

BOARD OF SUPERVISORS REGULAR MEETING - VIRTUAL

FEBRUARY 1, 2021 | 7:00 P.M.

PRESENT

TOM TOSTI, Chairperson }
ANNA PAYNE, Vice Chairperson }
DAWN QUIRPLE, Secretary } Board of Supervisors
AMY STROUSE }
MIKE KSIAZEK }
STEPHANIE TEOLI KUHL, TOWNSHIP MANAGER
JAMES ESPOSITO, ESQ., TOWNSHIP SOLICITOR
ISAAC KESSLER, P.E., TOWNSHIP ENGINEER

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

Mr. Tosti called the meeting to order at 7:00 p.m. After the Pledge of Allegiance, Ms. Quirple called roll. All Supervisors were in attendance (virtually) along with the Township Manager Stephanie Teoli Kuhls, Solicitor James Esposito, Engineer Isaac Kessler and department directors.

2. Announcements and Special Items.

- a. Next Board of Supervisors Meeting - Tuesday, February 16, 2021 @7:00 p.m.

3. Public Comment. **Non-Agenda Items only.**

None.

4. **Consent Agenda Items.**

- a. Consideration of authorizing payment of February 1, 2021 Bill List in the amount of \$709,547.18.
 - b. Consideration of approving the January 19, 2021 Minutes of the Public Meeting of the Middletown Township Board of Supervisors.
 - c. Consideration of enacting Resolution #21-06R declaring a snow emergency from 2 p.m. on January 31, 2021.

Action: Mr. Ksiazek motioned to approve consent agenda items A - C as listed above; seconded by Ms. Payne. Motion carried by a vote of 5-0.

5. Consideration of the Performance Fleet Maintenance Proposed Parking Lot Preliminary/ Final Land Development Plan Approval, 1661 Lincoln Highway, Langhorne, PA TMP #22-047-198, S/LD #20-71 in the Commercial Zoning District.

Michael Meginnis, Esq. of Begley, Carlin & Mandio, represented the applicant Brendan Durkin of Performance Fleet Management. The project is located at 1661 Lincoln Highway in the existing Restaurant Depot parking lot area, in the Commercial C Zoning District. The applicant is proposing to modify an existing parking lot to be used for Amazon Van parking, install lighting and install concrete barrier to manage parking area.

Discussion was held concerning the current fixtures on site that are diesel powered portable/temporary LED fixtures that will be replaced with solar powered fixtures to minimize the operating noise.

The vehicles will exit the site through the Restaurant Depot parking lot using the access drive by Steve's Prince of Steaks and make a right turn only onto Lincoln Highway (US Route 1).

A lighting test trial was conducted on January 14, 2021 and all in attendance were satisfied with the lighting.

Ms. Quirple questioned the hours of operation. Work will start no earlier than 7:00 a.m. in compliance with the Township Ordinance.

Action: Mr. Ksiazek moved to grant Preliminary/Final Land Development approval for Performance Fleet Maintenance, 1661 Lincoln Highway, S/LD #20-71 with the following conditions:

- 1. Applicant shall comply in full with all requirements of the Middletown Township Subdivision and Land Development Ordinance and the Middletown Township Zoning Ordinance.***
- 2. Revised plans to be submitted addressing any and all outstanding review letter comments, items stated by the Middletown Township Planning Commission in their December 2, 2020 meeting. Mr. Tosti seconded. Motion carried by a vote of 5-0.***

6. Discussion of Potential Bond Refunding Opportunity – *Chris Bamber, CFA - PFM Financial Advisors*

Chris Bamber, CFA of PFM Financial Advisors, LLC made a presentation on potential bond refunding opportunity. Mr. Bamber said the tax exempt interest rates remain near all-time lows as the market continues to digest the economic impacts of COVID-19 and results of the US Election. Historically the Township has looked at including potential new money when considering refunding opportunities to achieve economies of scale with certain costs of issuance.

Ms. Strouse inquired about the total debt over the past decade in relation to including new money when bonds are refunded.

7. Consideration of authorizing a change order to the Building Access Control System Upgrade in the amount of \$16,502

Lisa Berkis, Special Projects Manager explained that the conversion to the new building access control system required using infrastructure already in place from the previous system. During the installation several issues were discovered and it was recommended they be corrected and/or upgraded to prevent issues going forward at a cost of \$6,696.

Also, during replacement of the existing system, five additional access points (one in the Police Department and four at Public Works) were identified that would improve security and access for these departments. Adding the five additional access points at the time of installation and programming of the new system is much more cost effective than adding at a later date. Mercury Systems has provided an estimate in the amount of \$9,806 for the additional access point doors.

Ms. Berkis stated that \$45,000 was allocated in the 2020 Capital Budget, and the project was approved in November 2020 in the amount of \$56,260. This change order reflects an additional cost to the 2020 Capital Budget in the amount of \$16,502.

Action: Mr. Tosti moved to approve the Change Order for the Building Access Control Project in the amount of \$6,696 and the five additional access points at \$9,806 for a total of \$16,502. Seconded by Ms. Quirple. Motion carried by a vote of 5-0.

8. Consideration of approving a supply contract with Constellation Energy

Nick Valla, Assistant Township Manager said the Township's 36-month natural gas contract with WGL is expiring in December 2021. The energy market is currently in a favorable position to the Township to lock in a rate beginning in January 2022. Energy rates are at near historic lows, making it an opportune time to lock in a new rate.

The staff is recommending the Township switch its natural gas supplier to Constellation for the upcoming rate term. With this change the Township will see a 7% reduction in natural gas costs. These savings will compound as appliances and equipment are replaced with more efficient devices. Constellation currently supplies the Township's electricity.

Action: Ms. Strouse moved to authorize Township staff to enter into an agreement with Constellation to supply natural gas for a term of 36 months, beginning on January 1, 2022, seconded by Ms. Payne. Motion carried by a vote of 5-0.

9. Discussion of Styer Farm and Store

Ms. Teoli Kuhls provided a brief background of the Township's history with the Styers Farm property. The Township purchased the 109 acre property in 1999 with Township funding as well as grant funding and some county and state funding. Pop Styer was interested in preserving the farm as an asset to the community. He wanted to have affordable produce and a means to educate future generations about agriculture.

For the past 20 years the Township has been involved with 2 separate leases; one for the farm store and one for the orchard. Because there are two separate leases in place it limits the types of goods and services that each of the lessees were able to provide.

The store operation lease was with Dave and Sharon Barberides for most of the past 20 years, providing fresh baked goods, apple cider donuts, home accessories as well as convenience food. The orchard lease was originally with Mike and Karen Field until 2019 when their son, Tim Field took over the operation.

As the expiration of the two (2) twenty-year leases approached, it was the clear resolve of the Board that the best way to operate the Styer Farm and orchard was to have one lease so that the orchard and the farm store could operate cooperatively with the harvest from the farm sold at the store.

In recognition of the existing relationships with both lessees, the township decided to provide an exclusive opportunity to submit proposals for operation of the store and the farm. Both the Barberides and Tim Field submitted formal proposals in December 2020. The proposals were then reviewed and interviews were held in January 2021.

Ms. Teoli Kuhls noted that the Board will now have the opportunity to execute a new lease that would unify the operation of the store and the farm, setting the stage for a new chapter in the Styer's story.

Mr. Tosti noted that it was not until he was on the board that he found out that the farm and store were two separate entities. He supports moving forward with one lease.

Mr. Ksiazek stated that the previous set up impeded both the store and the farm from fulfilling their potential. He agrees that we need to move forward with this as a single one enterprise so that the farm and the store can work jointly as one operation. It is the best use of the property for the residents of the Township.

Action: Mr. Tosti moved to authorize the execution of a lease agreement for the farm store and the orchard with Tim Field Styer Orchards, Inc. Ms. Strouse seconded. Motion carried by a vote of 5-0.

Mr. Tosti congratulated Mr. Field and wished him the best of luck in succeeding and bringing this together. He also thanked Dave and Sharon Barberides and the employees at the Market for their dedication and work in operating the farm store. The existing employees are encouraged to submit applications for employment to the new operator.

10. Consideration of accepting the resignation of Craig Meyers from the Human Relations Commission.

11. Consideration of appointing Christine Riccardo-Ksiazek to the Human Relations Commission.

Items 10 and 11 were acted on as one motion under the direction of Mr. Tosti.

Action: Ms. Strouse accepted the resignation of Craig Meyers from the Human Relations Commission and appoint Christine Riccardo-Ksiazek to the Human Relations Commission. Seconded by Ms. Payne. Motion carried by a vote of 4-0-1 with Mr. Ksiazek abstaining.

12. Other Business.

Mr. Esposito advised that the Board met in Executive Session prior to this evening's public meeting to discuss real estate and personnel matters.

Ms. Teoli Kuhls recognized the efforts of all Township employees out in the field working the storm. Encouraged folks to stay off the roads as much as possible.

Ms. Strouse thanked the Department of Public Works and everyone in Emergency Management for their efforts during the storm. Also asked that residents please move their vehicles off the streets and dig out fire hydrants.

Mr. Ksiazek said to stay safe and keep vehicles off the street.

Ms. Payne and Ms. Quirple echoed what has been said and if you have to go out, please be careful.

Mr. Tosti directed staff to please put a link on the Township website of the upcoming spring sporting activities.

13. Adjournment.

Action: Ms. Quirple moved to adjourn the public meeting of the Middletown Township Board of Supervisors at 7:57 p.m.; seconded by Mr. Ksiazek. Motion carried by a vote of 5-0.