occupancy Permit). Solicitor Smith suggested to Mr. Canella that the Parish could have everything ready for the building season.

Mr. Sam Losorelli asked if there was any reason that the group would need to return to a meeting. Mrs. Rash responded only if they want to cheer when final approval is given.

Mr. Rowan noted that an extension was needed. Mr. Levine agreed to prepare the request.

No action was taken.

### 7. Central Bucks (CB) Ambulance.

Mrs. Rash explained that the Township had sent a letter to Central Bucks Ambulance with a list of questions and a request for them to attend the evening's meeting for a presentation/discussion. Ms. Cozza explained that the Township had received a letter from CB Ambulance indicating that they did not plan to attend the meeting; however in a later telephone conversation she was told that the Board would try to attend. There was no one in attendance representing CB Ambulance. Ms. Cozza explained that the feeling of CB Ambulance was that at this point in time it was too late to discuss subscription plans for 2008 because many residents had already sent in money for subscriptions and to begin refunding would become an administrative burden. CB Ambulance agreed that there were miscommunications. Moving forward, CB Ambulance would like the Board to consider a request for the 0.25 mils that would result in \$94,000 and that the subscription proposal could be revisited for 2009. Mr. Forest noted that they had been requesting the 0.25 mils for the past three years.

Mr. Mark Smith, Fox Chase Circle, asked if the approved payment was sent to which Mrs. Rash responded it was.

Mrs. Rash noted there was no miscommunication amongst the board; the policy was not approved.

Mr. Rowan asked for the logic of giving them the \$94,000. Mr. Forest responded that it should go before the voters and let them decide. Mr. Forest explained that the tax would be similar to that which funds the fire company.

Ms. Cozza added that CB Ambulance had said to her that they see themselves as another emergency service, like fire and police and felt it would be proper to have taxes allocated to them. Mr. Rowan commented that he felt there was a difference because fire and police are not paid for services.

Discussion followed about the rationale behind the amount of the payment and how much CB Ambulance should have to validate their request to the Board versus leaving it up to the voter to decide based on the information provided by CB Ambulance in their campaign for the tax increase. Discussion about who was responsible for putting the item on the ballot. Mr. Forest noted that the Township had agreed to put it on the ballot for them. Mrs. Rash added that she felt the Township owed it to them because of the misunderstanding.

Ms. Rhonda Stowe, Smith Road, commented that she recalled all three Supervisors agreeing to the plan at the meeting when the representative of the ambulance squad was in attendance. Mrs. Rash explained that the Board had agreed to put the number into the budget contingent upon voting on the proposal and this was the basis of the misunderstanding, as CB Ambulance did not understand the process. Discussion followed about how the original budget number was derived. Discussion followed regarding allegations made by CB Ambulance in a letter to the Board.

Mr. William Kates asked if the .25 mil tax were approved, would it cover residents for service. Mrs. Rash responded that it was a discussion that needed to happen.

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Mr. Mark Smith commented that residents needed to be notified that their subscriptions were not being paid by the Township. He requested that the information be included in the newsletter, on the web page and in the press.

Mr. Steve Daniels commented that the ambulance service was provided by a private company and asked what would happen if another ambulance service came to Doylestown and also requested funding. He expressed concern that the policy decision could set a precedent. Mr. Rowan noted that was one of the thoughts behind the subscription service because it could be transferred to a different provider.

Mr. John Blane, Woodberry Drive, previous auditor in Northhampton Township and former rescue squad and fire company associate, commented that the Township typically determines who the official ambulance service provider would be. Mr. Rowan explained that there was an agreement with the fire companies but no such agreement existed with the ambulance. Ms. Lynn Bush explained that there are state laws defining ambulance service areas. Mr. Blane explained that when a call goes into 911, the County Dispatcher needs to know which company to call for emergency services.

Mr. Pete Dolf asked if an ambulance would come when he dialed 911 to which Mrs. Rash responded that they would and that the only issue at hand was payment.

Ms. Rhonda Stowe commented that they were being paid by insurance companies. Mrs. Rash explained that the payments were being reduced.

Mr. Mark Smith asked if CB Ambulance was being provided with equipment of those providers who went out of business. Ms. Lynn Bush explained that they were not picking up other areas at this point in time.

Mr. William Kates recommended researching what other municipalities do before the decision for 2009. Mr. Rowan responded that other communities have a tax and billing to users.

No action was taken.

**8. Consideration of re-approving Revised Easement Plan for the “Dolinar Property”, 3075 Knights Way, T.P. 6-8-54-7, submitted by Stout, Tacconelli & Associates, Inc., for Douglas and Nancy E. Dolinar due to the previous approval being over 90 days ago, in order that Record Plans may be signed.**

*Mrs. Rash made a motion, seconded by Mr. Rowan to re-approve Revised Easement Plan for the “Dolinar Property”, 3075 Knights Way, T.P. 6-8-54-7, submitted by Stout, Tacconelli & Associates, Inc., for Douglas and Nancy E. Dolinar due to the previous approval being over 90 days ago, in order that Record Plans may be signed. The motion carried unanimously. Mr. Gray requested that the Building Permit Plan show lot grading. Mrs. Rash amended her motion to include Mr. Gray’s request that the Building Permit Plan show lot grading. Mr. Rowan seconded the amended motion. The amended motion carried unanimously.*

**9. Consideration of authorizing Chief Daniels to purchase two (2) vehicles: 1) 2008 Dodge Charger at a cost of \$21,794.00 with an extended warranty contract at a cost of \$2,395.00, 2) 2008 Ford Crown Victoria at a cost of \$21,871.00 with an extended warranty contract at a cost of \$2,395.00, both automobiles under State Contract.**

*Mrs. Rash made a motion, seconded by Mr. Forest to authorize Chief Daniels to purchase two (2) vehicles: 1) 2008 Dodge Charger at a cost of \$21,794.00 with an extended warranty contract at a cost of \$2,395.00, 2) 2008 Ford Crown Victoria at a cost of \$21,871.00 with an extended warranty contract at a cost of \$2,395.00, both automobiles under State Contract. Mr. Rowan asked for the cost to outfit the vehicles to which Chief Daniels responded \$3,000 per car. Mr. Rowan requested that in the future he would like to see the request include the equipped cost. Chief Daniels explained that the outfitting was done separately, but agreed that he could provide the information in future requests. *The motion carried unanimously.* Mr. Rowan added that the Charger was a test car and that there were concerns and hopes for that vehicle to be a long-term replacement for the fleet.*

**10. Consideration of accepting the Agreement to Extend the Residential Development Contract, Addendum to Residential Development Contract, Sanitary Sewer Development Agreement and Sanitary Sewer Development Agreement Improvements to Pump Station #4 and Tripartite Escrow Agreements to April 15, 2008, covering "The Reserve at Holicong, Phase I-A", Township File SA 98-11.**

**AND**

**Consideration of accepting the Agreement to Extend the Residential Development Contract, Sanitary Sewer Development Agreement Escrow Agreements to March 27, 2008, covering "The Reserve at Holicong, Phase II", Township File SA 98-11.**

Solicitor Smith advised the Board that the agreements and security had been extended and he had them available for signatures.

*Mrs. Rash made a motion, seconded by Mr. Forest to accept the Agreement to Extend the Residential Development Contract, Addendum to Residential Development Contract, Sanitary Sewer Development Agreement and Sanitary Sewer Development Agreement Improvements to Pump Station #4 and Tripartite Escrow Agreements to April 15, 2008, covering "The Reserve at Holicong, Phase I-A", Township File SA 98-11 AND Accept the Agreement to Extend the Residential Development Contract, Sanitary Sewer Development Agreement Escrow Agreements to March 27, 2008, covering "The Reserve at Holicong, Phase II", Township File SA 98-11. *The motion carried unanimously.**

**11. Consideration of appointing Paul Krumenacker to the Park and Recreation Commission filling a vacancy expiring January 1, 2011.**

*Mrs. Rash made a motion, seconded by Mr. Rowan to appoint Paul Krumenacker to the Park and Recreation Commission filling a vacancy expiring January 1, 2011.*

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Mr. Mark Smith questioned the wording of the motion. Solicitor Smith explained that Mr. Krumenacker was filling a current vacancy and agreed that the wording could have said, “for a term expiring January 1, 2011.”

*The motion carried unanimously.*

Mr. George Michel, Pineville, questioned whether the Township considered screening people who work directly with children (Safe Environment Training) and recommended that the Park & Recreation Commission look into it.

**12. Consideration of waiving the Buckingham Township Room Usage Fee requirement for use of the Lahaska Room by the Hughesian Free School Trust on May 13, 2008.**

*Mrs. Rash made a motion, seconded by Mr. Forest to waive the Buckingham Township Room Usage Fee requirement for use of the Lahaska Room by the Hughesian Free School Trust on May 13, 2008. The motion carried unanimously.*

**13. Consideration of approving additional funding in the amount of \$19,055.00 for the Lindquist Roof Replacement Bid.**

Ms. Cozza assured the Board that the additional roof work was needed. She explained that the Township had a grant in the amount of \$29,100 for the project and the total revised cost for the roof would be \$62,455. Ms. Cozza noted that there would be some additional costs for items that fell out of the scope of the bid.

Mr. John Long asked about the location of the property to which Mr. Forest responded it was on Route 263 near the sewage treatment facility.

Mr. Mark Smith questioned why this property was being protected. Solicitor Smith explained how the Township came to acquire the property (through litigation) and that now the Township was maintaining the structure and considering what use to make of this facility. Mrs. Rash added that the last item on the work session agenda was discussion of a feasibility study for this property.

Mr. John Cunningham expressed concern that this change order represented a 50% increase from the original bid and questioned whether the contract was competitive in the first place. Ms. Cozza responded that this was the lowest bid out of four and that it was a contingency bid. Mr. Cunningham asked what the next highest bid was to which Ms. Cozza responded \$65,000.

Mr. George Michel commented that he thought the prices sounded competitive as he had installed a substitute slate roof on his own house. He noted that the slate had to be placed very specifically for the warranty.

Mr. Mark Smith questioned whether the feasibility study should be addressed before allocating money to the project if there is no good use. Mr. Forest responded that the house was being destroyed and something had to be done. Ms. Cozza explained that the 2005 grant money

would be lost if the work was not done. Solicitor Smith explained that the Township did not own the property until six months ago. Mr. Smith summarized that the Township could recoup the money spent by sale or use.

Rhonda Stowe asked if residents would have input into uses.

Ms. Carol Manicone asked if there were less expensive roofing materials that could be used and whether the historic commission had been consulted. Ms. Cozza explained that she was instructed that it was Tamko Lamarite shingles they wanted. Ms. Cozza added that if that type of shingle were not used, the grant money could be lost.

Discussion followed about the timing of the decision and the possibility of losing grant money and the return on the investment.

Mr. Mark Smith questioned whether the Board could approve the change order contingent upon the feasibility discussion. Solicitor Smith advised the Board that they could discuss feasibility at the current time.

Mr. Joel Nace also expressed concern about the amount of the change order.

#### Feasibility Discussion

Ms. Cozza asked the Board if they still wanted to do the feasibility study noting that Mr. Stampfl had come in the previous week inquiring about it. Mr. Forest asked if the Township had paid them anything yet, to which Ms Cozza responded no. Discussion followed about the intended purpose of the feasibility study (possibility of using the Lindquist property for a new Township building). Mr. Forest commented that he did not think it was a good idea to build a township building in an old dilapidated farm and noted that they currently had an 80-yr. Contract on the existing property. Mrs. Rash commented that she felt like it was a good idea at the time, but not sure she thought that now.

Mr. John Cunningham, Carversville Road, asked if the Township had a way to dispose of the current building to which Mr. Rowan responded that it could be sub-leased. Mr. Rowan explained that the staff had indicated that they were running out of space. In response the Board had looked at the cost to expand the existing building versus the cost to start fresh at the Lindquist property. They determined that financially it was a wash so then they had to determine whether the Lindquist property was a good idea and so the feasibility study was supposed to help with that decision and was to include drawings for a new Township building.

Solicitor Smith explained that the original agreement with Toll Brothers was that if the Township did not take that house, then the Township and Toll Brothers would jointly market the house with the Township receiving the first \$750,000.00 and any moneys received over \$750,000 would be split evenly between the Township and Toll. He explained that under the current situation the Township will keep 100% of proceeds if they decide to sell. Mr. Forest noted that the property was worth more than \$750,000.

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Ms. Cozza noted that she had struck the clause in the contract that indicated that he would keep the intellectual property and Mr. Stampfl agreed to it.

Mr. Steve Rash commented that he felt securing the roof was a wise investment.

Mr. Mark Smith commented that if this property was an asset owned by the Township, then the improvement needed to be made to preserve the asset.

Ms. Carol Manicone commented that this was a beautiful barn in a beautiful setting and if one of the options was to construct a Township building there, it would no longer be the beautiful farm the Board sought to protect. Ms. Manicone felt that if the goal was to protect the viewshed, then it might be better to turn the house over to someone with restrictions to protect the viewshed.

Mr. Rowan noted that he felt the property should be sold and the money put into land preservation.

Ms. Cozza noted the roofing price was based on using the selected township Tamko Lamarite shingles and if the township chose not to use them they would probably lose the grant. There is asphalt on the roof now; there are not slate shingles.

*Mrs. Rash made a motion, seconded by Mr. Forest to approve additional funding in the amount of \$19,055.00 for the Lindquist Roof Replacement Bid.*

Mr. Joel Nace asked if the Township had asked the contractor for a lower price and noted that he felt it was likely they would reduce the price.

*Ms. Rash amended her motion to grant approval of no more than \$19,055.00 contingent on Ms. Cozza trying to negotiate a better price for the Lindquist Roof Replacement Bid. The amended motion was seconded by Mr. Forest. The motion carried unanimously.*

**14. Consideration of approving Resolution No. 2039, A Resolution of the Board of Supervisors of Buckingham Township, Bucks County, Pennsylvania, Determining that it is advisable to increase the debt of the township with the assent of the electors and calling an election for such purpose; Approving the content and substantial form of the notice of election; Authorizing the due advertisement of such notice of election; Authorizing and directing the certification to the County Board of Elections of copies of this Resolution and the form of ballot question to be submitted to the electors; Authorizing incidental actions; and Rescinding inconsistent Resolutions.**

Mr. John Cunningham expressed concern that this agenda item description did not adequately describe the purpose of the resolution and until late in the day did not even appear on the agenda. Mr. Cunningham requested that the agenda item be tabled until it was listed on the agenda clearly.

Ms. Rhonda Stowe expressed agreement with Mr. Cunningham. Mrs. Rash agreed that it was a fair request.

Mrs. Rash explained that the Board was putting a referendum question on the ballot for \$20 million for land preservation. She explained that it would be a step bond issue where the Township could take what was needed through time.  
 Ms. Stowe asked for the amount of the tax increase; Mrs. Rash did not have the exact numbers.

*Consideration of approving Resolution 2039 was tabled to the next meeting.*

Mr. George Michel, Pineville, volunteered to help market and promote the proposed referendum. Mr. Michel recalled that some farmers were vehemently against a bond issue several years ago and wanted to make sure they were behind this effort. Ms. Lynn Bush commented that the County referendum for open space preservation passed with large support (77%).

Mr. John Long, Pineville, noted that Mr. Connelly had a big sign up after a previous proposal passed saying, "You'll be sorry."

#### RELEASE OF FUNDS

##### ESCROW RELEASES:

"Cold Spring Hunt", Phase I-V, Township File SA 89-26	Site, ER # 10	\$2,623.00 recommended for release
"Nanlyn Farms", Section I, Phase 1B	Site, ER # 24 (final escrow release)	\$57,098.67 recommended for release

*Mrs. Rash made a motion, seconded by Mr. Forest to approve the above listed escrow release, pending receipt of outstanding fees. The motion carried unanimously.*

#### ADDITIONAL BUSINESS / MANAGER'S ITEMS

##### 1. Request from Doug Maloney regarding bank at corner of 263 and Swamp Road

Solicitor Smith explained that Mr. Maloney had requested a meeting with the Board to discuss a proposed bank. Board consensus was to talk to him. Dana will schedule on work session.

##### 2. Toll-Feeny Public Sewer or On-Site Septic Discussion

Solicitor Smith explained that the Township Manager had received a letter from Mr. Steve Harris, attorney representing Toll Brothers regarding the sewer situation. Mr. Harris was requesting a waiver from showing they can provide an on-site system if the Township was going to have them do a public system.

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Mr. Joel Nace expressed concern that public sewer would lead to more development in that part of the Township. Mr. Rowan agreed. Mr. Kelso commented that he thought the last decision was that they were doing on-site septic. Solicitor Smith asked Mr. Kelso for his recommendation. Mr. Kelso responded that he did not think there was anything wrong with doing on-site septic and added that there was sufficient well capacity as well.

Mr. John Cunningham asked if there were development rights and whether the Township passed a resolution that required they show they had capacity. Solicitor Smith responded that Mr. Cunningham was referring to old rules and Mr. Rowan responded that the resolution did not go through.

Mr. George Michel expressed support for on-site septic.

Board consensus was that the Township wanted on-site septic and water.

Mr. Joel Nace commented that Mechanicsville residents wanted to be involved in these discussions.

Executive Session Discussion concerning real estate and litigation matters was continued at a work session.

*Mrs. Rash made a motion, seconded by Mr. Forest to adjourn the meeting at 10:53 pm. The motion carried unanimously.*

**Approved by the Board of Supervisors on the 27th day of February, 2008.**

**Buckingham Township Board of Supervisors**

\_\_\_\_\_  
 Maggie Rash, Chairman

\_\_\_\_\_  
 Jon Forest, Vice Chairman

\_\_\_\_\_  
 Henry Rowan, Member

Attest:

*Dana S. Cozza*  
 Dana S. Cozza, Secretary