



# Board of Supervisors

## Regular Meeting

### MINUTES

425 Wells Road  
Doylestown, PA 18901  
215-348-9915  
<http://doylestownpa.org>

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Tuesday, March 21, 2023

7:00 PM

Community Meeting Room

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Members of the Board of Supervisors in attendance: Barbara N. Lyons, Chairman; Jennifer Herring, Vice Chairman; Ryan Manion; 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; Sgt. Scott Jones; Karen Sweeney, Director of Parks & 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.

#### Presentations

##### **Pension Presentation – Joe Wolfram, Senior Investment Advisor for Vanguard**

Mr. Wolfram started his presentation asking if there were any questions anyone would like him to address. Being none, he continued with his presentation.

Mr. Wolfram stated that there is volatility in the market. 2022 was a very difficult year. So far for 2023 Equities as of last Friday were up about 2%, likewise fix income is up about 2%. He touched on several aspects of the portfolio ending with the 2023 market and economic outlook.

Ten-year projections Vanguard's capital market assumptions model. US Equities are expected to return to between 4 ½ % - 6.7% going forward. The expectation for global equities XUS (international stock fund) will outperform 7½ % - 9½ %. Aggregate bonds are expected to return to 4% - 5% effectively.

This translates into on a forward-looking expectation basis over a ten-year forecast, it is expected that the portfolio to return somewhere between 4½ - 7.8% with the median expectation 6.16% and over a longer period, 30 years we expect higher returns 6% to 7½% median 6.8% relative to the current discount rate which he believes is 6%.

Mr. Wolfram asked if there were any questions, there were none.

No recommendations for changes to the portfolio.

#### Public Comment Agenda Items Only

No Comments

#### ANNOUNCEMENTS

- A. The next regular meeting of the Board of Supervisors will be held on Tuesday, April 18, 2023 at 7:00 PM.
- B. The Doylestown Township Board of Supervisors and the Finance Committee will hold a Budget Work Session on Tuesday, April 18, 2023 at 5:00PM.
- C. The Doylestown Township Administration Offices will be closed on Friday, April 7, 2023 in observance of Good Friday.

- D. Keep up to date with Township News / Events – sign up for E-news at [www.doylestownpa.org](http://www.doylestownpa.org).
- E. Drug Take Back Event – April 22, 2023 at Doylestown Hospital and Weis Markets 10:00AM to 2:00PM
- F. Upcoming Community Events:
1. Yard Sale – Central Park – April 24<sup>th</sup>
  2. Touch a Truck – Central Park – May 13<sup>th</sup>
  3. Annual Golf Outing – Doylestown Country Club – August 21<sup>st</sup>
  4. 2023 Thompson Performing Arts Series – C & N Amphitheater - June – August
- For more information on all events please go to our website [www.doylestownrec.org](http://www.doylestownrec.org)
- G. 2023 National Night Out – August 1, 2023 – 4:00PM – 8:00PM – Central Park
- H. Got Pot Holes? For State Roads call 1-800-FIXROAD – For Township Roads call 215-348-9915. A List of all state roads can be found on our website [www.doylestownpa.org](http://www.doylestownpa.org)
- I. Leaf and Yard Waste Recycling – the 3rd Saturday of each month from 9AM – 11AM and the 1<sup>st</sup> and 4<sup>th</sup> 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.

### **MINUTES APPROVAL**

**Meeting – February 21, 2023** – Ms. Santacecilia requested one change in the minutes under her report that while she was looking at the feasibility study, the tennis courts we saw three to five, she also stated that it is important that we don't disenfranchise ourselves from community partners, specifically the Bucks County Tennis Association because they are not listed as an athletic partner in the feasibility study. She wants to make sure that we include them in our conversations.

On motion of Ms. Manion, seconded by Ms. Herring the minutes were approved with the changes.  
Minutes approved 5 – 0.

### **CORRESPONDENCES**

None

### **REPORTS**

#### **Solicitor**

Nothing until later in the meeting.

#### **Township Engineer**

No Report

#### **Police Chief**

No Report

#### **Dir. of Operations**

##### **2023-24 Bucks County Consortium Materials Bid – Award Recommendations**

Mr. Tomko stated that New Britain Township on behalf of Bucks County Consortium, of which we are members, collaborative bid for pricing. He asked the board to accept the pricing of following companies in accordance with the 2023-2024 Bucks County consortium Materials Bid:

- Eureka Stone Quarry, Inc., Chalfont, PA
- Plumstead Materials, Doylestown PA
- Heidelberg Materials Northeast LLC, Newtown, PA
- Hei-Way, LLC, Sarver, PA
- Continental Concrete Products Inc., Pottstown, PA
- M&W Precast & Construction Supply, LLC, Ottsville, PA

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

**2023 Lawn Maintenance – Award Recommendation**

Mr. Tomko stated that the bids were opened Monday morning for the 2023 Lawn Maintenance contract because we have so much park space, open space and basins we contract out. We received two bids, the low bidder is the same company we had last year though they have changed their name from M & M Landscape out of Lansdale, PA, they are now MidAtlantic Property Maintenance, they are very familiar with the contract areas that we mow. This is a three-year contract with a base year 2023 with the option for two one-year extensions, we will not have to bid this every year. He asked the Board to approve MidAtlantic Property Maintenance LLC, Lansdale PA for weekly mowing weekly mowing in the amount of \$4,105 we do 28 mows which equates to \$114,940.00 for the season, he will execute the contract.

On motion of Ms. Manion, seconded by Ms. Herring the Board approved MidAtlantic Property Maintenance LLC, Lansdale PA in the amount of \$114,940.00 for the season, the motion carried 5 – 0.

**PennDOT Green Light Go – Pennoni Engineering Proposals**

Mr. Tomko stated that last year we applied for Green Light Go grants in 2021, we were notified in 2022 and the Board accepted these grants from PennDOT. These grants were for two separate projects. They are an 80/20 match, the Township is responsible for 20% and PennDOT matches the 80%.

First, Green Light Go – Various Traffic Signal Safety Improvements throughout the Township. We are doing improvements on Easton Road in a couple of locations.

Second, Green Light Go – Swamp Road (SB 313) Signal System, a retiming. We have partnered with our adjacent municipalities and we share the 20% divided by the signal ownership. As a requirement we have to secure engineering proposals, Pennoni has provided us.

He asked the Board to approve the item for Various Traffic Signal Safety Improvements totaling \$30,000.00, the engineering fee. The Swamp Road Signal System engineering fee is \$89,041.00.

Ms. Lyons suggested the items be taken individually.

The first one is the approval for \$30,000 Pennoni engineering fees for Route 611 (Easton Road) improvements.

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

Second one is for the approval for \$89,041.00 Pennoni engineering fees for Route 313 (Swamp Road) improvements.

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

**Township Manager****Meeting Room Fee Waiver Request**

Ms. Mason stated that we received a Meeting Room Fee Waiver Request from Rotary International, they would like to use this meeting room April 1<sup>st</sup> from 9:00am to Noon and are looking for a waiver of the fee, they are a nonprofit organization. The fee would be \$300.

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

Ms. Santacecilia asked Ms. Mason to explain that when we have nonprofits that ask for that waiver, she is appreciative of what the Rotary does in the community but how does that work again. She knows that we've had other organizations.

Ms. Lyons stated that the Township has a policy for nonprofit waivers and it's detailed in the policy that we can waive up to \$1,000.00.

Mr. Wood stated that it is \$1,000.00 over the course of a year.



**Bucks County Municipal Consortium**

Ms. Mason stated that this was something we participated in previously when Bucks County Water & Sewer Authority was looking to sell their system privately and we joined with our other municipalities. Several of the municipality approached Bucks County Association of Township Officials (BCATO) and talked about forming a more permanent organization. This one would run through the spring of 2026, it would have everyone who participates contribute \$250 and they would continue to work on legislation, specifically ACT 12 that is addressing sale of public water & sewer entities to private for-profit organizations. We saw a presentation on this at the BCATO convention in February. Currently, we request the Boards consideration of joining the consortium.

Ms. Lyons stated that it is \$250 per year, but if they hire a lawyer, engineers, some investigators we are going to be asked to contribute at that point, but we can say no. Once we join the consortium it is expected that if there's going to be action taken each municipality would contribute their fair share of what the cost of that action would be.

Ms. Santacecilia inquired if we could add a cap to that before, because the way it reads is that they have a conversation and then they decide based on the majority of the consortium. Shouldn't there be a cap or something where it comes back to the supervisors?

Ms. Lyons stated that they are only approving \$250 a year.

Ms. Mason stated that she believes that everything will come back to the municipalities should something come up where we all need to get together. Some things will be isolated to specific municipalities and they'll be expected to carry that themselves. This is just a general legislation and sending letters to legislators about ACT 12.

Ms. Santacecilia stated that the \$250 is just the membership fee and there is still potential for cost for other things, we don't have a number for that.

Ms. Mason stated that we do not know what they'll be doing and there may be nothing.

Ms. Lyons stated that BCATO has funds set aside in their budget for lobbying, I am sure some of that would be used should lobbying be necessary. That is why we pay dues every year and raise money through our various entities. If there are other fees, we will learn about them before and have opportunity to opt in or opt out.

On motion of Mr. Wood, seconded by Ms. Herring the Board approved joining the Consortium, the motion carried 5 – 0.

**Resolution DCNR Grant Electronic Signature**

Ms. Mason stated that there is an opportunity to apply for a DCNR Grant to be used for our courts. She needs the Boards authorization for Ms. Mason to sign the paperwork. The courts project will be about \$500,000 the grant will be for 50% so they are asking for a \$250,000 grant. Talking to the consultant the most we could see out of this is \$250,000. We think it is worthwhile and would recommend applying for the funding.

On motion of Ms. Manion, seconded by Ms. Herring the Board approved Ms. Mason signing the application the motion carried 5 – 0.

**Neighbors App**

Ms. Crandell stated that she has to give kudos to the Police Department because they are the ones who brought this initiative to our attention. The Neighbor's app is a free app through the Ring, but you do not have to have a Ring device to use it, it is free not only for the user but free for us utilize. Both the Township and the Police Department have our own accounts that we use to report safety tips, information

about community events for the local government side, for the police side they can request for assistance. If there they notice there are car thefts in a certain part of the Township at a certain point, they can put that out there, they can ask people who might have security video, photos or information. It is just another level assisting the police. It is another way of helping to keep our community safe so far it has really worked out. We have had a lot of interaction with the community in the two weeks the Township & Police have been using it.

Ms. Lyons inquired about how to sign up for the app.

Ms. Crandell stated you go to your phone and download the app from the store – Neighbors app, there is information going out on E-news and social media. It will be on E-news again this week. Please sign up for E-news on our website [www.doylestownpa.org](http://www.doylestownpa.org), sign up link is at the top of the home page.

### **Supervisors**

**Ms. Lyons** – Capital Campaign Update – we are raising money for the new building, the committee met for the first time via Zoom and in person on March 10<sup>th</sup>. The committee is Myself, Mr. Wood, Mary Lou Parry & Joe Salvati working with the Township Liaison Ms. Mason, Ms. Crandell, Ms. Sweeney, Ed Ebenbach and Kirsten Bronkovic. Ms. Bronkovic is responsible for the drafts that the Board received. The committee of course, had input in the design, verbiage, the giving opportunities and the names, things might change. We just wanted to show facsimiles of what these campaign documents will look like, right now they are rudimentary we need pretty paper and a good printer. There will be more materials that will be a part of the campaign. She is very impressed with Ms. Bronkovic serving as our administrator for the Capital Campaign she is doing a great job, very skilled, very creative. We will be kicking off probably in May at a recreation event. We have decided to call it the Community Recreation Center.

In addition to building this facility, this building will have the gym, multi-purpose rooms, kitchen and all the other bits and pieces, we are also doing over the sports courts and there is also going to be the Family Cottage which will hold the bathrooms that will serve the facility, kids castle, the amphitheater and will also have a water station all to use it will be a nice little facility another think we will be able to “sell” to raise funds. That facility alone is probably around \$600,000. if not a little bit more, just for the Comfort Cottage.

Ms. Lyons stated that she has also created an honorary committee, these folks are willing to serve as members of the Capital Campaign and I can’t tell you how they are serving, in what capacity but I will tell you’re their names at this point. They are Karen Lasorta, Carol Shelley, James Brexler, Marvin Woodall, Jim Baldassarre, Tom Maclin and Michelle Pederson this is not a complete list but is what I have so far and it may expand these are those who are committed to serving. I am trying to confirm with a few to see how they want to be listed.

We are off to a good start, a very hard-working group along with the staff we will be able to put together a fluent and robust Capital Campaign.

**Mr. Wood** – Reminded people to take advantages of the Parks & Recreation Programs being offered, the summer program guide will be coming out soon, Ms. Sweeney & Ms. Pearsall are doing a great job. He and his son are taking archery classes right now. There are all kinds of opportunities.

Mr. Wood mentioned that the Neighbors App / Ring that residents should participate to the level they feel comfortable with. He just wants to point out that they are owned by Amazon, their personal policies may not be the best, residents should be aware that data is collected and used for training, etc. He just wanted to pass it along.

**Ms. Manion** – Nothing to report.

**Ms. Herring** – Stated that she has nothing to report from the Finance Committee, everything was shared with the Board.

Last week there was an event that involved our police officers and she received several phone calls from community members about the event and their interactions with our police department, it is not surprising that she received a lot of compliments on how our officers and our Chief handled the situation. She wants to add some kudos to the department for the work that they are doing. Thank you.

**Ms. Santacecilia** – Stated that she greatly appreciates all the work Ms. Lyons has done and taking the lions share of the Capital Campaign. She appreciates Ms. Lyon's talents and community reach. She wants to be clear, what is our campaign target.

Ms. Lyons stated that as per emails and as we talked about in Board meetings, we have already received \$1,500,000. It would be nice if our campaign could match that. The Campaign Committee is fundraising; however, they do not want to be restricted by that. We're going to set it up so that if we get to \$1.5 million, we are going to have a vehicle in place to extend to get more. Our goal is to get \$1.5 million without limitations.

Ms. Santacecilia stated that she was just trying to understand since this has not been put out to bid yet.

Ms. Lyons stated that putting the project out to bid has nothing to do with Capital Campaign, we're never going to make enough money in a Capital Campaign to pay for the facility, what we get is going to be wonderful, the community will participate and give their money. We gave already approved this facility; she is not counting on a whole lot of money to pay for it. Our first goal is to match the \$1.5 million and that will be \$3,000,000 more that when we started. It will go out to bid regardless of what number is reserved for fundraising.

Ms. Manion stated that \$250,000 was the fundraising target towards project.

Ms. Santacecilia stated that she is looking at holistically when we put this out to bid to see. She is hopeful and optimistic that this is all going to come to fruition but after hearing interest rate raising, she is concerned.

Ms. Santacecilia asked Ms. Herring regarding the minutes from the Finance Committee we had a \$1.9 million surplus, she knows that some of that money is dedicated to ARPA but when we're talking about whether we were going to have an additional tennis court or not. We had two supervisors saying they were not going to vote for the additional tennis court because of the money.

Ms. Lyons asked Mr. Wallace to address the question. Mr. Wallace stated that the \$1.9 million that was brought up at the last finance committee will be explained at the next budget workshop in April. He can say that we have had a very good year as far as earned income tax was concerned, it exceeded our forecast.

Ms. Santacecilia inquired where they get that number? She would like to get that information earlier.

Mr. Wallace stated that Mr. Ebenbach and himself are working on it as we speak on a bridge analysis to show how we started out with our forecast in the fall and where we ended up with the surplus of \$1.9 million. He would like to say that a majority of that revenue is already spoken for. As far as capital expenditures are concerned, things that were deferred to 2023. Again, we had a very good year as far as our earned income tax, local services tax, building permits came in higher that budget. This will be barred out in our first budget workshop in April.

Ms. Herring stated that is when we have these discussions when our finance department is able to wrap up what happened in the year before.

Mr. Wallace stated that this will be the 2022 preliminary wrap up, we have to take a look at as far as what happens end of the year and also to the finance committee those numbers were preliminary and unaudited. Everything will bear out in the first budget workshop in April.

Mr. Wood mentioned that even if we had a surplus of \$1.9 million it would not have changed his vote on the extra tennis court.

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

**Public Hearings**

**Verizon Cable Franchise – Ordinance**

Mr. Garton stated that Doylestown Township participated with other municipalities in a consortium to negotiate a new franchise agreement for cable TV with Verizon and the agreement you reviewed. He did not participate in its preparation although it was the appropriate agreement and it requires the ordinance to approve the agreement, so with the Boards authorization I prepared the appropriate ordinance and it was advertised in the Intelligencer, it was sent to the Bucks County Law Library for their review as well and it is ready for a public hearing.

Ms. Lyons requested that Mr. Garton please conduct the public hearing.

Mr. Garton asked if anyone would care to make a comment on the proposed franchise ordinance related to the Verizon Pennsylvania LLC?

Seeing nothing, he closed the public hearing.

Ms. Lyons asked if there was a motion to approve the ordinance of Doylestown Township authorizing the execution of the cable franchise agreement between the Township and Verizon Pennsylvania LLC.

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

**Fireworks Ordinance**

Mr. Garton asked the Board to recall he reported that Pennsylvania adopted ACT 74 of 2022, which made modifications to the consumer use of fireworks and you’re required to adopt the appropriate ordinance incorporating into your ordinance the requirements form ACT 74. Those requirements that have been incorporated are as follows:

The days when fireworks can be used have been expanded to be:

July 2<sup>nd</sup>, July 3<sup>rd</sup>, obviously July 4<sup>th</sup> was involved before and appreciating in following weekends of July 4<sup>th</sup> if it falls on a Tuesday, Wednesday or Thursday of a given week.

Memorial Day and the weekend before, Labor Day and including preceding weekend of Labor Day.

In addition, they have and excepting with being fireworks for agricultural purposes and when fireworks are permitted, they can’t be used between 10PM and 10AM except on July 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup>, December 31<sup>st</sup> they may not be used past 1AM on those dates.

If you violate the ordinance there is a penalty of up to \$500. Lastly, you cannot use consumer fireworks within 150’ of a building or vehicle.



They are effectively the changes that I have made to the ordinance to be consistent with ACT 74.

It was advertised in the Intelligencer and the Bucks County Law Library, and it is time to conduct a public hearing.

Does anyone have any comments?

Trish Murphy, Resident, stated that she was wondering fireworks, every time they go off. We are in a Facebook group in the neighborhood and its mayhem. Whatever the rule is today, yesterday or tomorrow can you please ask whoever runs the social media, can we please make that public information, especially since it is not until 1AM, someone is always scrambling to see what the rules are. There is a lot of unnecessary back and forth, I imagine that it is in all neighborhoods not just mine. She does not want anyone to be surprised because there are all these other days and now until 1AM.

Ms. Santacecilia inquired if we have to make it until 1AM.

Mr. Garton stated that is it the state requirement to allow fireworks until 1AM.

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

### **2023 Road Program Presentation (Township Engineer & Director of Operations)**

Mr. Tomko stated that he will start off by backtracking a little bit and remind everybody what we did last year. I think it's worthwhile to know that we started the 2022 accelerated road program. We completed in 2022 a total of 10.33 miles. He would like to call everyone's attention to the cost summary.

2022 Project Cost Summary:

Engineering Estimate	\$2,859,011
2022 Bid Amount	\$2,417,479
2022 Actual Cost	\$2,198,275
Savings (Rolled over to 2023)	\$219,204

In our bids we do inflate quantities, some base repair to be done and we usually add in about 10% into the material amounts, so if we find any problems, we are not coming back to the Board asking for more money. We did have the actual cost did include a change order so you can see what we planned for versus what we actually paid out. Netting us about \$220,000 in savings for 2022.

Mr. Tomko discussed what we want to do this year, working with Pennoni Mr. Torpey and our public works staff Mr. Garr and Mr. DeTurk we laid out a plan. 2023 Road Program – Part 1 would cover 4.31 miles. We will be going out to bid on Friday, it is a little light on this part because we do not want to overspend. Right now, we are projecting about a \$4 million to spend this year on the Road Program, this is in the budget and has been presented before. Right now, these neighborhoods are ready to go, public works does drainage improvements, inlet tops and try to make repairs as needed. There is a lot of work on the backside.

2023 Road Program Part 2 would cover 11.98 miles or about 5 miles more that Part 1. As soon as Part 1 gets completed we will know how much money we have left to spend we will then take this forward and put this out to bid. Part 2 is a little more spread out. There are almost 12 miles in Part 2. With Part 1 & Part 2 we are close to 16 miles. We are really trying to move forward and address the residents' concerns.

2023 Road Program – Part 2 – Alternates will be 6.55 miles. My concern with this is that we know there is the potential for sewer and the waterline coming through we do not want to get into a situation where we pave a road only to have it get torn up. This an alternative plan to have ready to go if needed. We what to have a base bid of alternatives so we can hit our target to spend the \$4 million.



Ms. Manion inquired if the alternates become priority in 2024 if they don't get picked as alternates in 2023?

Mr. Tomko stated that yest that would be our plan. DTMA is surveying residents in the alternatives area to see if they are interested in public water. If they are not done this year, they will be a priority next year.

Mr. Wood inquired about the money saved from last year was that with additional alternatives added to 2022 as well?

Mr. Torpey stated that they do a base number of what they need to achieve. We also include alternatives so if the price comes in good enough, we can then award the alternative and still maintain that pricing. We will always put together alternatives.

Mr. Wood asked if in 2022 we saved money and did alternative roads as well.

Mr. Tomko presented a summary of the 2023 Road Program; they hope to be able to complete 16.29 miles in Part 1 & Part 2. If there is money left over, they will then be able to do some of the alternate 6.55 miles. Any savings will be rolled over into 2024.

If the Board is agreeable, we will put this on the website for the public letting the resident know that this is the plan for 2023, with the caveat that there may be some changes.

Ms. Manion stated that she thinks this is great, she would just like to make sure it is understandable for the public. What does alternate mean to them if their road is on that list?

Mr. Tomko stated that he will work with Ms. Crandell for putting the streets on the website and explain the process. This information will also be on the Weekly Update that goes out every Friday at 4PM. They are hoping to get this started in May or June so we can get done and continue to the next part.

Mr. Garton inquired if authorization from the Board was needed.

Mr. Tomko stated that authorization it is not necessarily needed but if the Board would like to that would be fine.

On motion of Mr. Herring, seconded by Ms. Santacecilia the motion carried to authorize the bid process for Part 1 of the 2023 Road Program 5 – 0.

### **Bank Borrowing for Accelerated Roads Program 2023**

Mr. Garton stated that Mr. Wallace solicited a variety of banks to provide a "bid" for borrowing funds to do the complete road project. He will be discussing out the results of the proposals he received from five different banks. Mr. Garton believes that Mr. Wallace believes the TD Bank bid to be the most advantageous for the financing purposes, if that is your direction you will need to authorize me to prepare the required ordinance to proceed with the loan.

Mr. Wallace stated that yes, this memo is looking for two things, the approval by the board to keep the accelerated road program moving forward and to approve the funding as far as the loan is concerned. As you recall in 2022 the accelerated road program was phase one in which we used roads & bridges tax millage, revenue, state liquid fuels and we used reserves from the general fund. The process of the 2023 budget was approved by the Board to again use tax millage for the road program along with state liquid fuels and for 2023 borrow \$3 million.

As the budget was approved for 2023, it became apparent to the finance department that the community center and the road program which initially was going to be one borrowing has turned into a situation

where the community center and the road program because of timing has become two separate projects. It was decided that we would solicit local banks for funding to find out if there was any appetite for this loan. We received back positive responses and five proposals. Looking over the proposals, consulting with the solicitor, we received some feedback from Mr. Garton as far as the conditions and terms and we have decided on TD Bank to get the loan from.

TD Bank had the lowest rate 4.20% fixed rate for 15 years, the average monthly payment will be \$22,492.51 for the entire 15 years. The bank fees will be capped at \$2,500. All of the rates were good, we have strong financial statements, we are a AA1 rated municipality and we have good reserves. The funding for the 2023 Road Program will be from this loan, Road tax receipts & State Liquid Fuels Funds.

Mr. Wallace is asking the Board to approve so he can move forward and work with the solicitor on getting the proper documentation to DCED and we can have closing documents, the target date for closing is June 15, 2023.

Mr. Garton stated that for the Board to award it to TD Bank if they are so inclined and to authorize the preparation of an ordinance. When you incur debt, you need to adopt an ordinance which will be ready for the next meeting.

Mr. Wood asked Mr. Wallace splitting this out from the community center project for loan payments, do you see that changing the long-term estimate for the payback period for both projects?

Mr. Wallace stated that it would not. The community center will be a bond which will be a 25-year term. This is going to be a 15-year term bank note. It is set up in the budget as far debt service payments are concerned.

Ms. Lyons asked for a motion to approve the TD Bank borrowing at 4.20% for 15 years, \$3 million with the preparation advertising the ordinance.

On motion of Ms. Manion, seconded by Ms. Santacecilia the motion carried 5 – 0.

#### **Peters Property - Second Driveway Request**

Ms. Mason stated that the Peters wish to do a “Captains Driveway” which is a circular driveway, it requires Board authorization. This is not a zoning issue the ordinance states that only the Board can decide if someone can have a circular driveway. These have been allowed in the past.

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

#### **Natural Gas Supplier Procurement**

Ms. Crandell stated that a few months ago the Township secured their electricity that will be starting in April with 100% renewable energy, we received a very good rate. We want to do the same thing with the Natural Gas as well. We are recommending a 36 month vs. 12, 24 or 48 months because of the way the market is right now, we feel that within the next two years the rate will steadily increase. The numbers we received today were at 5.18 as opposed to the 5.36 number we received last week. We cannot sign this contract until tomorrow, her recommendation to the Board of Supervisor is to allow the Township Manager and herself the ability to sign off on the contract as long it is at a rate of on or below 5.50. It is a daily number; they want to lock the rate in so to avoid the rate increase.

On motion of Ms. Manion, seconded by Ms. Herring the motion to allow Ms. Mason and/or Ms. Crandell to sign the contract to procure Natural Gas for the next 36 months providing the rate is not above 5.50. The motion carried 5 – 0.

#### **Bucks County Water & Sewer Authority – Park Improvement**

Ms. Lyons stated that this has to do with EDU's and need 17 of them for the recreation center and the bathrooms. Six stalls along with nine associated with the building and outside. There will be bathrooms inside and outside. This agreement is with Bucks County Water & Sewer Authority.

On motion of Ms. Herring, seconded by Ms. Santacecilia, the motion carried 5 – 0.

### Zoning Hearing Board

#### **Paoletti Property – 46 Pineview Dr. – TP 09-032-069 - Special Exception Request**

Ms. Mason recommended that this matter be left to the Zoning Hearing Board, it is a special exception for an in-law suite.

#### **Johnson Property – Lots 14 & 15 Shady Retreat Rd. – TP 09-008-015 & 09-008-014 – Variance Request**

Ms. Mason stated that this will involve some variances, with steep slopes & impervious surfaces, which she believes the Zoning Hearing Board is quite capable of addressing.

#### **Philmont Properties, LP – 33 Neill Dr. – TP 09-006-026 – Special Exception Request**

Ms. Mason stated that this is a special exception for a warehouse that is allowed in the C-4 District as special exception, she sees no reason not to leave it to the Zoning Hearing Board at this time.

Ms. Lyons stated that they want a G-15 Warehouse in a C-4 Office Medical.

Ms. Mason stated that it is a use by right with conditions.

#### **Weis Property – 380 N. Shady Retreat Rd. – TP 09-009-001-001 – Variance**

Ms. Mason stated that this is an amended zoning application Veterinary Clinic that is on Shady Retreat Road, she would leave this to the Zoning Hearing Board.

**Treasurers Report – March 21, 2023** – On motion of Ms. Herring, seconded by Ms. Santacecilia the Treasurers Report was approved 5 – 0.

**Bills List – March 21, 2023** – On motion of Ms. Herring, seconded by Ms. Santacecilia the Bills List in the amount of \$639,913.03 was approved 5 – 0.

### ANNOUNCEMENTS

- A. The next regular meeting of the Board of Supervisors will be held on Tuesday, April 18, 2023 at 7:00 PM.
- B. The Doylestown Township Board of Supervisors and the Finance Committee will hold a Budget Work Session on Tuesday, April 18, 2023 at 5:00PM.
- C. The Doylestown Township Administration Offices will be closed on Friday, April 7, 2023 in observance of Good Friday.
- D. Keep up to date with Township News / Events – sign up for E-news at [www.doylestownpa.org](http://www.doylestownpa.org).
- E. Drug Take Back Event – April 22, 2023 at Doylestown Hospital and Weis Markets 10:00AM to 2:00PM
- F. Upcoming Community Events:
  1. Yard Sale – Central Park – April 24<sup>th</sup>
  2. Touch a Truck – Central Park – May 13<sup>th</sup>
  3. Annual Golf Outing – Doylestown Country Club – August 21 all proceeds going to the Community Recreation Center
  4. 2023 Thompson Performing Arts Series – C & N Amphitheater - June – AugustFor more information on all events please go to our website [www.doylestownrec.org](http://www.doylestownrec.org)
- G. 2023 National Night Out – August 1, 2023 – 4:00PM – 8:00PM – Central Park



- H. Got Pot Holes? For State Roads call 1-800-FIXROAD – For Township Roads call 215-348-9915. A List of all state roads can be found on our website [www.doylestownpa.org](http://www.doylestownpa.org)
- I. Leaf and Yard Waste Recycling – the 3rd Saturday of each month from 9AM – 11AM and the 1<sup>st</sup> and 4<sup>th</sup> 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.

**Public Comment – All Items**

Mr. Michael Walsh – asked for 33 Neill Drive, what dimension warehouse, he understands that it is allowed but what are they trying to do? Is the warehouse like a three-story extra space storage?

He was given a copy of the Zoning Hearing Board Application to answer his questions.  
He stated that there is currently a vacant warehouse next door that shares the same property line.

Ms. Mason stated that the warehouse is Aldefers, she does not believe it is vacant. Alderfers uses it for furniture auction items. Which is a permitted use.

Mr. Walsh asked if there was a reason why it cannot be developed trying for R-4 but the density is too much for the property.

Ms. Mason stated that the residents from the neighborhood were very much opposed to any residential development.

After further discussion it was once again suggested that Mr. Walsh attend the Zoning Hearing Board meeting.

**ADJOURNMENT**

Being no further business, the meeting adjourned at 8:22pm.

Respectfully submitted,



Stephanie J. Mason, Secretary