

BUCKINGHAM TOWNSHIP

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BUCKINGHAM TOWNSHIP Board of Supervisors Work Session Agenda January 27, 2021 6:00 p.m.

Manager's Items

6:15 p.m. Michael Wolf: Financing New Water and Sewer Improvements
and Potential Refunding of Series of 2014

7:15 p.m. Lisa Braud – Agricultural Security Area Advisory Commission
Candidate

Executive Session

Buckingham Township Board of Supervisors
Work Session
Minutes

The work session of the Buckingham Township Board of Supervisors was held January 27, 2021 electronically pursuant to Act 15 of 2020 via the Zoom application due to the current State and Federal regulations in place from the COVID-19 pandemic.

Present:	Jon Forest Paul Calderaio Maggie Rash Dana S. Cozza Daniel Gray Craig A. Smith, Esquire	Chairman Vice-Chairman Member Township Manager Township Engineer Township Solicitor
Not Present:	Gary Weaver Luke Rosanova	Township Water/Wastewater Consultant Bucks County Planning Commission

The work session began at 6:00 p.m.

Park and Recreation Summer Activities

Mrs. Cozza said in planning upcoming events and summer activities, she needed the Board's opinion on the following items:

- Town & Country Players. Mrs. Cozza said they had requested to hold an outdoor play at one of the township parks. She said they are a non-profit organization, and wanted to charge admission to the shows. Mr. Forest said the township used to buy out one show each year, and maybe the township could buy out the show to be held outdoors. Mr. Calderaio suggested they could also sell tickets for future events, and Mrs. Cozza suggested a donation table.
- Clean-up Weekend. Mrs. Cozza said due to COVID restrictions, the township did not give out free leaf bags or pick up leaves last fall, and asked if the Board wanted to resume the service this spring. Mrs. Cozza said it does require the public to enter the building to pick up the bags and sign the list. The Board agreed to think about this, monitor the COVID situation and decide at a future date whether to resume the service.
- Summer Concerts. Mrs. Cozza said the issue in planning summer concerts would be a rain location, as that may be difficult with COVID restrictions. She suggested the concerts be rain or shine, and cancelled it if rains. The Board agreed.
- Red Cross Blood Drives. Mrs. Cozza said the Red Cross had requested to offer monthly blood drives at the township building, as many facilities are not available at this time. The Board had no problem with providing this service to the community.

Michael Wolf: Financing New Water and Sewer Improvements and Potential Refunding of Series of 2014

Mrs. Pistory explained that she and Mrs. Cozza had researched funding options for financing the Water and Wastewater Facility as discussed previously with the Board of

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Supervisors, and asked Mr. Wolf to make a presentation to discuss a bond issue rather than a loan as another option.

Mr. Wolf said his presentation includes a \$4 million bond issue for the Water and Wastewater Facility to be paid over 20 years. In addition, he researched refinancing of older bonds, with the series of 2014 being the only issue remaining. Mr. Wolf discussed the intricacies of financing, interest rates, debt service limits, calculations and penalties more fully described in his presentation materials, which were provided to the Board of Supervisors.

Mr. Wolf proposed a timeframe of events to include advertising and adopting an ordinance, getting the credit rating, securing the blessing of the Pennsylvania Department of Community and Economic Development, selling bonds in early March, and funding in April. Mrs. Pistory and the Board agreed with the timeframe.

Mr. Wolf also suggested a nonbinding reimbursement resolution, and Mrs. Pistory explained this would allow the township to be reimbursed for payments being made prior to the funding availability so that work can continue on the Water and Wastewater Facility. Mrs. Pistory said she had a template of the resolution that could be prepared for consideration during the Board’s February 24th meeting. Mr. Wolf suggested since there was time, they could task the bond counsel to customize the resolution so that it’s done to their satisfaction. Mrs. Cozza said the township was pleased with the work done by Tim Anderson, Esq., the bond counsel last used by the township, and Mr. Wolf said he would coordinate the activities with him, including the calendar, meetings to be advertised, newspapers, etc.

The Board was agreeable to Mr. Wolf’s presentation.

Histand Tract (Sycamore Hollow)

Mr. Gray summarized the project, explaining that that Ms. Corsini and Mr. Jones previously subdivided the preserved Histand Tract into 3 lots. He said all three lots (they live on Lot 3) were part of an approved subdivision plan that provided 2.0 acre defined building envelopes, which were surrounded by preserved agricultural farmlands. He said Ms. Corsini and Mr. Jones had built their home on lot 3, have now sold lot 1, and have a prospective buyer for lot 2. Mr. Gray said there were many conditions recorded on the subdivision plan such as stormwater calculations, solar orientation and other deferred improvements required by the Subdivision and Land Development Ordinance.

Mr. Gray said that Mr. Jones had submitted building plans for lots 1 and 2, and his initial review noted certain changes that are contrary to the approved plan and perhaps the conservation easement. Mr. Gray wanted to know if the Board would be in favor of the proposed changes.

Mr. Gray said on Lot 1, the future homeowners are requesting permission to rotate the new home on the lot away from the optimum solar orientation that was part of the

original subdivision approval. He said their request is based on their preserving the existing Histan farmhouse and creating a “compound” with the new home and existing farmhouse. Mr. Gray said the question of preserving the farmhouse had been discussed at various times with different building proposals. The Board had previously been willing to allow with the presently proposed changes concomitant with the preservation of the existing farmhouse by requiring a “façade easement” to ensure that the existing farmhouse was in fact preserved in perpetuity. Mr. Gray explained the Board had also with other building proposals been willing to allow the farmhouse to be demolished, as it was falling apart.

Mr. Gray said the existing farmhouse is consistent with solar orientation, however if the house built in the designated envelope also complied, then the houses would be parallel; hence the request to rotate the house in order to create a curtilage encompassing the new home and farmhouse. Mr. Smith explained that the purpose of the solar orientation requirement was to create passive solar energy by orienting the long side of the house towards southern exposure.

Mr. Forest said he liked the idea of saving the farmhouse and would be willing to waive the solar orientation requirement.

Mr. Gray said the request for lot 2 was to move the originally approved 2.0-acre building envelope and to also rotate the new home away from the optimum solar orientation. He said the revised plans shift the 2.0-acre envelope approximately 170’ towards the development entrance and closer to the old Histan barn site, likely resulting in a more farmable field, as the original plan had the house sitting a little more in the center of the farm field.

Mr. Forest said he had no problem as that would provide a larger piece of farmable open space. Mrs. Rash was in favor if it helped for farming purposes. Mr. Calderaio was fine with the proposed change.

Agricultural Security Area Advisory Commission Candidate – Lisa Braud

Mrs. Lisa Braud provided her background, saying she was born and raised in Bucks County and has always loved the area, got married and moved to Texas, has always been in public service or involved in her community, loves strategic communications with her dream job being becoming a political strategist and bridging the gap between community and residents. Mrs. Braud said she and her husband operate a 220-acre farm in Houston, growing plants in a sustainable way.

She said they are making the transition back to Bucks County and getting into agriculture on their 11-acre parcel located at Dark Hollow and Swamp Roads.

The Board agreed to consider appointing Mrs. Braud to the Agricultural Security Area Advisory Commission during tonight’s business meeting.

7:30 p.m. *The Work Session adjourned.*

8:00 p.m. *The Work Session commenced with Executive Session to discuss potential litigation in a Zoning Hearing Board matter.*

8:30 p.m. *The Work Session adjourned.*

Approved by the Board of Supervisors on the 24th day of February, 2021.

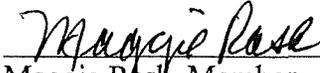
Buckingham Township Board of Supervisors



Jon Forest, Chairman

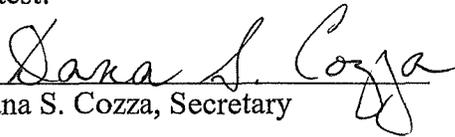


Paul Calderaio, Vice-Chairman



Maggie Rash, Member

Attest:



Dana S. Cozza, Secretary

Minutes respectfully submitted by Lori Wicen.

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