



Board of Supervisors

Regular Meeting

Minutes

425 Wells Road
Doylestown, PA 18901
215-348-9915

<http://doylestownpa.org>

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Tuesday, December 20, 2022

7:00 PM

Community Meeting Room

Members of the Board of Supervisors in attendance: Barbara N. Lyons, Chairman; Ryan Manion, Vice Chairman; Jennifer Herring; Nancy Santacecilia and Dan Wood.

Township Staff in attendance: Stephanie J. Mason, Township Manager; Dave Tomko, Director of Operations; Stacy E. Crandell, Assistant Township Manager; Chief Dean Logan; Keith Hass, Executive Director of DTMA; Karen Sweeney, Director of Parks and Recreation; Sean Torpey, Township Engineer and Jeffrey Garton, Township Solicitor.

7:00 PM REGULAR MEETING

Pledge to the flag

Ms. Lyons welcomed everyone to the meeting. Ms. Lyons indicated that before the start of tonight's meeting the Board of Supervisors met in Executive Session to discuss personnel matters. She is pleased to announce that they have reached an agreement in principle with the Police Benevolent Association for the next four years.

Swearing in of New Police Officer – Brett M. Guaglionona

Chief Logan spoke about the difficult times both nationally and locally when it comes to recruitment and retention of qualified police officers. He is confident that Doylestown Township has found such a candidate who will hopefully fill the vacancy for the foreseeable future. Chief Logan thanked Chief Knott, Central Bucks Regional Police for his endorsement and recommendations related to the qualifications of Officer Guaglionona. He wanted to thank him publicly for his commitment and dedication to his employees and public safety far beyond the borders of Doylestown Borough, New Britain Borough, and Chalfont Borough. Chief Logan stated that it is the supervision and training Officer Guaglionona received from Central Bucks Regional Police that he became a very qualified candidate for this position. Although we have different addresses and wear two different uniforms, it is his firm belief that we are one. Similar expectations for officers and common goals.

He encouraged Officer Guaglionona to never forget where he came from as he starts a new chapter in his life. The oath of office will provide him with the legal authority to protect and serve Doylestown Township and the entire Central Bucks Community. This will not come without personal sacrifice, Chief Logan asked Officer Guaglionona if he was willing to make those sacrifices for Doylestown Township and Central Bucks?

At this time Chief Logan asked the Board of Supervisors to appoint Brett M. Guaglionona as a sworn officer with Doylestown Township Police Department, with his appointment being effective December 28, 2022. The motion was made by Ms. Lyons, seconded by Ms. Manion. Motion carried 5 – 0.

Ms. Lyons asked Officer Guaglionona to step forward for the swearing in as a Doylestown Township Police Officer.

Presentations / Videos

The Board shared three Boards and Commissions video presentations with the public for the Doylestown Township Municipal Authority, Environmental Advisory Council and Planning Commission. Ms. Lyons commented that these videos were made earlier this year and that all of the goals for 2022 have either been reached or are in progress.

After the DTMA video the Board – Acknowledge Receipt of the 2023 DTMA BUDGET

On motion of Ms. Manion, seconded by Ms. Herring the Board acknowledged receipt of the 2023 DTMA Budget. Motion carried 5 – 0.

Public Comment Agenda Items Only

No Comments.

ANNOUNCEMENTS

- A. The Doylestown Township Municipal Offices will be closed Monday, December 26, 2022 in observance of Christmas, Monday, January 2, 2023 in observance of New Year's Day and Monday, January 16, 2023 in observance of Martin Luther King Jr Day.
- B. The Board of Supervisors Reorganization meeting is scheduled for Tuesday, January 3, 2023 at 5:00PM.
- C. The Board of Auditors Reorganization meeting is scheduled for Wednesday, January 4, 2023 at 10:00AM.
- D. The next regularly scheduled meeting of the Board of Supervisors will be held Tuesday, January 17, 2023 at 7:00PM.
- E. Applications are now being accepted by the Doylestown Township Board of Supervisors for vacancies on various Boards and Committees:
 - Agricultural Security Area Advisory Council
 - Historical Architecture Review Board
 - Pension Advisory Committee
 - Doylestown Township Finance Committee (formerly Ways & Means Committee)If you are interested in serving on one of the Township's Boards or Committees, send a letter of interest to info@doylestownpa.org. For more information, please visit the Township website www.doylestownpa.org
- F. Boards and Commissions Video Presentations can be viewed on our YouTube Channel, go to www.doylestownpa.org and click on the YouTube Icon at the top right and side of the home page.
- G. Christmas Tree Drop Off – Trees can be dropped off at the New Britain Road entrance of Central Park anytime during December and January.
- H. Leaf and Yard Waste Recycling – the 3rd Saturday of each month from 9AM – 11AM and the 1st and 4th Tuesdays of the month 9AM – 2PM. Drop off site is located at the New Britain Rd. entrance of Central Park. Please visit our website for more information.
- I. GIFT GIVING IDEAS - Contact Administration Office for more information:
 - 1. Park and Recreation Gift Certificates – Programs
 - 2. Legacy Bench Program (Park & Recreation and Bike & Hike Trails)
 - 3. Mural Print
 - 4. Bricks at Kids Castle
 - 5. Bricks at the Service Memorial (Triangle Park)
 - 6. Bricks at the Dog Park

7. Township Bicentennial Commemorative Mercer Tiles

MINUTES APPROVAL

Regular Meeting – November 15, 2022 – on motion of Ms. Herring, seconded by Ms. Manion the minutes were approved. Motion carried 5 – 0.

CORRESPONDENCES

None

REPORTS

Solicitor – No Report

Township Engineer – No Report

Police Chief

Chief Logan acknowledged the letter of resignation from Officer Dan Naftulin. Officer Naftulin was with the Township Police Department for a very short time, but he will be missed. He is moving on to an opportunity that very rare occasion. He is probably the youngest person to be appointed as a County Detective. We gave him a good basis. Chief Logan anticipates that they will be able to fill his spot in the next month or so.

Dir. of Operations

Doylestown Township Parks & Recreation Community Center Project – Mr. Tomko stated that we have a memo from Ryan Kennedy with MKSD Architects regarding the comparison of the HVAC equipment for the building. All electric system vs. primarily gas system that runs on electric. During a Building Committee meeting there was discussion about which way we need to go with the idea that solar is too costly and off the table and an all-electric building is cost prohibited. MKSD put together this memo which explains some of the expense. Upfront costs are primarily the same, except for an all-electric backup generator will cost more money. It comes down to cost of operations, the estimated range is between \$120,000 - \$145,000 more for the backup generator that will run an all-electric building vs. backup generator that runs on natural gas will add to the upfront costs. Overall, the operational cost of all-electric vs. gas fired system. Even with the new rate we have the all-electric building quite expensive.

The Building Committee & Architect need direction on what the Board would like to do, the recommendation from staff would be that we go with the gas-fired HVAC system, which is what the Administration Building is, the cost is less expensive, at some point in time when that system needs to be replaced in possibly 10 – 12 years maybe we can consider an all-electric system with solar, if solar comes in at a better price and more efficient at that time. We are looking for the Boards direction to give the architect permission to move forward.

Mr. Wood asked for clarification, the additional cost is solely for the backup generator. Since we talked about the upfront costs being the same for both electric and gas. The change in generator is the change in the cost.

Mr. Tomko stated that was correct.

Mr. Wood also asked about the cost of operating it electric vs. gas. Without solar it would be more expensive to operate. His confusion is that the rate we would be paying for electricity would be cheaper than the solar estimate, is that different numbers the architect was working with?

Mr. Tomko stated that he was not sure what they assumed the kilowatt per hour cost would be. But an all-electric system in a building that size with the volume of the gym. In the summertime you will not have the cost of your gas you are just basically using your HVAC. Mr. Tomko invited Ms. Crandell to speak since she has a more experience with this and the rates. Without the solar the electric is not feasible nor economic.

Ms. Crandell stated that the biggest thing is not necessarily the cost of the electric per se, it is the efficiency. Think of a heat pump they do not do as well as a gas furnace would do. Think about the gym and the tall ceilings and the way the building is. The heat pump will be constantly running and will not shut off. If it is really cold, like it is going to be this weekend it could be damaging to the system. For right now and maybe systems will get better or maybe solar will come back and become a more viable option. In this type of building gas just makes sense.

Mr. Wood mentioned with regards to our Ready for 100 goals, as I recall 2035 for renewable electric use 2050 for full renewable energy use. This doesn't put us directly on track, but this will put us at 2035 where we could still hit that 2050 goal.

Ms. Manion made the motion to recommend gas, seconded by Mr. Wood the motion passed. Motion carried 5 – 0.

Ms. Herring has concerns that the whole concept of the Parks & Recreation Community Center initially was to make it more green, more environmentally friendly. We have heard from the EAC and Planning Commission that is a priority. So, it is incredibly disappointing for them and I know the Board who are taking this very seriously and this is not the direction that the building is going. With the size of the building, it makes sense that we are going to have to veer off track, she is hoping we can reign it back in the future.

A video was shown of the proposed building to the Board, it is a work in progress, but it may help with fundraising.

Ms. Lyons stated that this will be used as part of our Capital Fundraising Campaign.

Township Manager

Training request from Fire Marshal Rick Schea to attend the 2023 NJIAAI Fire Investigating Training Conference in Atlantic City, NJ – March 1st, 2nd & 3rd 2023.

On motion of Ms. Herring, seconded by Ms. Manion the motion passed 5 – 0.

Supervisors

Ms. Santacecilia – Thank you very much for the presentation on the building, she appreciates all the hard work of Ms. Lyons & Ms. Manion and the committee moving the building forward. She has concerns and would like a presentation on the resin floor in the gym will look like, she wants to be sure that it is something we can rent for basketball and volleyball. The size of the gym in the feasibility study were done specifically around that.

She has concerns and would ask for some clarification either through our Director of Parks & Recreation or just so she can understand it is going to be used to make sure we can use that and also meet the revenue goals that we set early on when we put that feasibility study together and I know that both DAA and CBAA came out. That is probably my only concern that I would love to understand.

Ms. Lyons stated that it is her understanding that Ms. Santacecilia has sat down with Ms. Sweeney on occasion to get her input on those decisions.

Ms. Santacecilia stated not for the gym, she has been asking since June about the floor for the gym.

Ms. Lyons asked Ms. Sweeney to take a couple of minutes to explain the flooring to Ms. Santacecilia?

Ms. Sweeney stated that they have been trying to find out how to better serve the community for a multitude of use and users. Some of the feedback is the use of the style of the floor. We did a great deal of research on floor possibilities. The reason we identified the synthetic floor is because it has other advantages that wood does not, but we were also cognizant of basketball and all athletics. In some follow-up, just today with a vendor and some of her colleagues she was able to get some more specifics about this particular type of flooring. What we do know is that it meets MFMA (Maple Flooring Manufacturers Association) indoor court play characteristics. The recommended slide that was also a concern for me when I first heard that, for basketball it is .4 to .6, this surfacing measures at .56 so it is right in the range. It is endorsed by the National Basketball Association and the National Volleyball Association, beneficial characteristics – strong wearing, seamless, it can be repaired and resurfaced seamlessly it is more durable and has a 25-year warranty. It is more economical in that the wood floor cost approximately 30% - 35% more than this product. Multi use, activities in addition to athletics can be done, expos, rentals, or dances. This is where we are at this point, with this surfacing we can do a wood look surface. We will be scheduling a trip to Lancaster to look at the surface in the beginning of the year.

Ms. Manion stated that her children are involved in sports and she has been in newer gyms and they all have gone with the composite flooring. She knows of a much smaller gym where the cost of maintenance on the wood is approximately \$3,500 a year. She is excited about this composite flooring and the multitude of different opportunities to bring into that gym.

Ms. Sweeney stated that she remembers playing on wooden gym floors and it took a great deal of research for her to come around to the synthetic flooring. It has benefits as well as environmentally in that wood floors are very sensitive.

Ms. Santacecilia thanked Ms. Sweeney and hope we can get the word out to the basketball community that the flooring is basketball friendly.

Ms. Lyons asked Ms. Santacecilia to reach out to the basketball community to bring them up to date.

Ms. Herring – The Planning Commission had a very productive meeting with Bucks County Planning Commission, Evan Stone and COO Margie McDevitt met to discuss the property located in Doylestown Township. They have met with us before to discuss the property off of Almshouse Road where the old Neshaminy Manor is located. One of the projects they are looking at is to put out a request for innovation to find vendors, people, builders, developers that are looking to do something unique with that space. They have talked about mixed use, accessible housing they many ideas but are waiting for the requests for innovations come in to see what comes of it.

They did come and speak with the Planning Commission, one of the comments was if we would like to see the presentation in front of the Board of Supervisors. She asked her colleagues if they are interested in inviting Bucks County Planning Commission to give a presentation? The supervisors were all in agreement that they would like that. The Bucks County Planning Commission will be asked to come to the next regular meeting of the Board of Supervisors on Tuesday, January 17, 2023.

As liaison for the Environmental Advisory Council, we discussed Ready for 100, they have a project going on, the Township received a grant where we have a greenhouse gas inventory was done. We had a fabulous presentation; the grant was a great opportunity for a Penn State student come and do an inventory of the greenhouse gasses in the Township. The second step to that is to discuss ordinance changes take that information and put action behind it. The EAC is going to be partnering with the Planning Commission, the staff and of course the Board of Supervisors to discuss ordinance changes, this is going to be a 2023 activity.

On a fun note, my neighborhood was lucky enough to be visited by the Holly Jolly Express. This is a bus filled with Kutz Elementary School Faculty located in the Township. They come and sing holiday songs, they dress up, they have lights all over the bus and they collect donations for A Women's Place. It is an event they do every year, several stops throughout the Township it is adorable to see the kids. I am happy to say I went out there, I saw the kids, the faculty, the teachers, fire fighters on their fire truck all being protected by our Det. Mokriski, who got to enjoy the music and the kids. Just a wonderful thing Kutz Elementary does & she is grateful for the fire company and Det. Mokriski for coming out.

Ms. Lyons commented that maybe we should send a nice thank you note to the Kutz Elementary School for putting that together.

Ms. Herring agreed that would be lovely.

Ms. Manion – We met in Executive Session tonight and had two interviews. One for Friends of Kids Castle, we interviewed Jessica Joy and I would like to make a motion that we appoint her to the Friends of Kids Castle Committee. The motion was seconded by Ms. Herring, the motion passed 5 – 0.

We also met with an individual for the Veterans Advisory Committee, Nicholas Jasionis, he is an Army Veteran, a SEPTA Police Officer and is new to the Township. I would like to make a motion to appoint Nicholas Jasionis to the Veterans Advisory Committee. The motion was seconded by Ms. Herring, the motion passed 5 – 0.

Mr. Wood – Nothing to report from his committees. However, he would like to point out that at last meeting we talked about getting rid of plastic bottles & single use plastics with the EAC. The Township Staff were quick to implement that which leads him to thank all of our staff for everything they do for us year in / year out. He wants to acknowledge everyone behind the scenes, we are you elected representatives but those are the people that make everything run for us, they work long, odd hours to make this Township run. It really brightens my day when we have events and I come out and see our public works staff working and genuinely happy to be there.

In addition to thanking our staff for helping us do our jobs as supervisors, I want to make sure I acknowledge all of our volunteers, boards and commissions that we have, they put in thousands of hours of work every year, this community is only as good as the people who step up to volunteer and help us do our jobs as supervisors. I can't tell you how truly helpful the work of our volunteers and staff gives us every week, every month.

Mr. Wood encouraged those in the audience and watching if they see a staff member or volunteer, please thank them for their efforts. If you want to volunteer – we would love to have you.

Ms. Lyons – In Executive Session we considered Chief Dean Logan’s contract, which she will put to the Board that we approve his contract beginning January 1, 2023 through October 4, 2024 which is when he will be retiring.

On motion of Ms. Lyons seconded by Ms. Manion the motion was approved 5 – 0.

UNFINISHED BUSINESS

None

NEW BUSINESS

2023 Doylestown Township Final Budget

Ms. Lyons stated that the Preliminary Budget was hung on November 15th, there were no changes, we have approved salaries and incorporated the new PBA Salaries Schedule.

On motion of Ms. Manion, seconded by Ms. Herring the motion was approved 5 – 0.

Fixing the Tax Rate for Fiscal Year 2023

There is no tax increase for the fiscal year 2023.

On motion of Ms. Manion, seconded by Ms. Herring the motion was approved 5 – 0.

Waiver of Permit Fee

Doylestown Fire Company No. 1 is requesting waiver of permit fees for upcoming project.

On motion of Ms. Herring, seconded by Ms. Manion the motion was approved 5 – 0.

Pebble Ridge Woodridge Sewer Project

Ms. Mason stated that we have received certification from Bucks County Water and Sewer Authority for this project which began with Ordinance 384 in the summer of 2017. The cost of the project at that point in time was over \$8 million. At the time, we anticipated that the cost per property would be approximately \$34,126.98. Through the process we completed the project, obtained a PENNVEST Loan for those residents who will need to take a loan for 20 years. The rate will be 1.706 (years 1) and 2.16% (years 2 – 20). We are pleased to that the final invoice for the properties in the Pebble Ridge / Woodridge and Vicinity Neighborhood will be \$20,341.43.

Ms. Lyons stated \$14,000.00 + less than what was anticipated. She stated that it is because of contributions from DCED Grant and the Toll Brothers Development (Doylestown Walk). She had a question regarding the Toll Brothers money being anticipated, how secure is that number.

Ms. Mason stated that we have already received well over \$1,000,000.00 towards that project. BCWSA will continue to wait as Toll Brothers builds homes and take those payments when they come in.

Ms. Lyons questioned if the amount assessed to the homeowners is fixed.

Ms. Mason stated that the amount is fixed at \$20,341.43, if they take the loan there will be some additional costs associated with closing documents which can be rolled into the loan.

Mr. Wood stated that this is one of those times where he would like to acknowledge the excellent work of our staff. This has been a long project and the amount of work our staff has done compiling these numbers, working with residents, the Public Water & Sewer Advisory Board and the subcommittee that has been meeting monthly to oversee this project and stay on track

Ms. Lyons stated that she has been on the Board 20 years and every year we have been working on this project.

Ms. Mason stated that it is exciting to see this come to fruition.

On motion of Mr. Wood, seconded by Ms. Herring the motion was approved 5 – 0.

Creating Capital Campaign Committee

Ms. Lyons stated that we talked about creating this committee at our last meeting. Our solicitor drafted this resolution setting out the parameters and the details for the committee.

On motion of Ms. Manion, seconded by Ms. Herring the motion to adopt Resolution #2463 was approved 5 – 0.

Doylestown Township Policy & Procedure for the Naming of Parks and Facilities

Ms. Lyons stated that in conjunction with Resolution #2463, Ms. Sweeney has worked very hard on updating the Doylestown Township Policy & Procedure for the Naming of Parks & Facilities. There will be a few corrections, missing punctuation etc. but she would like to have this in place so we can begin our Capital Campaign. There will be a list of what we have available to “sell” and an idea of how much that will cost. She stated that she is meeting tomorrow with a potential sponsor, we are underway.

On motion of Ms. Manion, seconded by Ms. Herring the motion was approved 5 – 0.

RESOLUTIONS

Doylestown Township Emergency Management Operations Plan

Ms. Lyons stated that the Doylestown Township Emergency Management Operations Plan has been updated. She thanked Mr. Salisbury for his work.

On motion of Ms. Herring, seconded by Ms. Manion the motion to adopt Resolution #2461 was approved 5 – 0.

Amending Ways & Means Committee

Ms. Lyons asked the Board if anyone had any question regarding amending the Ways & Means Committee, making it more streamlined for the Township?

Mr. Wood stated for the people at home, that beside changing the name to Doylestown Township Finance Committee, going from seven residents down to 5.

Ms. Lyons stated that it will also be meeting fewer times during the year, they will be meeting quarterly.

Ms. Santacecilia inquired of Ms. Herring if there would be an opportunity to have a special meeting if there is a need?

Ms. Herring stated that just like any other committee in the Township there is always the ability to add a meeting, it just has to be advertised.

Ms. Santacecilia just wanted to make sure, since we are embarking on a very large investment in our Park System, for transparency people can know that we can still meet.

Ms. Mason stated that they will still be attending all of the Budget Work Sessions. The purpose of the committee has not changed.

On motion of Ms. Herring, seconded by Ms. Manion the motion to adopt Resolution #2465 was approved 5 – 0.

ZONING HEARING BOARD APPLICATIONS

Notte Property – 1225 Pebble Hill Rd – TP #09-022-141 – Request a Variance

Sent to the Zoning Hearing Board.

Doylestown Veterinary Hospital LLC – 380 N Shady Retreat Rd – TP #09-009-001-001 – Request a Variance

Sent to the Zoning Hearing Board.

Treasurers Report – November 15, 2022 – On motion of Ms. Herring, seconded by Ms. Manion Treasurers Report was unanimously approved.

Bills List – December 20, 2022 – On motion of Ms. Herring, seconded by Ms. Manion the Bills List for November in the amount of \$1,503,900.77 was approved 5 – 0.

ANNOUNCEMENTS

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 - 6. Bricks at the Dog Park
 - 7. Township Bicentennial Commemorative Mercer Tiles
- J. The Board of Supervisors is accepting letters of interest to serve on the Capital Fundraising Campaign Committee. Letters may be sent to Doylestown Township, 425 Wells Road, Doylestown, PA 18901 or emailed to info@doylestownpa.org

Public Comment – All Items

No Comments

ADJOURNMENT

Being no further business, the meeting adjourned at 8:08pm.



Respectfully submitted,
Stephanie J. Mason, Secretary