

Board of Supervisors Regular Meeting

February 22, 2022 | 7:00 p.m.

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

Mr. Ksiazek called the meeting to order at 7:00 p.m. After the Pledge of Allegiance led by Boy Scout Troop #19, Ms. Quirple called roll. Supervisors Ksiazek, Quirple, Hannah and Kane attended in person, along with the Township Manager Stephanie Teoli Kuhls, Solicitor James Esposito, Assistant Township Manager Nick Valla, and Engineer Isaac Kessler. Supervisor Payne attended the meeting virtually.

Ms. Quirple recognized Supervisor Payne for her participating in the Board of Supervisors meetings via zoom while receiving treatment for cancer. She expressed that the Board is happy to see her smiling face each month.

Mr. Ksiazek thanked Boy Scout Troop #19 for leading the Pledge of Allegiance and being here tonight to learn about local government. He hoped they enjoyed their tour of the municipal center which include the Police and Administration departments.

2) Announcements and Special Items.

a) Moment of Silence in Honor of Detective Dave Strother
Chief Joe Bartorilla shared remarks about Detective Dave Strother's tenure and dedication to Middletown Township and the community.

b) Next Board of Supervisors Meeting – Monday, March 7, 2022 - 7:00 p.m.

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

Sheldon Post, Red Rose Gate; addressed the following items with the Board:

- Comcast channel; the rebroadcasting of the February 7th meeting. Mr. Post noted that the meeting has not aired since the meeting occurred. He would also like a status update of updating the equipment.
- Addressed concerns in regards to the February 7th Board of Supervisors meeting presentation of Maple Point Elementary School. He expressed that he felt the project was a "done deal" Mr. Ksiazek responded that the Board of Supervisors reviews and investigates projects with that kind of scoop with professionals prior to the item being presented to the public. In responses to the Board of Supervisors motions, Mr. Ksiazek explained that the motions are always prewritten and supplied by the Township Solicitor in the format of "if the Board is inclined to move *in favor/not in favor* of this application", as this is the necessary legal language of the motion.

4) Consent Agenda Items

- a) Consideration of authorizing payment of February 22, 2022 Bills List in the amount of \$1,572,340.42.
- b) Consideration of approving the February 7, 2022 Minutes of the Public Meeting of Middletown Township Board of Supervisors.
- c) Consideration of approving Resolution #22-06, application to Community Development Block Grant Program.
- d) Consideration of approving Resolution #22-07, designating agent for Hazard Mitigation Planning Grant.

Action: Mrs. Quirple made a motion to approve consent agenda Items A-D as listed above; seconded by Ms. Hannah. Motion carried by a vote of 5-0.

5) Consideration of Neshaminy High School Athletic Facility Renovations Preliminary/Final Land Development, 2001 Old Lincoln Highway, Langhorne, PA, RA-2 Zoning District.

John Torrente, Solicitor for Neshaminy School District, briefly described the project located at the Neshaminy High School Campus, 2001 Old Lincoln Highway, in the A-2 Zoning District. The applicant proposes to renovate five (5) existing fields and areas on the high school campus: Harry E. Franks stadium field, the practice football field, the varsity baseball field, the varsity softball field are to get synthetic turf and associated upgrades.

Mr. Torrente noted that the Township Planning Commission has reviewed sketch plans in regards to this project and review letters have been issued by Township Professionals. He explained that all comments listed in the review letters are a will comply by the applicant. He explained that no variances are being requested and reviewed in detail the four waivers. Mr. Torrente explained that the fourth waiver is not listed on Mr. Kessler's review letter, as the applicant wishes to waive the Financial Security provisions of the Subdivision and Land Development Ordinance.

Paul Meehan, Assistant to the Superintendent/Director of Administration shared a short video prepared showing John Allen, School Board President and Lisa Pennington, Assistant Principal/Athletic Director providing an overview of the current condition of the high school fields. He expressed that this project is a much-needed project for the School District; which will revitalize the outdoor facilities, outdoor fields, fields that in some cases have not been touched in 60 years.

Mr. Meehan concluded his presentation by stating that this project will positively impact the School District sports programs, curricular programs/instructions, as well as all students and community members of having a place of pride and multiple purpose. Mr. Meehan thanked the Board for their time and advice with this project.

Ms. Quirple questioned the proposed stormwater management. Hugh Cadzow ELA Group, Inc. presented an explanation of the proposed stormwater management facilities.

Ms. Payne questioned the timeline of completion of the project. As an alumnus, Ms. Payne expressed her excitement for the project. Mr. Cadzow reviewed the expected timeline.

Ms. Kane questioned the walkability provided on the plans and how they will be upgraded. Mr. Cadzow explained in detailed the proposed paved pathways to all facilities.

Mr. Ksiazek questioned if there will be any updates to the stands. Mr. Cadzow stated not currently but there will be upgrades to the press box.

Action: Ms. Quirple make a motion to grant Preliminary/Final Land Development approval for the Neshaminy High School Athletic Facility Renovations, S/LD #21-08, 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, unless relief was granted by the body having jurisdiction.***
- 2. All comments still outstanding in review letters shall be fully addressed for plans to be considered final.***

Seconded by Ms. Payne. Motion carried by a vote of 5-0.

6) Consideration of enacting Ordinance #21-09 Age-Qualified Overlay.

Mr. Esposito provided an updated to the Board, as this ordinance is related to the ongoing settlement agreement for the Stone Farm. He explained that County and the Stone families are still having ongoing conversations about the Conservation Agreement. The developers, Metropolitan Group, has requested to continue the ordinance discussion hearing until the March 21, 2022 Board of Supervisors meeting.

Action: Mr. Ksiazek made a motion to continue consideration of enacting overlay Ordinance #21-09 Age-Qualified Overlay until the March 21, 2022 Board of Supervisors meeting, seconded by Ms. Quirple.

Eric Jacobs; 213 Cambridge Drive questioned how to receive information when changes are made for this agenda item. Mr. Esposito and Mr. Ksiazek explained that he can contact the Township Manager's Office prior to the meetings to confirm any changes.

Motion carried by a vote of 5-0.

7) Quarterly Financial Report – Q4 2021

Mega Bhandary, Finance Director presented the 4th Quarter Financial and Pension Presentation report. She highlighted the fact that General Fund revenues came in above budget mostly due to the American Rescue Plan Act received by the Federal Government. She explained that expenses in 2021 came in almost exactly as budgeted minus a \$1M transfer to the Capital Fund that was planned at the end of 2021.

Ms. Bhandary provided that the Transfer Tax Revenues came above budget as there were many transfers of properties that occurred in 2021. She also mentioned that Earned Income Tax was approximately \$1 million over budget as residents staying within the Township instead of going into City of Philadelphia for work.

She provided an overview of the Capital Fund highlighting the transfer that was made from the General Fund into the Capital Fund as well as the fact that many projects from 2020 were pushed into 2021, and that more than half of the projects planned were either at least started or completed.

Ms. Bhandary concluded with an overview of the Investment Fund and Pension Plan performance. The Investment Fund showed a reduction in Market Value year over year, despite interest earnings due to low interest rates causing lower portfolio values. She highlighted a 12% yearly gain on investments for the pension fund.

Mr. Warren requested a copy of the Quarterly Financial Report – Q4 2021. Mr. Ksiazek stated staff would make sure he received a copy.

8) Public Works Equipment Purchases:

- a) Consideration of authorizing purchase of purchase of 2022 Caterpillar Skid Steer with bucket and attachments from Foley Inc. of Piscataway, NJ for a total of \$99,054.

Eric Gartenmayer, Public Works Superintendent, explained that the Department of Public Works researched the PA State Contract Costars list for items that would best serve the Department. The current skid steer is from 2007 and is due to be replaced. It is used for a variety of jobs ranging from township parks, tree work, drainage, and the sign program. It is one of the most versatile pieces of equipment in use by the Department of Public Works.

Action: Ms. Quirple made a motion to authorize the purchase of one (1) 2022 Caterpillar Skid Steer with bucket and attachments from Foley Inc. of Piscataway, NJ for a total of \$99,054.00; seconded by Ms. Payne. Motion carried by a vote of 5-0.

- b) Consideration of authorizing purchase of 2023 SFA Dump Truck cab and chassis, from Bucks County International of Langhorne, PA for a total of \$99,588.

Eric Gartenmayer, Public Works Superintendent, The Department of Public Works researched the PA State Contract Costars list for items that would best serve the Department and the above items meet Public Works criteria. He noted that due to supply shortages and increasing prices, only the cab and chassis for this vehicle are being recommended for authorization. A more competitive price is being sought for the body of the vehicle, which will come before the Board of Supervisors at a later time. A grant from the Bucks County Redevelopment Authority will cover the cost of this vehicle. This vehicle and a small dump truck are expected to cost approximately \$280,000. \$240,000 was awarded by the RDA, leaving the remaining \$40,000 to be paid from the Capital Fund across the two vehicles.

Action: Ms. Hannah made a motion to authorize the purchase of one (1) 2023 SFA Dump Truck cab and chassis, from Bucks County International of Langhorne, PA for a total of \$99,588.00; seconded by Ms. Quirple. Motion carried by a vote of 5-0.

Mr. Gartenmayer noted to Mr. Ksiazek that both items are under COSTARS contracts.

9) Consideration of authorizing award of the Cleaning Services Bid.

Nick Valla explained that before the Board at tonight's meeting is a new cleaning bid contract to authorize. He explained that the Township did try to attempt to bid this contract in 2021, but the contract appointed failed perform and the Township triggered the rebid process of authorizing advertisement of a Cleaning Services Bid back on January 18, 2022. Three bids were received from the following companies: AAA Facility Solutions (\$43,264), Accu-Clean (\$43,888), Genevieve Barker's Cleaning Service (\$44,200).

Mr. Valla noted that two lowest bidders (AAA Facility Solutions and Accu-Clean) failed to meet the requirement of providing Criminal Justice Information Services (CJIS) Clearances for their employees, a required item of the bid specifications. Genevieve Barker's Cleaning Service was the only firm to provide this information. He noted that staff is recommending awarding the annual contract to Genevieve Barker's Cleaning Service at \$44, 200 for an initial term of March 1, 2022 to December 31, 2023, with an option to renew annually.

Genevieve Barker's Cleaning Service has cleaned the Middletown Township Police Department since the beginning of the pandemic, and all Township offices in the last one and a half months. Of note, this firm did not bid on optional services (floor scrubbing, window washing), which can be fulfilled by another vendor.

Mr. Ksiazek noted that Genevieve Barker's Cleaning Service provided Township cleaning services during the pandemic for the Police Department. Mr. Valla confirmed that was accurate.

Ms. Kane questioned whether this is consistent with what was in budget, Mr. Valla responded that this will be a considerable drop in what was spent in 2020 and 202 for cleaning services.

Action: Ms. Quirple made a motion to award the Cleaning Services Contract to Genevieve Barker's Cleaning Service at an annual cost of \$44,200; seconded by Ms. Hannah. Motion carried by a vote of 5-0.

10) Review and Consideration of Zoning Applications to be considered by ZHB on February 23, 2022.

Mr. Esposito explained to the Board of Supervisors that there are two applications on tomorrow night's Zoning Hearing Board agenda that he wanted to bring to the Board's attention, as they may want to send Mr. Esposito to the meeting.

He explained that the first being a residential application, that is requesting to have three large storage bins in the front yard as storage sheds. Mr. Esposito questioned if they would like to send him in opposition of the application as allowing this would set a bad precedent in the township.

The second application is a residential property on Durham Road in which there is already an approved Trades Home Occupation business. The application is requesting to allow additional commercial vehicles and other commercial aspects. Mr. Esposito questioned if the Board wishes to send him to participate in the application to pose conditions.

Action: Mr. Ksiazek made a motion to send Mr. Esposito to the February 23, 2022 Zoning Hearing Board meeting to oppose Appeal 21-96 and to participate in Appeal 22-4; seconded by Ms. Quirple.

Mr. Warren questioned Appeal 21-96 located on Durham Road; as he is concerned as the expanding the commercial home occupation would set a precedent in that zoning district. Mr. Esposito provided explanation of the variances being requested.

For clarification, Mr. Ksiazek noted that the Zoning Hearing Board if a separate body from the Board of Supervisors and they make the decisions on whether or not to approve or deny the variances being requested. He added that the Board of Supervisors from time to time can make the decisions to send the Township Solicitor to the Zoning Hearing Board meetings to participate if felt needed.

Motion carried by a vote of 5-0.

11) Other Business.

Ms. Payne extended her condolences to Detective Dave Strother's family. Ms. Payne shared that she was able to attend a benefit for the Detective Strother in the past and how wonderful it was to see the community honor his service to the community. She also thanked the community for giving him that moment as she can relate to that now first hand.

Mr. Ksiazek thanked Ms. Teoli Kuhls, Mr. Kopera and Chief Bartorilla for showing the Boy Scout Troops around the Municipal Complex.

12) Adjournment.

Action: Mrs. Quirple made a motion to adjourn the Public Meeting of the Middletown Township Board of Supervisors at 7:55 p.m. Ms. Hannah seconded. Motion carried by a vote of 5-0.