

BOARD OF SUPERVISORS REGULAR MEETING - VIRTUAL

SEPTEMBER 8, 2020 | 7:00 P.M.

PRESENT (ZOOM)

MICHAEL KSIAZEK, CHAIRPERSON }
AMY STROUSE, VICE CHAIRPERSON }
TOM TOSTI, SECRETARY } Board of Supervisors
ANNA PAYNE }
DAWN QUIRPLE }
STEPHANIE TEOLI KUHLs, TOWNSHIP MANAGER
JAMES ESPOSITO, ESQ., TOWNSHIP SOLICITOR

1. Call to Order, Pledge of Allegiance, and Roll Call.

Mr. Ksiazek called the meeting to order at 7:00 p.m. Mr. Tosti called the roll and all Supervisors were in attendance along with the Township Manager, Stephanie Teoli Kuhls, Township Solicitor, James Esposito, Township Engineer, Isaac Kessler along with several Department Directors.

2. Announcements and Special Items.

- a. Next Board of Supervisors Meeting – Monday, September 21, 2020 @7:00 p.m.
- b. Emergency Preparedness Month Proclamation

Mr. Ksiazek read the proclamation and Fire Marshal, Jim McGuire stated that 2020 has been quite an unusual year dealing with COVID-19 and the storms that have come up the coast along with a very busy fire season.

Mr. McGuire encouraged everybody to have a plan and ways to communicate with family and friends once an emergency occurs.

- c. African American Museum of Bucks County Proclamation

County Commissioner Chair Diane Ellis-Marseglia thanked the Township's Emergency Management Director, Police Chief and Township Manager for everything that they have done over the past six (6) months. She noted that, as a township resident, it was great to see everyone come together to address the emergency.

Ms. Ellis-Marseglia then reported on the Bucks County Board of Commissioners recent decision to offer the historic Boone Farm, located at 910 East Bridgetown Pike in Middletown, to the permanent home of the Bucks County African American Museum. Ms. Marseglia said that former Senator Mike Fitzpatrick had always wanted to develop the Boone Farm to bring it back to its history, but it was something that he didn't get to accomplish when he was a commissioner.

Ms. Ellis-Marseglia introduced Linda Sally, Executive Director of the museum, who explained in detail how she and her group have been traveling around Bucks County teaching and exhibiting to those who were interested in the history of African Americans in Bucks County. She shared the historical significance that Boone Farm played in the settlement of many African Americans in lower

Bucks County. She explained that Boone Farm was truly one of the "Hidden Figures" in our county and that it will be the perfect site for the museum.

Bernard Griggs, Projects and Diversity Officer for Bucks County, noted it is his privilege to be working on this important project. He will make sure that this project is built right. Mr. Griggs thanked Middletown Township and all of the leadership for helping make this happen along with the County Commissioners.

Ms. Strouse asked if there is a time line of when we may be able to visit a refurbished and permanent Boone's Farm African American exhibit.

Mr. Griggs said the estimated completion is the latter part of 2021.

Mr. Tosti agreed with Ms. Strouse and stated that if there's anything that he can do to help with this project, he will lend a hand and do whatever to make sure it is a smooth project and something that the whole county can enjoy.

Mr. Ksiazek thanked Commissioner Ellis-Marseglia, Mr. Griggs and Ms. Sally for being present this evening and on behalf of the Middletown Township Board of Supervisors he said we are thrilled and honored that the African American Museum will have a home here in our Township.

3. **Consent Agenda Items.**

- a. Consideration of authorizing payment of September 8, 2020 Bill List in the amount of \$1,204,306.98.
- b. Consideration of approving the August 24, 2020 Minutes of the Public Meeting of the Middletown Township Board of Supervisors.
- c. Consideration of approving the final payment release for Marketplace at Oxford Valley Land Development, 2339 East Lincoln Highway, Target Shopping Center.

Action: Mr. Tosti moved to approve the consent agenda items A-C as listed above. Ms. Quirple seconded. Motion carried by a vote of 5-0.

4. Consideration of enacting Ordinance #20-06, establishing the Human Relations Commission.

Ms. Payne introduced the ordinance and noted the importance that the enactment is happening on the same night that we are welcoming the African American Museum coming to Middletown. The Human Relations Commission will provide members of the community who have faced discrimination a voice. She is hopeful that the HRC will be able to develop training and community events and training that will help our community be inclusive.

Mr. Esposito said this ordinance is going to establish a local Human Relations Commission under the Pennsylvania Human Relations Act. He noted that the Ordinance was advertised and ready for the Board's consideration.

Action: Ms. Payne moved to enact Ordinance #20-06, establishing the Human Relations Commission. Seconded by Mr. Tosti. Motion carried by a vote of 5-0.

5. Consideration of enacting Ordinance #20-07, adopting the 2015 Property Maintenance Code.

Mr. Ksiazek introduced the agenda item by explaining that there has been some misunderstanding in the community about the ordinance, confirming that the township is simply replacing the 2003 edition of the code with a newer version. He also explained that there would be no changes in enforcement of the code.

Mr. Esposito then provided an overview of the proposed ordinance that would amend Chapter 363 of the Middletown Township Code of Ordinances by deleting the previously adopted 2003 edition of the International Property Maintenance Code and adopting the 2015 Edition of the International Property Maintenance Code.

Ms. Payne addressed the concern that has been circulating in the community that the ordinance would be similar to having a Homeowners Association that dictates the color of paint on your house or placement of mailboxes. Mr. Esposito reiterated that this is simply a replacement of the code with a newer version. He explained that the code regulates basic property maintenance issues for the safety of the community.

Action: Ms. Quirple moved to enact Ordinance #20—07, adopting the 2015 Property Maintenance Code. Mr. Tosti seconded. Motion carried by a vote of 5-0.

6. Consideration of authorizing advertisement of the Middletown Township Banking Request for Proposals (RFP).

Ms. Bhandary advised that it is a general best management practice for the Township to periodically issue Request for Proposals for certain services. The release of a Banking Services RFP is recommended for services to commence beginning January 2021. Qualified banking institution, duly registered in the Commonwealth of Pennsylvania, will be offered the opportunity to submit proposals for various banking services.

Mr. Tosti commented that he supported the RFP and noted that every time the township goes out to the market for proposals, we usually end up saving money for the taxpayers. He thanked the staff for working on the RFP.

Action: Mr. Tosti moved to authorize advertisement of the Middletown Township Banking Request for Proposals (RFP). Ms. Strouse seconded. Motion carried by a vote of 5-0.

7. Discussion of Bucks County Redevelopment Authority (RDA) Grant Program.

Mr. Ksiazek introduced the agenda item explaining that there was no action required by the board at this evening's meeting but that, ideally, the board would give Ms. Teoli Kuhls an idea of its priorities for the program. Mr. Ksiazek then reviewed the list of proposed grant applications for the 2020 RDA Grant Program:

- | | |
|-----------------------------------|------------------|
| • Police Vehicles | \$225,000 |
| Three (3) Police Patrol Explorers | \$165,000 |

One (1) Unmarked Police Charger	\$40,000
Two (2) ATVs	\$20,000
• Police Technology	\$18,000
Cellebrite Cell Phone Forensic Machine	\$18,000
• Public Works Vehicles	\$218,000
One (1) International Dump Truck	\$185,000
One (1) International MV Series Truck	\$130,000
One (1) Ford Utility Truck	\$ 70,000
• Fire & Emergency Management Vehicle	\$41,000
SCBA Equipment	\$41,000
• Langhorne-Middletown Fire Company	\$27,883
SCBA Equipment	\$27,883
• Parkland Fire Company	\$167,000
New Electrical System for Generator	\$167,000
• William Penn Fire Company	\$45,864
Vehicle Exhaust Removal Systems	\$45,864
• Penn-del Middletown Emergency Squad	\$88,000
Cot fastening System	\$88,000

Mr. Tosti said that the police vehicles are very important and he would recommend that it be the #1 priority. He added that he would like the police ATVs to be a separate application. He also expressed support for the public works vehicle application.

Mr. Tosti asked about fire department and rescue squad applications, and whether the departments should submit applications on a rotating basis. Ms. Teoli Kuhls explained the history of fire company and rescue squad applications to the RDA and agreed to provide a board with additional information about exact awards to each department over the years.

There was general consensus to move forward with priorities as discussed. Ms. Teoli Kuhls explained that the Board would have an opportunity to prioritize and approve individual applications at its next meeting.

8. Consideration of authorizing the purchase of playground equipment at Upper Orchard Park from Marturano Recreation Company in the amount of \$80,582.28.

Mr. Kopera made a presentation stating that Upper Orchard Park is a high-use playground with a great neighborhood relationship located in the greenbelt close to the Mill Creek. The existing playground and swings have reached the end of their useful life and replacement of the old equipment with a new playground and swing set is recommended.

The proposed purchase and installation is from Marturano Recreation Company, a CoStars Vendor, in the amount of \$80,582.28. The price includes the GameTime playground equipment, the Expression swings that have been popular at Firefighters' Park, new benches and trash cans, and the professional installation by certified GameTime installer, Currie Grove, LLC.

Ms. Quirple inquired if there would be equipment that is accessible for children with special needs. Discussion ensued regarding the topic of incorporating accessible features into all new facilities. Mr. Koperka provided information on the accessible swing in the newly-installed Firefighters Park.

Action: Mr. Tosti moved to execute a contract for the purchase and installation of playground equipment for Upper Orchard Park form Marturano Recreation Company, a CoStars vendor, in the amount of \$80,582.28. Ms. Payne seconded.

Almando Carrasquillo, Langhorne asked if a study was done of the neighborhood to determine if there is the need for special needs accessible equipment. He also inquired if a study was done to determine the age of the children that would be using the equipment.

Ms. Quirple reiterated her opinion that all new facilities should include accessible features.

Sal Damico, Levittown asked if the old equipment could be sold and the funds used toward the cost of the new equipment.

Ms. Teoli Kuhls explained that the law did not provide the township the authorization to directly sell items. She noted that township property could only be sold through a public bidding process, with some exclusions.

Mr. Esposito said there would also be safety concerns involved in selling equipment that has reached the end of its useful life.

Alicia Lafferty, Langhorne said she did not have a question about the playground equipment, but would like to know the timeline for the completion of the African American Museum as she lives nearby. She also expressed concern with an increase in traffic.

After further discussion of including accessible features to the playground, the following motion was made to amend the original motion:

Action: Mr. Tosti moved to execute a contract for the purchase and installation of playground equipment for Upper Orchard Park form Marturano Recreation Company, a CoStars vendor, in the amount of \$80,582.28 including an additional amount not to exceed \$1,000.00 for the installation of handicap accessible equipment. Ms. Strouse seconded. Motion carried by a vote of 5-0.

9. Consideration of authorizing the advertisement to solicit bids for the Langhorne Gables Drainage Improvement Project.

Isaac Kessler, Township Engineer made a presentation on the Langhorne Gables Drainage Improvement Project. This specific project focuses on two (2) locations that tie into a tributary that flows through this area and eventually to the Neshaminy Creek. The Base Bid is prepared to add stormwater infrastructure beginning at Glenside Avenue (paper street) between Fernwood Avenue and Cypress Avenue, proceed along Cypress Avenue to Longview Avenue and outlet to the tributary through an existing swale along buttonwood Avenue. The Alternate Bid will address the undersized culvert pipe and failing timber embankment support at Willow Avenue just upstream from the Base Bid work.

Mr. Kessler noted that the township recently received word that it would be receiving a Pennsylvania Small Water and Sewer Grant in the amount of \$275,000 for this project. The final estimates for the proposed work are to utilize this grant funding and balance out remaining costs with the budget item that has been designated for this stormwater project. A majority of the construction of this project can be completed in colder months, with some final work to be completed in the spring.

Mr. Tosti stated that the roads were recently paved in Langhorne Gables and asked if this project will be ripping up the roadway. Mr. Kessler explained that the work will run alongside of the road.

Action: *Ms. Strouse moved to authorize the advertisement to solicit bids for the Langhorne Gables Drainage Improvement Project. Ms. Payne seconded. Motion carried by a vote of 5-0.*

10. Consideration of authorizing the purchase of one (1) 2020 T-14T deck over tilt Towmaster Trailer for a total of \$16,467.

Eric Gartenmayer, Public Works Superintendent explained that the proposed purchase is to replace a 2004 trailer and is on the state contract CoStars list. Research was done and this is the item that will meet the needs of the Public Works Department. The total cost of the vehicle is \$16,467 and will be funded from the Capital Fund.

Action: *Ms. Strouse moved to authorize the purchase of one (1) 2020 T-14T deck over tilt Towmaster Trailer from Foley, Inc., Piscataway, NJ for a total of \$16,467. Ms. Payne seconded. Motion carried by a vote of 5-0.*

11. Consideration of authorizing the purchase of a 2020 Ford Explorer to replace a 2015 Chevrolet Tahoe that was totaled during Tropical Storm Isaias.

Mr. Ksiasek noted that a 2015 Chevrolet Tahoe was totaled when a tree fell on it during Tropical Storm Isaias. A replacement purchase is proposed from C & C Ford, a CoStars vendor for a 2020 Ford Explorer at a cost of \$35,723.00. Ms. Teoli Kuhls confirmed that the township will cover the \$2,145 difference between the vehicle cost and the insurance recovery, which will be funded from the Capital Fund.

Action: *Ms. Strouse moved to authorize the purchase of a 2020 Ford Explorer from C & C Ford in the amount of \$35,723. Mr. Tosti seconded. Motion carried by a vote of 5-0.*

12. 2021 Budget Calendar

Ms. Teoli Kuhls provided noted the Proposed 2021 Budget Calendar:

October 5 th	Board of Supervisors Meeting
October 19 th	Budget Workshop Meeting
October 26 th	Budget Workshop Meeting
November 16 th	Board of Supervisors Meeting – Budget Presentation
December 7 th	Board of Supervisors Meeting
December 21 st	Board of Supervisors Meeting – Consider Budget Approval

She added that since the Budget Workshops are a one-topic meeting, with fewer participants, they will be held in person with social distancing protocols in place.

Ms. Strouse said that masks will be worn while in the building and inquired what the contingency would be if there were an influx of residents for public comment. Ms. Teoli Kuhls confirmed that a plan would be in place for safe participation.

13. Public Comment

Almando Carrasquillo, Langhorne suggested that by selling used items from the Township we could bring in revenue. Also wants the Board to consider buying used equipment. Mr. Carrasquillo asked where the proposed ordinances are advertised.

Ms. Teoli Kuhls said that the law does not allow the Township to direct sell. Any equipment that has useful life is sold through public bidding. Ms. Teoli Kuhls said the ordinances are advertised in the Bucks County Courier Times, on display at the Township Building and once approved are sent to the Bucks County Law Library. It was discussed that the ordinances may start to be posted on the Township website.

14. Other Business.

Mr. Tosti said to continue to stay safe, we will keep moving forward and sooner or later we will be out of this pandemic.

Ms. Quirple said she went to a meeting for the African American Museum and is very happy they have found a home in Middletown Township. She thanked the County Commissioners for their part in this project.

Ms. Payne added that the only building that will be used by the museum is the larger building.

15. Adjournment.

Action: Mr. Tosti motioned to adjourn the Public Meeting of the Middletown Township Board of Supervisors at 8:34 p.m. Ms. Quirple seconded. Motion carried by a vote of 5-0.