



Board of Supervisors

Regular Meeting

Minutes

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

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Tuesday, August 15, 2023

7:00 PM

Community Meeting Room

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

Township Staff in attendance: Stephanie J. Mason, Township Manager; Dave Tomko, Director of Operations; Stacy E. Crandell, Assistant Township Manager; Chief Logan; Sean Torpey, Township Engineer and Michael Meginniss, Township Solicitor.

7:00 PM REGULAR MEETING

Pledge to the flag

Ms. Lyons welcomed everyone to the meeting and stated that before this meeting the Board met to discuss personnel matters.

Presentations

Pension Advisory Committee – Ed Denton

Mr. Denton, Chairman Pension Advisory Committee explained to the Board of Supervisors state of the current employee pension plans. Progress is being made toward the pension plans being fully funded and lowering the discount rate to 6%.

Mr. Denton shared the next steps for the pension plans. They met with Vanguard for a 6-month performance review, we appear to be on track. PAC recommends the Township continue to follow previous recommendations to gradually lower the Pension Plan Discount Rate to 6% by 2026. They will continue to work the Township's Actuary and Vanguard to gain understanding of the MMO calculation and the Pension Plan Financial Statements. They will be developing a continuing Education Presentation for the Board of Supervisors and Township employees.

Ms. Santacecilia had a question regarding extra mortgage payments and number of retirees in the next 10 years, she asked if there is a number would be so that we don't find ourselves with a problem, is there a recommendation?

Mr. Denton met with the actuaries a couple of weeks ago and they are looking to get a cash flow recommendation of what it would look like. We were quoted a number and will be looking into if we can get a cash flow projection for just the non-uniformed so we can better manage the non-uniformed pension plan. He will get back to the Board to let them know once they know the number, but the PAC will always encourage the Board if they can find the money, the more money you put in the better off the Township will be.

Mr. Wood feels that since we had unrealistic expectations on the stock market this year shows that this is the right path for us to go. He also asked if the recommendation is to stick with the current plan or to accelerate it faster.

Mr. Denton stated that it is always a good idea to pay more as it is more cost effective.

Ms. Mason stated that yesterday at PAC was that basically a year from now they will be directing the actuaries to move to 6%. Mr. Wallace will be getting a quote from the actuaries.

Climate Action Plan – EAC

Mr. Curt Sawyer of the EAC presented the Climate Action Plan follow-up from April 2023. The goal is to have 100% clean renewable electricity by 2035 and 100% clean renewable energy for all uses by 2050. They continue to evaluate the key strategies for residential and commercial transitions. Electric Vehicle (EV) use is growing. Residential solar, heat pumps and education, commercial solar implementation is low. The EAC wants to refine strategies they've been preparing and brainstorming and build community support. They would like the Boards approval to send out letters, which they have shared, to the top 20-25 largest energy users in the Township to participate and work with us to refine ideas. He went over several other items that affect the environment greenhouse gases such as lawn & garden equipment.

Mr. Wood inquired about the letter is purely for the top energy users to volunteer, there will be no demands on them to comply? If you get a low response rate has the EAC discussed next steps?

Mr. Sawyer stated that there will be no demands on the top energy users. They are reaching out to anybody that has an expertise to engage with them on the issues. Their first step was reaching out to big landowners in the community.

Ms. Lyons inquired if the Board is ok with the letter the EAC proposes?

Ms. Herring stated that she thinks it is a wonderful idea.

Mr. Wood had a suggestion regarding who is being sent the letter. Doylestown Hospital on Ferry Road, he believes that is Pine Run Community, the Hospital is in the process of selling that property, it might be worth reaching out to Presbyterian Senior Living.

Mr. Sawyer mentioned that they are looking at both sectors, both the communal residential and the commercial side of Doylestown Hospital.

Ms. Santacecilia requested the source data that was used for the documents. She would like to see all the different modeling and how they came up with that information. She is curious as to where the EAC got their source data to find the numbers. She also noted that she did not see Delaware Valley University listed. How did you come up with the list? What is the percentage of people going towards solar?

Mr. Sawyer stated that unlike a spreadsheet it is a model, they are happy to share access to the model it isn't as concrete as something he can just upload and send to the Board. The EAC built the greenhouse gas inventory from DEP and other public sources that built a greenhouse gas inventory, from that they modeled various impacts. As to Delaware Valley University is doesn't really hit the list the way it was developed but they are engaging with the university, part of

which is the One Health Seminar Series. They got the list of property taxpayers excluding private property owners. Mr. Sawyer will pull all of the assumptions together regarding residential solar and send them, there are lots of ways to do solar and they are working on a strategy that meets the needs for the community.

After continued discussion Ms. Lyons asked if there was a motion to approve sending the letter to the top energy users in the Township.

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

Public Comments Agenda Items Only

Mr. Cox – Pine View Dr stated that heat pumps do not work when temperature is under 40 degrees, waste a lot of energy. He also stated that solar panels have flaws and are not ready for a lot of houses or businesses, panels fail 10% to 20% a year. Electric Vehicles are becoming very viable, last 300 miles, Township work trucks & cars you will save money. He appreciates the study the EAC is doing but believes a lot more research needs to be done.

Mr. Lukaitis – Oak Leaf Lane agreed with Mr. Cox that solar panels are not a viable option. He mentioned that a friend of his spent a lot of money on solar panels and once the power grid went down his panels stopped working, he had to buy a generator to get electricity to his home.

ANNOUNCEMENTS

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- C. The Doylestown Township Municipal Building will be closed September 4, 2023 in observance of Labor Day.
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 - August 21st – Annual Golf Outing – Doylestown Country Club

MINUTES APPROVAL:

Regular Meeting – July 18, 2023 – Ms. Santacecilia questioned the wording on page 5, it was the consensus of the Board that the minutes remain as written. On motion of Ms. Herring, seconded by Ms. Manion the minutes were approved, the motion carried 5 – 0.

CORRESPONDENCES**Special Event Permit Fee Waiver Request – Bluegrass Festival at the Tile Works**

Ms. Herring stated that there is a standing policy that we can waive up to \$1,000 per year for these types of events. She is asking that we are tracking the amount.

Ms. Mason stated that this would be their second request for a waiver of \$150, making the total so far this year \$300.

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

Solicitor

No Report

Township Engineer

No Report

Police Chief

No Report

Dir. of Operations**Request for Special Board of Supervisors Meeting August 30, 2023**

Mr. Tomko stated that there are some changes to the Road Program Part 2 Paving Contract, he spoke with Mr. Garton, some clarifications must be made which required us to extend the bidding period, to publicly notify bidders and to hold an additional pre-bid meeting. If bids are due September 19th, we lose approximately 36 days of contract time, we are requesting a special meeting on August 30th where we will ask the Board for approval. The bids will be opened on Monday, August 28th, the requested meeting would be Wednesday.

Ms. Lyons inquired if the bids on other projects will be back?

Mr. Tomko stated that there will be a bid opened on August 30th for the Park & Rec Building but that will be brought to the Board at their September 19th meeting.

Ms. Lyons asked the Board if Wednesday, August 30th at 4pm would work for everyone. The Board agreed to the date and time of the Special Meeting.

Township Manager

No Report

Supervisors

Ms. Manion – Explained that we currently have a long-standing practice of requiring BOS permission for employees to attend overnight training. She believes that the Board should leave these requests to the manager and not bring it to the Board to vote.

Mr. Wood agrees but requests that the Board see the requests in their packets. These requests will be in the Information section of the Boards packet.

On motion of Ms. Manion, seconded by Ms. Herring the Board agreed that all overnight training will be handled by the manager, motion carried 5 – 0.

Mr. Wood – Thanked the Police Department and First Responders for the National Night Out, it was fantastic. All the work Sgt. Whitside does to get this event together, our police officers taking part, EMS, County Officials, PA Department showing up. Special thanks to the police who volunteered to go into the dunk tank.

Ms. Santacecilia – Thanked the Park & Rec, she thinks our concerts are at an all time high in terms of attendance and she is looking forward to the Golf Outing.

Ms. Herring – National Night Out was phenomenal, we were giving away 600 hot dogs you should have seen the line, it was incredible. Our Park & Rec Staff busted their rear ends to make sure everybody got fed and were happy. Of course, our Police and Emergency Workers did a wonderful job.

The two meetings this month she is liaison for the EAC and PAC. Both did their fabulous presentations tonight. She appreciates the EAC reaching out to local businesses, communication is important and to get their input on the effect on them. EAC discussed everything from the white tail deer problem to the strategic plan and the Heritage Tree Program, we had six beautiful old trees that were evaluated by the EAC members all were either champion or significant trees. The Lenape Garden at the retention basin is filling in and gorgeous.

The PAC met yesterday they had a presentation from Vanguard with a lot of good information on our pension standing. We are very fortunate to have these wonderful, talented people on this committee.

Ms. Lyons – stated that at their places she provided to the Board, our Capital Campaign packet that they are sending to certain individuals and businesses in the Community to help raise funds for our community recreation center and other park improvements campaign. She just wanted to show the Supervisors what we have come up with so far these have been disseminated to key people. This is what we are doing, this is where we are.

PUBLIC HEARING

General Obligation Bond Ordinance

Mr. Meginniss stated that before the Supervisors consideration this evening is the General Obligation Bond Ordinance, the ordinance has been duly advertised, Bond Council is present. He would like to note that the Supervisors are aware that this corresponds to the anticipated Community Recreation Center project. He noted that the passage by the Supervisors if they are so inclined, the ordinance pending before you and the corresponding resolution is not an obligation for the Township to proceed, at this stage it is authorized procedurally to proceed those items which will follow, presumably at the September Supervisors meeting.

Ms. Lyons stated that this ordinance has been out in circulation and asked Mr. Reid if he cared to comment on this ordinance.

Mr. Reid of King, Spry, Herman, Freund & Faul, Bond Council stated that Mr. Meginniss did a good job setting the stage for what this ordinance is and is not. He wanted to make it clear who is a member of the Finance Team: Board of Supervisors, administration, solicitors' office, his office as Bond Council and PFM, Financial Advisors. The charge that was given to the Financial Advisor to model financing options should the Township decide to move forward. This ordinance does not obligate the Township to borrow the money it puts the Township position should further action be taken. Ordinances are lengthy due to

certain responsibilities with respect to state and federal law. First and foremost is the authorization from the Township, second all municipalities in Pennsylvania come under the Local Government Unit Debt Act. If and only if, the Township decides to move forward, the next step would be for the financial advisor to conduct an internet auction where you get various bids from underwriter firms, only if that happens, he will have all the documentation he needs to file with DCED. This ordinance does authorize officers and officials of the Township to take certain action and sign certain documents that would be filed with DCED.

Ms. Santacecilia inquired about the amounts listed in the bond ordinance, how are those amounts identified. She also inquired if the ordinance be voted on in conjunction when we have all the bids, in September we will have all the bids presented at the Budget meeting at 5PM and at 7PM voting on. Would the ordinance and budget be voted on the same day? Is there any reason we're doing it now rather than waiting until September?

Mr. Reid stated that the amount referenced is a maximum amount that's based upon modeling that PFM has done for the Township. One of the state requirements is that you either have an actual amount or a maximum amount that's approved. It can be less than that amount but cannot be higher. The actual amount will be dictated by bids generated; PFM will modify their analysis for the ultimate cost of financing. This is called a parameters ordinance whose design is to put the Township in the best position from a flexibility standpoint to access more markets. Restricting it to a specific night the markets may be high, there could be volatility, there could be national disasters etc. which would impact that. These parameter ordinances provide the Township with the best opportunity access the financial markets on the best favorable day possible. It is his understanding that the soonest a bond sale would happen would be September 27th.

Ms. Lyons asked if any member of the public had any comments about this ordinance. Hearing none she called for a vote from the Board.

On motion of Ms. Manion, seconded by Mr. Wood the motion carried 4 – 1 with Ms. Santacecilia voting Nay.

UNFINISHED BUSINESS

None

NEW BUSINESS

Resolutions

Bond Anticipation Resolution - Draft Resolution #2523

Ms. Lyon asked if there were any questions regarding the Bond Anticipation Resolution - Resolution #2523. There were no questions.

On motion of Mr. Wood, seconded by Ms. Manion the motion carried 4 – 1 with Ms. Santacecilia voting Nay.

Records Disposition Resolution - Draft Resolution #2522

Ms. Lyons stated that the Township does this every year, these are records that are scheduled for destruction.

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

Chapman Road Bridge – Additional Services Required by PennDOT

Ms. Lyons asked if the Board had any questions regarding the additional cost of \$28,000 due to additional services required by PennDOT.

Ms. Santacecilia asked what the timeline was for this to be completed?

Mr. Tomko stated that the schedule was attached one of the plans will be done on August 30, 2023. They will be going to bid in March of 2024 with an anticipated construction starting dated of May 25, 2024.

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

2024 Financial Requirement and Minimum Municipal Obligation

Ms. Lyons stated that we have letters from Mr. Kennedy regarding the anticipation for the non-uniform pension plan and police pension plan and regarding the non-uniformed Defined Contribution Plan.

Ms. Mason stated that she needs the Boards acknowledgement of the documents received and authorization for Ms. Mason execute and submit them to the actuary. The Board acknowledged receipt of the documents.

Ms. Lyons called for a motion to authorize Ms. Mason to execute the documents necessary. On motion of Ms. Manion, seconded by Ms. Herring the motion carried 5 – 0.

Zoning Hearing Board**Rissinger-Collins – 202 Briarwood Court – TP# 09-022-109**

Ms. Mason recommended the Board send this to the Zoning Hearing Board for consideration.

Monson – 42 Anvil Lane – TP 09-042-087

Ms. Mason recommended the Board send this to the Zoning Hearing Board for consideration.

Amberson – 14 Deer Path Rd – TP# 09-024-013

Ms. Mason recommended the Board send this to the Zoning Hearing Board for consideration.

Treasurers Report – August 15, 2023

Ms. Lyons called for a motion to approve the Treasurers Report for August 15, 2023. On motion of Ms. Herring, seconded by Ms. Santacecilia the motion carried 5 – 0.

Bills List – August 15, 2023 – \$1,428,187.62

Ms. Lyons called for a motion to approve the Bills List for August 15, 2023. On motion of Ms. Herring, seconded by Ms. Santacecilia the motion carried 5 – 0.

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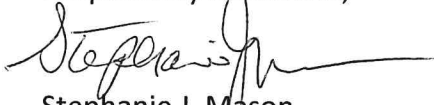
Public Comment – All Items

No Comments

ADJOURNMENT

The meeting adjourned at 8:07PM

Respectfully submitted,



Stephanie J. Mason
Township Secretary