

Board of Supervisors Regular Meeting

Monday, January 8, 2024 | 7:00 p.m.

1) Call to Order, Pledge of Allegiance

Mr. Ksiazek called the meeting to order at 7:05 p.m.

2) Roll Call

After the Pledge of Allegiance Ms. Quirple called roll. Supervisors Ksiazek, Payne, Hannah, and Kane attended the meeting along with the Township Manager Stephanie Teoli Kuhls, Assistant Township Manager Nick Valla, Solicitor James Esposito, and Township Engineer Isaac Kessler.

Ms. Quirple announced that Chief Joseph Bartorilla, Director of Finance Mega Bhandary, Director of Building and Zoning, Jim Ennis, and Director of Public Works, Eric Gartenmayer, were in attendance.

3) Upcoming Meetings

Mr. Ksiazek announced that the next Board of Supervisors Meeting is scheduled for Monday, February 5, 2024, at 7:00 p.m.

4) Special Items

The National Anthem was performed by Dakota Yates, Neshaminy High School student

Mr. Ksiazek announced that the Teen Talent Competition will be held on Saturday, January 27, 2024, at the Oxford Valley Mall from 4:00 p.m. to 6:00 p.m.

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

Sheldon Post; 31 Rockwood Road, concerned about potential traffic issues from previous approved land development projects, Mr. Post also addressed concerns regarding ZHB 23-63 for 1301 Frosty Hollow Road. He concluded by congratulating Mr. Ksiazek for his reelection to the Board.

Mr. Ksiazek thanked Mr. Post for his feedback and welcomed him to attend the Zoning Hearing Board meeting on Wednesday, January 24th, starting at 7:00 p.m.

Bethann Pollack; 22 Firtree Road, expressed concern about unsightly tree stumps located at Trenton Road near Hartwood Road (leading out of Highland Park). Ms. Pollack suggested that with the upcoming springtime of possibly planting shrubs or plantings in this area.

Ms. Pollack also expressed concerns about missing signage on the Intersection in front of Target parking lot as without these signages (no left turn) there could be a major accident. Ms. Pollack would like to see the signs reinstalled by either Target or PennDOT.

Mr. Ksiazek thanked Ms. Pollack for bringing these issues to the Board's attention.

6) Consent Agenda Items

- a) Consideration of authorizing payment of January 8, 2024, Bills List in the amount of \$2,832,345.05.
- b) Consideration of approving the January 2, 2024, Minutes of the Public Meeting of Middletown Township Board of Supervisors.
- c) Consideration of re-approving Payment Certificate #1 for the CDBG ADA Ramp Project to NJS Concrete, LLC in the amount of \$232,696.10.
- d) Consideration of approving Payment Certificate #2 for the DPW Phase 1A Winter Operations Project to Scott Building Corporation in the amount of \$218,222.48.
- e) Consideration of approving Financial Security Release #2 for the Pennswood Village Additions in the amount of \$248,440.23.
- f) Consideration of approving Financial Security Release #3 for the Pennswood Village Additions in the amount of \$373,266.00.

Action: Ms. Quirple made a motion to approve consent agenda items as A-F, seconded by Ms. Payne. Motion carried by a vote of 5-0.

7) Consideration of approving Change Order #1 for the Department of Public Works (DPW) Phase 1A Winter Operations Project.

Isaac Kessler, Township Engineer began by providing a brief review of the DPW Phase 1A Winter Operations Project which is currently in process. Mr. Kessler provided the layout of the current and proposed changes to the DPW yard and the proposed change order adjustments. He reviewed in detail how this change order came about.

He noted that the extra work includes addressing the unforeseen soft and unsuitable subsurface soils in the area of the proposed Salt Barn structure. He added that this will also include an allowance for Geotechnical Engineering direction if needed during the process of the work. He shared that it was determined that the thick asphalt final surface of the salt barn floor area would be better than the concrete slab of the original design, and this change has been reflected in the change order items.

He added that the footings for the new salt barn building need to be on firm and solid ground while the floor area of the new salt barn can be built by strengthening the existing soft soil and then constructing a thick asphalt section to create the floor area.

Mr. Kessler explained that the area of unsuitable soils had been paved over long ago and during the historic review of the area there was no information regarding this area's subsurface out of the ordinary, but during excavation for the new salt barn the subsurface uncovered large old tree trunks and organic soft soils that had been buried decades ago.

He also included with this change order is additional 2-inch water line piping and associated work for the installation of a meter pit as directed by the Lower Bucks County Municipal Authority (LBCMA). This has been per their direction as part of their permitting approval for the connection to the new Brine Building.

Mr. Ksiazek questioned that the net cost reflects the removal of the concrete slab from the original bid. Mr. Kessler confirmed that was correct.

Mr. Ksiazek also commented that this is unfortunate that anyone would want to encounter but from his perspective the Winter Operations Project and the Salt Barn are essential projects for the Public Works Department.

He added that at this point there is no other choice but to take on this additional work to make we have a stable and suitable building surface. He noted to Mr. Kessler his appreciation of his effort to consider multiple options and to find one that is safe and cost effective relatively speaking.

Ms. Kane thanked Mr. Kessler for his efforts to make the prices as economical as possible. She commented that with the current tight budget there would be some potential changes that could be made to the full project that could help offset some of this project.

Mr. Kessler noted that there are other allowances that are part of the contract such as not needing a Geotechnical Engineering which would be a reduction, as well as paving of the overall project at the end. Mr. Kessler added that at this point there should not be anything unforeseen but can review the tail end of the project if there is an opportunity to adjust.

Mr. Ksiazek questioned if from a time standpoint do we know if there are any expected delays in the completion of the project. Mr. Kessler noted that the contract states that the project should be completed by the end of April. He concluded that the contractors would keep the process moving as materials come in.

Ms. Payne thanked Mr. Kessler and Mr. Gartenmayer for their hard work and putting further the effort and for putting together for tonight's meeting.

Action: Ms. Payne made a motion to Change Order #1 for the Department of Public Works (DPW) Phase 1A Winter Operations Project, seconded by Ms. Quirple. Motion carried by a vote of 5-0.

8) Redevelopment Authority (RDA) Grant Resolutions:

Mr. Ksaizek read the following RDA Grants into the record:

- a) Consideration of approving Resolution #24-01R, accepting a grant from the Redevelopment Authority of Bucks County for police vehicles in the amount of \$169,405.00.
- b) Consideration of approving Resolution #24-02R, accepting a grant from the Redevelopment Authority of Bucks County for public works vehicles in the amount of \$382,564.00.
- c) Consideration of approving Resolution #24-03R, accepting a grant from the Redevelopment Authority of Bucks County for police license plate readers in the amount of \$15,900.00.
- d) Consideration of approving Resolution #24-04R, accepting a grant from the Redevelopment Authority of Bucks County for the Parkland Fire Company Thermal Imaging Cameras in the amount of \$15,600.00.

Action: Ms. Payne made a motion to approve consent agenda items as A-D, seconded by Ms. Quirple.

Ms. Kane commented on the additional funding needed for the purchase of the police vehicle and where the funding would come from. Ms. Teoli Kuhls commented that any overage would come out of the Capital Fund.

Ms. Kane confirmed that funding was not received for the fire command vehicle. Ms. Teoli Kuhls confirmed that was correct.

Motion carried by a vote of 5-0.

9) Transportation Update.

Nick Valla, Assistant Township Manager provided an overview of transportation improvements led by the Township and PennDOT.

Mr. Valla began his presentation by providing background information about the Citizens Traffic Commission (CTC). The CTC consists of five residents and staff from Public Works, Police and Administration. Mr. Valla noted that three of the five CTC members, Rowland Myers, Bill Everett, and Jeff McCard were in attendance. He thanked them for their attendance, as they will be meeting tomorrow, Tuesday, January 9, 2024.

Mr. Valla noted that there are two granted-funded transportation projects, first being that all existing school zone technology and equipment will be upgraded with modern equipment, a speed indicator sign, which will allow the equipment to be accessed and disabled remotely. He added that this project is funded through the PennDOT Multimodal Transportation grant funded project.

He then discussed the Maple Avenue and North Flowers Mill Road signal technology project that will upgrade signal technology at six intersections along Maple Avenue (SR 213) and N. Flowers Mill Road. He noted that this includes the following signals between N. Flowers Mill Road/Winchester/Langhorne-Yardley intersection and Maple Avenue/Wheeler Way intersections. This project will modernize the intersections' technology which will allow for greater traffic flow in that corridor. This is a PennDOT Green-Light-Go grant funded project.

Mr. Valla added that a pedestrian crossing signal (RRFB) will be added along Langhorne-Yardley Road at Maple Point Drive at the existing crosswalk. He noted that this project is expected to begin in the fall/winter of 2024.

Mr. Valla then shared upcoming PennDOT Transportation Projects in full details:

He explained that the Langhorne-Yardley Road Intersection Improvements will overhaul Langhorne-Yardley Road between Bridgetown Pike and Woodbourne Road. He noted that at Bridgetown Pike a roundabout will be installed, replacing the existing traffic signal, and widening at Woodbourne Road which will dedicate a left turning lane and all intersections will be realigned on the northern approach to create a more typical, safe intersection. He shared that construction will begin in spring of 2024, expected to last two construction seasons. He noted that project details will be available on PennDOT's website listed at "Langhorne-Yardley Road Intersection Improvements."

He then explained Oxford Valley Road/ US-1 Business Intersection Improvements in which PennDOT is planning an overhaul of Oxford Valley Road and Business Route 1 intersection on the Falls Township border. He noted that this project will widen the intersection, adding dual left lanes at all four approaches. This intersection will be realigned and signalized. He added that construction is expected to last two construction seasons beginning in 2025. Like the other PennDOT project, details of this project will be available on PennDOT's website listed at "Oxford Valley Road at Lincoln Highway Intersection Improvements."

Mr. Valla concluded by thanking the Board and allowing him the opportunity to provide these updates to the community.

Mr. Ksiazek thanked Mr. Valla for his presentation and the CTC members for attending tonight's meeting. He added that the addition of the CTC in 2018, has exceeded his expectations with the changes and the improvements that the committee has made.

He also thanked Mr. Valla for all his hard work and efforts to get grant funding for these projects.

Ms. Kane commented that knowing these are two large intersections is there any information we can share with the residents if these intersections are closed or minimized. She also added that one of the community's Emergency Medical Services (EMS) and fire departments is located in between those two intersections. Ms. Teoli Kuhls commented that emergency service providers are aware and have been coordinated with.

Steve Gozur, Traffic Engineer commented that there will be two phases of construction which will allow for a detour analysis plan that will be posted to notify residents. Mr. Gozur reviewed for the Board and the audience proposed detour plans during this discussion.

Ms. Kane questioned if the Township anticipates that the Langhorne-Yardley Road project will be finished construction before or after the elementary school opens. Ms. Teoli Kuhls confirmed that there will be an overlap of the two projects.

Mr. Kane questioned if the Woodbourne Road intersection project is still proposing the signal out to the elementary school. Mr. Gozur confirmed that the signal is still proposed.

Ms. Quirple questioned the timeframe for the Oxford Valley Road/ US-1 Business Intersection Improvements. Mr. Valla confirmed that the project is expected to start construction from early spring of 2025 through fall of 2026. He added that both projects are a two-year construction process.

Ms. Hannah confirmed that the images from Mr. Valla's presentation will be posted online for the residents. Mr. Valla confirmed that there is an existing link to PennDOT's website for the Langhorne-Yardley Road intersection project from the Township website and will do the same for the Oxford Valley Road intersection project.

Ms. Teoli Kuhls followed up from Ms. Kane question, that the EMS and fire departments have been notified and have involved in the process.

Mr. Ksiazek agreed with Ms. Hannah that information should be shared on social media of the projects and the timetable for the projects.

10) Other Business.

Mr. Payne thanked Dakota Yates for performing the National Anthem at tonight's meeting. She also thanked the members of the CTC for attending tonight's meeting.

11) Adjournment.

Ms. Payne moved to adjourn the public meeting of the Middletown Township Board of Supervisors public meeting at 7:49 p.m., seconded by Ms. Hannah. Motion carried by a vote of 5-0.