



Board of Supervisors

Regular Meeting

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

~ Minutes ~

Tuesday, July 18, 2017

7:00 PM

Public Meeting Room

I. 7:00 PM REGULAR MEETING

Members of the Board of Supervisors in attendance included Chairperson; Barbara N. Lyons, Vice Chairman; Richard F. Colello with Supervisors; Ken L. Snyder, and Ryan Manion.

Township Staff in attendance included Township Manager; Stephanie J. Mason, Director of Operations; Dave Tomko, Township Solicitor; Jeffrey P. Garton, Chief of Police; A. Dean Logan and Township Engineer; Mario Canales.

Absent: Shawn Touhill *was present for a portion of the meeting via phone.

A. Pledge to the flag

B. Presentation – Outstanding Citizen Award – Thompson Organization

Sergeant Scott Jones introduced John Thompson of the Thompson Organization and George Worth to recognize their continuous contributions to the Doylestown Township Police Department. Most recently, Mr. Thompson purchased a Harley Davidson motorcycle for the department's newly organized Motorcycle Unit. The Unit is the devise of three officers who completed 40 hours motorcycle training course. Services of the unit have included assistance with funerals and special events. To date, the Unit has completed 2,000 miles and over 150 hours of logged details.

Sgt. Jones presented Mr. Thompson an Outstanding Citizen Award for his generous support and contributions. Mr. Thompson thanked the Police Department and Board of Supervisors and stated he is proud to be part of the Doylestown Township community. He also recognized George Worth for his assistance.

C. Visitors/Public Comments

II. PUBLIC HEARING

A. Proposed Ordinance – Pebble Ridge/Woodridge and Vicinity Sewers

Chairman of the Public Water and Sewer Advisory Board; Joseph Van Houten presented an overview of the proposed ordinance for the Pebble Ridge / Woodbridge and Vicinity sewer project. The original study was completed in 1998 with a follow up study in 2008 and a final proposal submitted in 2012. The final proposal presented a recommendation to the Board by the Public Water and Sewer Advisory Board (PWSAB) to begin the process of a public sewer connection by installing a pipe in the street. In 2013, the Department of Environmental Protection (DEP) directed Doylestown Township to conduct a 3M Module Study. The 3M study is a comprehensive study, which provides guidelines in placing a public sewer connection to area in need. In 2014, DEP approved the 3M in December 2013, the Board directed the

Bucks County Water and Sewer Authority (BCWSA) to begin a design engineering plan of core boarding along the streets.

The area has continuously proven to have poorly drained soils with high clay content, documented sewerage surface and a high level of human fecal. In 2015, Project engineers; Gilmore & Associates, Inc completed all designs, surveys and appraisals of properties in need of easements. Earlier in 2017, the easement purchases were made, the Zoning Hearing Board approved the location of the pump station and a grant was obtained from the State in the amount of \$252,000.00 for the pump station. This will break down the cost per household at \$1,000.00. The Community Development Funding Block application was also submitted this year and meetings with PennVest were conducted in regards to low interest loans. The loan is to finance the entire sewer project. The current interest rate is at 1.649% from year one through five of the loan. For years six through twenty, the interest rate will be approximately over 2.129%. Monthly payments will be approximately \$155.00 to \$165.00 per month.

The loan will assist in taking the burden off the homeowner by obtaining their own loan to cover the cost of installing the pipe into the street. Payments will be part of a sewer bill through BCWSA over a twenty year period. Construction of the project is anticipated during the Spring or Summer of 2018.

PennVest's interest rate is tied to the Bucks County unemployment rate. As of October, 2016 the interest rate was 1.44% with PennVest and not expected to change dramatically. A resident questioned; why are liens being placed on the effected homeowner's properties. Mr. Van Houten answered; due to the loan, each homeowner will be responsible for their portion of the sewer project. It will also represent a guaranty of repayment to BCWSA by the homeowner. The resident then questioned; will a second lien be placed. Mr. Van Houten clarified; only one lien will be placed and will assure the homeowner's responsibility to repay the loan. The loan will also be placed on record, should the homeowner place their home for sale. Mr. Garton added; if the homeowner pays the charge for public connection at the time of installation, no lien will be placed.

Resident: Charlie Doneson of Woodridge Drive commented; there are many types of loans, such as unsecured loans. Many homeowners are 30 or more year residents with paid off mortgages. They are now in the position to pay a monthly payment equivalent to their original mortgage payment. Mr. Van Houten responded; with the interest rate beginning at 1.6%, the monthly amount will be affordable. Additionally, the payment will be transferable at the time of selling a home. Mrs. Lyons added; the Township cannot solve all problems. However, as directed by the DEP, installation of a sewer system is necessary due to many failing systems and water contamination. The Township worked very hard to provide the best interest rate to pass onto homeowners who cannot afford to pay for their portion of the connection. She then reminded; only properties with failing systems will be required to hook up.

Mr. Doneson questioned; has the June 28th Ordinance been signed off by the Board. Mrs. Lyons answered; the ordinance has not been signed and is under consideration at tonight's meeting.

Mr. Van Houten continued; the project's cost analysis provides two estimates. The first was submitted by the engineer, who indicated the project will become more expensive if overseen by a company other than BCWSA. The largest area where the township can save the most money is with the inspection. Should another company complete construction, the township will be required to pay for it. However, if BCWSA coordinates the entire project, inspection cost of \$650,000 will be waived. Other cost saving measures is the receipt of a \$252,000 grant. The current, estimated, net cost for each household to place a pipe in the street will be \$31,243.55.

Upon a resident's question, Ms. Mason reported; the Pebble Ridge \ Woodridge Proposed Ordinance presentation and Power Point will be posted on the Township's website at www.doylestownpa.org.

Private costs to connect into the sewer system will be an additional cost at an estimated \$8,300.00 per household. Costs will vary, depending upon the residence's frontage, size of the property and re-routing of the pipe into the home. Options for payment include, a community collectively hiring a plumber independently to connect a group of homes. BCWSA has a tap in fee of \$6,200.00, with an estimated total cost of \$14,500.00 to complete a connection. Mr. Van Houten reminded the public, connections to the public sewer system will only be required for homes with failing systems, as per the Bucks County Department of Health.

Resident; David Murray of Buck Road questioned; what is the length estimated used to determine the price of \$8,300.00. Mr. Alexander Dyke, P.E. of Gilmore & Associates, Inc answered; the amount represents any and all potential connections to include homes with grinder pumps, discharge piping into the street and gravity piping. The \$8,300.00 represents the best estimate for a connection for each home.

A resident; questioned what is the reason for estimate pricing increase from previous presentations, which indicated a tap in fee of \$1,600.00. Mr Dyke answered; he's unsure of the historic pricing for BCWSA tap in fees. Normally, price increases are reflective to owning and maintaining the sewer system overall. Cost for each individual to connect and own a share of the system, from collection to treatment is also a consideration. Calculations are completed in accordance to State regulations and periodically reviewed by the State. However, fees may increase due to a change in infrastructure or if a certain period has passed.

Mr. Van Houten continued; BCWSA will own and operate the system. All of the construction materials , including the pumping station will be publicly bid. BCWSA will assume the debt under a PennVest Security loan. Although, Doylestown Township will acquire the loan, it will be transferred to BCWSA to finance the project. Once the project is completed, property owners will be charge to pay back the debt. The Township will be actively searching for additional public funds to assist in offsetting costs. In addition, any funds recaptured by BCWSA utilized against the project, will also be used to offset any costs against the system within a ten year period. The ten year period begins from the date the project is completed.

Resident; Tom Donahue at Westaway Lane questioned; what will be included in the additional costs. Mr. Van Houten answered; the project includes a contingency cost of the project. Mrs. Lyons added; once the funds are received and prior to the transfer to BCWSA, interest of the loan will be paid by the Township. The interest payments will need to be recaptured along with the acquired easements. Mr. Donahue questioned; if the costs for easements are included with the estimated costs. Ms. Mason indicated yes. Mr. Donahue questioned; if there is a contract between the Township and BCWSA and will it be a lump sum contract. Mr. Garton answered; the contract currently is a not to exceed figure on a time of materials basis. There is also an understanding, if there are additional costs, the Authority is responsible for payment. However, if the cost is less than expected, the charge to residents will be less. Additional costs are related to non-construction items, such as design.

Resident; Scott Shaner of Woodridge Drive questioned; how will the homeowners be protected against faulty materials and how multi-acre properties be defined under the contract. Mrs. Lyons answered; the multi-acre properties will be considered as a recapture outside and within the area. The homeowners will also be protected against faulty materials.

A resident questioned; how can the homeowners prevent from paying for the project with a blank check. Mrs. Lyons responded; currently township cost is unknown. However, as a responsible township, all costs will be presented to the residents. The township will have to regain costs spent towards the project. Most of the costs are included in the estimates. However, any additional costs will have to be assessed. Ms. Manion added; the township is trying to be as transparent as possible in providing all the information that is currently known.

Resident: Phil Sloper of Davids Way questioned; how is the proposed sewer project not considered infrastructure? Mrs. Lyons answered; the Township cannot spend tax payer's money toward one neighborhood project.

Resident: Colleen Roland of Old New Road questioned; why a cap on the cost is not considered for some of the costs of the infrastructure. Mrs. Lyons answered; most residents who have an existing sewer system already made payment. Ms. Roland questioned; what will be the implication of a resident who refuses to tap into the public connection. Mr. Snyder answered; if the system is not failing, there is no need to tap in. She then asked; what is the dollar figure of the lien of a resident with a failing system who refuses to tap in. Mr. Garton answered; the homeowner will be responsible for their own property, if they have a failing system. The BCWSA will oversee all liens placed with assistance of the Department of Health. Ms. Roland commented; the tax payers will be affected as whole, when tax liens are placed and property values will decrease. Although Ms. Roland is in favor of the public sewers, she objects to the homeowner having to cover the entire cost with no cap. Ms. Roland questioned; if a bond issue was considered. Mr. Snyder answered; cost for a bond issued will be spread throughout the township. Mrs. Lyons answered; legally the township cannot consider a bond issue, where taxes will be incurred for one neighborhood.

Ms. Roland suggested the Board direct the BCWSA to waive the tap in fee and the Board not sign off the proposed ordinance until all issues are addressed.

Mr. Van Houten continued; to assist homeowners who are financially burdened, the Bucks County Occupational Housing and Rehabilitation program provided information on zero interest loans not to exceed \$15,000.00 to income qualified homeowners. Payment from the loan can only be applied to connect to the system, not for the pipe to be installed into the street.

As the next step and once the ordinance is approved by the Board, properties will be assessed and BCWSA will be authorized to proceed with the installation of the public sewer project. Additionally, finalizing the application to PennVest and repaving the roads after installation. This will be benefit, where the roads have not been paved in twenty two years in anticipation of the sewer project. The township will incur the cost of repaving the roads. Construction is scheduled to begin during the Spring or Summer of 2018. The project will take approximately 18 to 24 months to complete based upon weather and rock under the surface.

Resident; Mr. Murray questioned; during the 3M study, the estimate cost of the project was \$5,257,000. Why did the price increase to 7.8 million dollars? Mr. Van Houten answered; the 3M module study provided only estimates. Additional cost includes engineering and finalizing cost of the entire project. Ms. Mason added; the 3M Module was strictly a construction cost and did not include engineering, legal and easements figures.

Mr. Murray then referenced Section Six of the ordinance, which notes the Bucks County Department of Health notified a number of parcels. As one of the property owners, Mr. Murray informed he was not contacted. Mr. Garton clarified; if a resident was not notified by the Bucks County Health Department, they are not obligated to connect.

Mr. Murray commented; he is not in favor of the public connection and not convinced it's needed. With only twenty percent of the properties having a failed or marginal system, eight million to correct a problem doesn't make sense and may not exist. Mr. Van Houten responded; as a twenty two year resident, he did not agree how the project was initially handled. Upon becoming involved with the Public Water & Sewer Advisory Board, he was presented with a large amount of data, where 45 homes affected out of 250 is a significant factor. The Department of Environmental Protection (DEP) will provide the Township with a choice to either move forward with the project or the State of Pennsylvania will take over.

Mr. Doneson questioned; why can't piping being placed into township roads be covered by the township. He then commented; the township never proved contamination was found along the Pebble Ridge \ Woodridge area. Mrs. Lyons answered; the township is responsible for maintaining the roads. The infrastructure to the system is for private property use only and not for the entire public. The township will cover the cost to pave the road once the project is completed, but not for the pipe to be installed under the road. A discussion ensued amongst the Board and Mr. Doneson regarding the studies which indicate the amount of fecal coliform found in the township's storm water.

Penny Larrissey, Old New Road, questioned; where are the diagrams or plot plans which decide if the connection will be either in front or behind the home. For pipes that will be installed under water, she asked if the Township has taken the action under consideration. Mrs. Lyons responded; the matter will be looked into. Mr. Dyke answered; each property is serviced by an adjacent sewer main and tentative connections are shown as the best possible point of connection. However, closer to the start of the project, each property owner will have the opportunity to decide where the connection should be placed.

Ms. Carroll at Doe Run Road commented; a number of homes in her area were not included in any study completed for the project. However, upon a feasibility study completed in 2012, Doe Run Road was changed to a low pressure system. This will require all residents on Doe Run Road to cover the cost of a grinder pump. They received an estimate for a connection to the main in the street at \$55,000 with an additional \$32,000. Mr. Colello interjected to inform; a connection is only necessary for a failing system. He then commented; the letter received from the community indicating \$75,000 was confusing. Ms. Carroll indicated, the cost was for her home to have a connection onto the street. Upon a discussion amongst Mr. Colello and Ms. Carroll regarding two options for connection, Ms. Carroll referenced the ordinance where property owners will not be required complete a connection at the time of sale, unless a system is shown as failing. She indicated; a permit cannot be obtained from the Board of Health to complete repairs or replace a septic system once the main is installed onto the street. Mr. Colello responded; the connection is on a case by case basis. She then agreed with a previous comment; wording in Section Six of the Ordinance is very misleading. Mr. Garton suggested rephrasing the section to read "previously is noted between the word in and identified". Mrs. Lyons indicated; the section will be reworded.

Resident; Steve Hughes of Old New Road commented; the neighborhood is very concerned they are being taken advantage of, due to the amount of money being asked to pay. He then questioned: if the nearby historic home will be demolished to place a pumping station. Mr. Garton indicated no. The second question is if water will be installed. If the water table is being affected by the failing septic systems, why isn't a water connection not being considered? A water connection will add fire hydrants, which will lower the homeowner's insurance rates. Mr. Colello answered; the water connection is to be determined. The issue will be re-addressed once the sewer project is confirmed to receive a higher consensus. With Mr. Hughes being a fire fighter, Ms. Lyons informed of a

special event honoring first responders scheduled for Friday, July 21st at 7:00pm at Delaware Valley University.

Mr. Van Houten reported; the PWSA has a great interest for the Doylestown Township Municipal Authority (DTMA) in expanding to public water throughout the area, including the Pebble Ridge \ Woodridge area. There have been several surveys conducted throughout the years. Results were returned indicated residents were not in favor of having public water. He then encouraged any resident interested to contact the DTMA or attend a meeting.

Resident; Martin King of 59 Buck Road questioned; is the intent of tonight's meeting is to discuss if the connection is the best solution or an informational meeting before the project moves forward. Mrs. Lyons answered; as per township regulations, a public hearing is required before passing any ordinance. Mr. King questioned; where does it state DEP requires an underground septic system. Ms. Mason answered; after the feasibility study, DEP and the Public Water Advisory Board presented a plan to place a pipe in the street. DEP then directed the Township to complete a 3M Planning Module component for the 537 Amendment for submission. In December of 2013, the plan was approved by DEP who directed the Township to move forward with the sewer project. Mr. King questioned; if only above ground septic for the impacted properties were considered. He noted a study was never completed to determine if above ground systems would provide improvement. Mr. Van Houten clarified; a sand mound is an option if the ground properly perks and the well is within a certain distance away. Although it's an option, the sand mound is not an alternative. Additionally, not all properties will be eligible for a sand mound. Upon a brief discussion if a feasibility study was completed to determine if an above ground septic system can be considered as an option, Mr. Van Houten instructed anyone to read all studies posted on the website. He also offered to walk around the community, after heavy rains to inspect affected areas.

Upon a discussion amongst the Board and Mr. King, Ms. Manion noted; she will not sign an ordinance that does not reference a cap. Mr. King requested Board consideration in postponing signing the proposed ordinance to explore the option of above ground septic systems. Is there the possibility in reviewing the option of above ground sand mounds for the impacted properties and not include the 180 residents with functioning systems who do not require in street plumbing. Ms. Manion responded; the best option for the township residents is public sewers. Mr. King concluded; it's the consensus of the Pebble Ridge \ Woodridge residents, public sewers are not the best option and the Board did not complete the proper due diligence for a solution.

A resident from Springdale Road questioned; if there is any notation in the ordinance that precludes the residents in two years passing another ordinance requiring all residents to connect to a public sewer. Mr. Garton indicated no. He strongly suggested the Board not sign the ordinance on the behalf of the residents along the Pebble Ridge \ Woodridge area.

Resident Brad Peters of Stony Circle questioned; will the three year maintenance program be utilized to require the residents to have a public sewer connection. Ms. Mason answered; the rules for septic management indicates if the on lot septic system is retained and functioning, continued participation will move forward. The Department of Health will perform an evaluation to determine if or any improvements are deemed necessary for a connection. As a reminder, the Pebble Hill III and Wilkshire were completed to the current plan and systems without a connection continue to participate in the septic management program. Mr. Peters' second question was will a sewer charge be added. Mr. Van Houten answered; if a well is present, the sewer charge will be approximately \$45.00 per month. Public water will be charged based upon the amount of water used, plus a base fee.

Resident; Jeff Day of 60 Springdale Road questioned; if the proposed pumping station is being built specifically for the affected area. Mrs. Lyons indicated yes and other connections will lower costs to any existing connection as a recaptured charge. The second question was funding research to assist in the costs. Ms. Mason answered; a Department of Community and Economic Development grant of \$252,000 was received. The grant was for a specific component of the project. However, the township will continue to research other opportunities. Recently, the township submitted an application for a Community Block grant. Additionally, it will take approximately three years from now until the project is billed.

A resident commented; the residents have been paying taxes for road improvement for many years. Is it possible to have the other communities give back to assist in the project. Mrs. Lyons answered; the project area roads will be re-paved and the tax burden is spread around the entire township. Taxes are allocated to parks, administration and police. The resident commented; the township is billing the residents for an infrastructure the township will make money on and doesn't make sense. Mrs. Lyons responded; Doylestown Township is not billing or acquiring funds. BCWSA is the only party being paid and will own and operate the system.

Resident; Donna Harris 15 Westaway Lane commented; more concrete information should be provided to the residents before signing an ordinance for the large project. Additionally, figures provided to the resident don't seem to include all charges that will be incurred, such as to decommission the tank and repairs to lawns. Additionally, placing liens on homes will affect the owner's credit ratings. Ms. Harris requested the Board to affirm any failing systems, the Township will not occur any fines that will be passed on as a whole to residents. The Board confirmed only the homeowner will be fined for their failing septic system. She then questioned; is there an intention to raise taxes, once the project is completed. If so, what is the calculation and when will the taxes be raised. Mrs. Lyons answered; taxes will not be raised as a result of the project and the township does not re-assess properties. Mr. Garton clarified; the ordinance states properties will be assessed for the project not for taxes.

Resident; Amy McCuen of Davids Way questioned; if a home affected by the project is placed on sale, how is the Township notified. Ms. Mason answered; the homeowner and realtor is responsible to share the information with the township. Ms. McCuen indicated she purchased her home last June and never received correspondence of the proposed project. She then questioned; how are residents notified four weeks prior to meetings. Mr. Garton clarified; notifications are posted ten days before a meeting is conducted. Notification for tonight's meeting was posted twice in the Intelligencer Newspaper and the Bucks County Law Library on June 29th and July 6th. Ms. Mason added; all meetings are posted on the Township's website.

Resident; Susan Dachowski, 47 Buck Road requested additional information regarding the size of the proposed pump station and the capacity of homes that will tie in. Mr. Dyke answered; the infrastructure is designed for the present and foreseeable. The proposed pump station is designed specifically for the project. The pump station can be expanded in the future, by placing larger pumps to increase capacity.

Resident; Chuck Braun of Westaway Lane thanked the Board for their hard work, but voiced concerns the residents will pay for the project with a blank check. He then requested before passing the ordinance, the Board consider placing a cap on the project. Mrs. Lyons answered; there is an ancillary contract with the proposed ordinance. The Board may consider a not to exceed number in the contract. The portion is not included in the ordinance, but may be with the contract. Mrs. Lyons requested the proposed ordinance be tabled until the August 15th Regular meeting and/or until the contract note a not to exceed number. Until then, the Board will work on receiving estimates on

future township costs over the next few weeks. The contract will be between Doylestown Township and BCWSA, affecting the Township's and service area interest. Mr. Braun further suggested to have the contract posted on the website for the residents to review before the August 15th meeting.

Mr. Braun questioned; are the interest rates of the loan fixed or will they change. Mr. Van Houten answered; once the contracts are signed, the interest rate will be fixed based upon the Bucks County unemployment rate for twenty years. Mrs. Lyons added; the goal is to have the PennVest loan authorization and documents approved by January 31, 2018.

Resident: Scott Shaner questioned; what is the liability of the township with the DEP, if pollutants are found in the water. Mr. Garton answered; if the township proceeds with the project and homeowners who do not connect, the township does not get cited if Bucks County Health department is unaware of the failing system. Mr. Shaner requested the Board consider the BCWSA waive the tap in fees. Mrs. Lyon responded; the BCWSA may not offer waiving tap in fees. Mr. Garton added; if the BCWSA waive tap in fees for one community, it will have to waive for everyone.

Resident; Doug Dickson 160 Willow Lane requested the Board consider a study of the feasibility of sand mound systems for only failing lots. Mr. Van Houten answered; sand mounds are a Health Department issue. Ms. Mason indicated no, due to funds were paid towards the 3M study. The Board viewed all alternatives at the time of the 3M study and the DEP directed the Township to place a public sewer system. The Board indicated a feasibility for the sand mound will not be considered at this time.

Tom Donahue of Westaway Lane requested the Board place the sewer project on public bid. He noted the difference between the engineer and BCWSA is two million dollars or 20%. Mr. Van Houten answered; the difference in price is not needing an inspection completed. Approximately, \$650,000.00 will be saved if BCWSA continues with the project. Additionally, a public bid will be offered for materials for the project. Mr. Donahue suggested to check the price and consider a lump sum. Mr. Snyder explained; the bidding is not the issue. The pump station will be part of a public bid. The bid process will be part of three million of the entire project. Mr. Colello added, a major consideration with hiring BCWSA is they completed many prior projects and gained trust and reliability. Mr. Dyke added; the estimate prepared is based upon actual bid figures and taken from actual projects. BCWSA proposal is based upon their labor and materials costs. Basic costs for construction has to do with private companies bidding the project at a prevailing wage, with associated costs and profits. Once the project begins, the costs will be fixed. The BCSWSA proposal is 1.5 million dollars less, due to bidding the project at cost and they are a non-profit company.

Leo Degnan of Westaway Lane questioned; is it possible to utilize the same technique with the sewer pipe with the water connection. Mr. Van Houten responded; the question should be deferred to the DTMA. The sewer and water connection cannot share the same trench. Mr. Colello reminded the public to provide their feedback regarding a water connection to receive a full consensus to move forward.

Resident: Dan Wood of Shady Retreat Road questioned; if the loan occurred for the sewer project can be transferred. Mr. Van Houten answered; the loan will be as a lien against the property. Once a home is placed for the sale, the loan will need to first be satisfied before transferring title.

Resident; Burt Eck have provision be made for sump pumps and lines that come down off of the down spouts. Mr. Garton answered; the sump pumps and down spouts cannot be connected to the

sewer systems. Ms. Mason clarified; down spouts are related to the stormwater management. Mr. Eck then questioned how can residents learn more about cost for a water connection. Mr. Van Houten directed Mr. Eck to contact the DTMA or attend their next meeting on the third Thursday of each month at 4:00pm.

A resident commented on how difficult it is to reach the Doylestown Township Municipal Authority (DTMA). Mr. Van Houten indicated; during the DTMA meeting scheduled for Thursday, he will motion to resurvey all homes that are part of the sewer project for public water.

Resident; Bill Aldrich of Willow Lane questioned; how does the unemployment rate effect the interests of the affected 252 homes. Mrs. Lyons answered; the rate affects the PennVest funding stream. Funds are portioned out throughout the Commonwealth of Pennsylvania. In order to provide a proper interest rate, it depends on how many people are unemployed in any given area, so that the interest will fluctuate. This will depend upon the unemployment rate in Bucks County. It's a slight fluctuation and will not change dramatically by January 31, 2018.

Dr. Audrey Irvin of Davids Way questioned; what has the Board taken from resident's comments and concerns this evening. Mrs. Lyons responded; many residents do not want the system. Overall the question and concerns are costs and if the connection is scientifically necessary. Mr. Snyder responded; it's a financial issue. There may be no issue, if the pipe in the street didn't have to be paid for by the residents. The project will impact more than others. However, the project has to move forward as the Board's obligation to all residents. The Board cannot make everyone happy, but need to make decision in the best interest of the township. Ms. Manion responded; she shares the concerns of the residents. However, as representatives of the Township, hard choices will have to be made. Ms. Irvin responded; when residents are charged up to \$60,000, the impact is real. On behalf of the residents, Ms. Irvin requested the Board to take all concerns into consideration and table the vote. Additionally, she requested the Board present sustainable and viable data before voting on a huge choice. More answers need to be provided. Mrs. Lyons announced; the ordinance will not be passed this evening. The Board will first ensure the contract will work with the ordinance. The ordinance will be considered at the August 15, 2017 Regular meeting. Mr. Colello responded; other residents are in need of the sewer connection due to septic tank failures that requires constant pumping. The homes sold in the neighborhood, that was inspected by the Health Department did not pass. This caused a decrease in the sale prices.

Resident: Tina Debiasso of Westaway Lane questioned; for someone who cannot afford to fund the connection up front, can a full lien on the property be placed and not paid in full until the property is sold. Mr. Garton answered; monthly payments will have to be made towards the loan by the residents. Mrs. Lyons added; if the monthly payments are not made, a judgment will be placed against the homeowner. When the house is sold, the remainder of the money will be paid towards the loan. Ms. Debiasso commented; a letter was never received indicating she had a failing system. However her home shows signs of having a failing system. Mrs. Lyons responded; the township is aware of the situation.

A resident questioned; will a reverse mortgage or other funding will be accepted. Mrs. Lyons indicated yes.

Ms. Manion made a MOTION; seconded by Mr. Snyder the Doylestown Township Board of Supervisors table the Proposed Ordinance for the Pebble Ridge \ Woodridge and Vicinity sewer project until the August 15, 2017 Regular meeting.

MOTION CARRIED 4 to 0.

III. ANNOUNCEMENTS

- A. The next meeting of the Doylestown Township Board of Supervisors will be held on Tuesday, August 15, 2017 at 7:00PM
- B. Doylestown Township Pension Committee Meeting will be held on Tuesday, August 15, 2017 at 6:00PM. The Bicentennial Committee meeting will be held on Tuesday, August 15, 2017 at 4:00pm.
- C. Thompson Performing Arts Series/Covenant Bank Amphitheater – Free Admission –
 - 1. Lights Out – July 19th – Frankie Valli
 - 2. Big Chill – July 26th – Classic Rock
 - 3. Jimmy and the Parrots – Aug. 2nd - Jimmy Buffet Tribute
 - 4. Little Red Rooster Band – Aug. 9th – Blues
 - 5. Sensational Soul Cruisers – Aug. 16th – Motown/Philly Funk
- D. Leaf and Yard Waste Recycling - Doylestown Township residents only. The Drop off Site is open every third Saturday of the month, March-December from 9 am to 11 am. Location: New Britain Road access to the back part of CENTRAL PARK.
- E. Reminder: You can purchase Discount Movie Tickets and Discount Theme Park Tickets from our Administration Offices.
- F. Fundraisers: EAC Magnets - \$5.00 ea. and Twp. Bicentennial Caps - \$25.00 ea.
A honor for all first responders will be held at Delaware Valley University on Friday, July 21st, 7:00pm to 8:00pm.

Wrecking ball fundraising event is scheduled for September 16th, 4:00pm to 7:00pm at the Municipal Building.

IV. MINUTES APPROVAL: June 20, 2017

Mr. Snyder made a MOTION; seconded by Ms. Manion the June 20, 2017 Doylestown Township Board of Supervisors Regular meeting minutes be approved.

MOTION was ADOPTED 4 to 0.

V. CORRESPONDENCES – N/A**VI. REPORTS**

- A. Solicitor
- B. Police Chief

Chief Logan reported; several months prior, the Police Benevolent Association (PBA) presented fund raising ideas, such as events along the Township. They are proposing a children's bike and rodeo event in Central Park.

The Doylestown Township Board of Supervisors agreed by consensus to approve the Police Benevolent Association (PBA) host a children's bike and rodeo fundraising event and have use of the Pavilion in Central Park.

C. Township Engineer - Stormwater Plan Update

Mr. Canales reported; for the last few months, the Township has been working on updating the total maximum load plan with regards to the Stormwater plan. The Township has four watersheds as Pine Run, Mill Creek, Cooks Run and the Neshaminy Creek. The existing loads have been calculated based upon website programs. Five potential projects have also been devised to reduce the loads by the required 10%. There are other load reductions required for the Pine Run and Mill Creek. However, as per the DEP, 10% can be calculated for the short term, across the board.

The projects are two basin, constructed in the 1990s and retrofitting to today's standards. This will provide approximately 50% efficiency. The three basins will be divided into two projects to care for certain watersheds. There are also three stream restoration projects as the first behind the municipal complex, second off Pine Run Lane and the third off of Old New Road.

Mr. Canales informed; the plan needs to be presented to the public and written public comment for thirty days to be presented at the August 15th Board of Supervisors Regular meeting. As a note; the plan and permit are due to the Department of Environmental Protection (DEP) on September 16, 2017.

Mr. Snyder questioned; does all the work need to be completed next year. Mr. Canales answered; the work will be completed over a five year term between March of 2018 to March of 2022, which includes the 10% reduction. As per the Board's request, cost estimates will be prepared by GHD and presented at a future Board meeting.

Mr. Colello questioned; should the Doylestown Planning Commission change any ordinances to assist with stormwater going into the systems. Mr. Canales answered; the Commission may look into more restrictive regulations. Mr. Canales offered to present the Commission with some ideas as guidance.

Ms. Manion made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisors authorize advertisement of the Stormwater Plan Update to be presented at the August 15, 2017 Regular meeting.

MOTION CARRIED 4 to 0.

D. Director of Operations

E. Manager

1. Training Requests

Ms. Manion made a MOTION; seconded by Mr. Snyder the Doylestown Township Board of Supervisors approve the following Township Staff members attend training seminars with an overnight stay as

a) Township Manager; Stephanie J. Mason attend the International City \ County Management Association Annual Conference from October 22nd to 25th, 2017, held in San Antonio, Texas in the amount of approximately \$1,588.00

b) Township Fire Marshall; Rick Schea attend the North & South Carolina Chapters of the International Association of Arson Investigators Annual training conference from October 16th to 20th, 2017 to be held in Myrtle Beach, South Carolina in the amount of approximately \$1,005.00.

MOTION CARRIED 4 to 0.

2. Professional Services Agreement – EE Office Automation, LLC

Mr. Colello made a MOTION; seconded by Mr. Snyder the Doylestown Township Board of Supervisors approve the Professional Service Agreement between the Township and EE Office Automation, LLC with the noted corrections as presented by Mrs. Lyons, and subject to EE Office Automation approving as:

- 1) Instead of 90 days, change to 30 days for a notice
- 2) Intellectual properties and Services; Intellectual properties created after sentence needs a word.
- 3) The product of anyone's separately owned property is not that person's property, but the property of the Township.
- 4) Add a confidentiality provision

MOTION was ADOPTED 4 to 0.

F. Supervisors - House Bill 1010 – B.Lyons

Mrs. Lyons cautioned the Board not to outline areas not within the authority of the Board. The Bucks County Association of Township Officials (BACATO) has recommended all Townships in Bucks County issue the House Bill 1010 resolution as opposing video gaming devices or machines to be installed along local taverns and bars. The opposition is to gain local control over the facilities. Mrs. Lyons further reported; both PA State Representative; Marguerite Quinn and PA State Senator; Charles McIlhinney oppose the House Bill 1010. However, the House of Representatives passed the bill and presented to the Senate Revenue Committee.

The Doylestown Township Board of Supervisor agreed by consensus to not take action House Bill 1010.

Mr. Snyder reported; a Pension Sub-Committee meeting was held last week, where all questions were answered. A presentation will be prepared and submitted at the next Pension meeting scheduled for next month. He also viewed the financial audit, which was very good. Mr. Snyder congratulated the staff on a job well done.

Upon referencing materials submitted for the Push Out the Pusher Campaign, Mr. Snyder questioned; if there is anything the Board needs to complete. Mrs. Lyons answered; signs will be provided upon request.

Mr. Colello reported; the Planning Commission will be reviewing the Historical Ordinance Resolution. The current state seems to be an entry way for producing more development.

A second quarter 2017 report was received regarding the Township's wells and all are well below 70% parts per trillion. This shows the Township's drinking water is in good shape.

Ms. Manion recognized detectives who assisted in the Solebury tragedy and thanked the entire Bucks County Law Enforcement and first responders for their hard work. Mrs. Lyons announced; a special honor event to recognize first responders will be held on Friday, July 21, 2017 at Delaware Valley University from 7:00pm to 8:00pm.

Mrs. Lyons reported on her attendance of the Performing Arts Fire Work event and the amazing fireworks show. She then thanked Penn Color and Wegmans for their support.

VII. UNFINISHED BUSINESS – NA

VIII. NEW BUSINESS

A. Land Developments

1. Quinlan Tract – Review Extension

Ms. Manion made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisors approve the Better Living Homes, Inc request for a 90 day extension for the review of the subdivision application for the Quinlan Tract, 8 lot subdivision to expire on October 23, 2017.

MOTION CARRIED 4 to 0.

2. Doylestown Hospital Building Expansion – Amended Final Land Development

Mr. Garton reported; Doylestown Hospital and the Anchor Health facilities have filed a request for a Revised Preliminary Land Development plans related to tax parcels 09-009-032-003, 09-009-033 and 09-009-032-007. The applicant proposes to expand the main building of the hospital to house a proposed heart institute by reconfiguring a small parking lot and installation of an underground detention. Anchor Heath proposed a three story, 67,000 medical office building with parking lots adjacent to the existing parking garage.

The Land Development plans were prepared by Boucher & James, Inc, dated December 23, 2016, last revised on June 6, 2017. The Doylestown Township Planning Commission recommended approval, subject to certain conditions at their June 27, 2017 regular meeting. On behalf of the applicants, Mr. Catona has agreed to the conditions and confirmed are consistent with the Planning Commission recommendations with no objections.

1. Compliance with the Pickering, Corts & Summerson, Inc., report dated June 13, 2017;
2. Compliance with the Pennoni Associates, Inc., review letter dated June 21, 2017, with the understanding that the Applicant will specifically agree to Pennoni Associates' recommendations, listed as items 1 and 2 under the "general traffic" section, to upgrade its intersection at Limekiln Road;
3. Applicant shall also complete certain improvements to the satisfaction of Pennoni Associates, Inc., related to the pedestrian traffic flow at the east entrance towards the Pavilion expansion;
4. Compliance with the December 19, 2016, decision of the Doylestown Township Zoning Hearing Board, including any conditions that may have been imposed;

5. A Deed of Consolidation will be prepared related to tax parcel 9-9-32-7 so as to consolidate same with tax parcel 9-9-32-3;
6. The Operations and Maintenance Agreements for the privately owned stormwater facilities, and BMPs will be submitted to the Township for review and approval by the Township and the Township Solicitor;
7. Compliance with the Michael Baker International review letter dated April 10, 2017, including item 2 related to improvements to the on-road bike path along Hospital Road between the helipad and Limekiln Road;
8. Applicant to discuss with the Township the grant of a mutually acceptable easement and/or right of way from the Hospital to the Township at the intersection of Hospital Road and Limekiln Road;
9. Funding and execution of development and financial security agreements;
10. Receipt of all permits from any agency having jurisdiction over such matters, including, but not limited to, the Bucks County Conservation District;
11. Applicant to pay any and all expenses incurred by the Township in connection with the application;
12. The plans shall be ADA compliant; and
13. Continued compliance by Applicant of all prior approvals granted with respect to any of the facilities at the Hospital site, subject to the modifications to same as set forth in the Amended Final Plan.

Mr. Colello made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors approve applicant; Doylestown Hospital and Anchor Health Revised Preliminary Land Development Plan, subject to the conditions set forth on Township Solicitor; Jeffrey P. Garton memorandum dated July 17, 2017 with comments.

Mr. Colello thanked the applicants for their patience with the approval process and the great improvement made to the parking lot situation regarding traffic.

MOTION was ADOPTED 4 to 0.

3. Doylestown Hospital Building Expansion – Planning Modules

Ms. Manion made MOTION; seconded by Mr. Snyder the Doylestown Township Board of Supervisors approve the Doylestown Hospital Building expansion Planning Modules.

MOTION was ADOPTED 4 to 0.

B. Request Waiver of Land Development Fees – 1951 S. Easton Road

Lee Anne Englert of 101 Pebble Woods Drive addressed the Board to request a waiver of the land development review to install a small parking lot to serve 14 cars for the Healing House project located at 1951 South Easton Road. Ms. Englert explained; she and her husband, Peter Dubro purchased a home with the goal of opening a healing facility that includes massage, yoga, acupuncture and other health benefit services.

Mr. Dubro requested a waiver from a full size land review due to the hardship of cost and time involved for only a \$30,000, 14 space parking lot. Upon Ms. Lyons' question, Mr. Garton explained waivers are granted upon condition and approval to the execution of a waiver of land development agreement. Mr. Canales added; the Township will need to review the stormwater management, grading and zoning, but not to the full extent of a land development plan. Mr. Dubro added; the preliminary development plans were submitted to the Township with no variance requests. The structure is located in the VC district and under mix commercial use.

Ms. Manion made a MOTION; seconded by Mr. Snyder the Doylestown Township Board of Supervisors waive Land Development Fees for a proposed Healing House on 1951 South Easton Road in Doylestown, subject to the execution of a waiver of land development agreement

MOTION was ADOPTED 4 to 0.

C. 2017-2018 BC Consortium Fuel Bids

Mr. Snyder made a MOTION; seconded by Mr. Colello the Doylestown Township Board of Supervisors award the 2017-2018 Fuel Bids to:

a) Riggins, Inc of Vineland, NJ to supply and deliver Unleaded Regular Gas for the market fluctuation price of \$0.1375 per gallon and Ultra Sulfur Diesel Fuel for the market fluctuation price of \$0.1275 per gallon and Diesel Winter Additive at \$0.025 per gallon.

b) Suburban Propane of Telford, PA to supply and deliver Propane for market fluctuation price of \$0.4508 per gallon.

Mrs. Lyons suggested including an explanation memorandum on future bid proposals for approval. Mr. Tomko noted a correction from his July 14, 2017 memorandum as Tuesday, June 20, 2017. (Exhibit A)

MOTION was ADOPTED 4 to 0.

D. Zoning Hearing Board Applications

1. D. Cox, 68 Campbell Ave., Doylestown – Request Special Exception and

The Board agreed by consensus to forward Daphne D. Cox of 6B Campbell Avenue request for special exception and variance to construct an in-law suite and a request for a variance at 651 N Shady Retreat Road in Doylestown to the Zoning Hearing Board without opposition.

2. 651 N. Shady Retreat Rd., LP – Request a Variance

E. Treasurers Report – July 18, 2017

Mr. Snyder made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors approve the July 18, 2017 Treasurer's List.

MOTION was ADOPTED 4 to 0.

F. Bills List – July 18, 2017

Mr. Snyder made a MOTION; seconded by Ms. Manion the Doylestown Township Board of Supervisors approve the July 18, 2017 Bill's List in the amount of \$ 777,344.71.

MOTION was ADOPTED 4 to 0.

IX. ANNOUNCEMENTS

A. The next meeting of the Doylestown Township Board of Supervisors will be held on Tuesday, August 15, 2017 at 7:00PM

B. Doylestown Township Pension Committee Meeting will be held on Tuesday, August 15, 2017 at 6:00PM.

The Bicentennial Committee meeting will be held on Tuesday, August 15, 2017 at 4:00pm.

C. Thompson Performing Arts Series/Covenant Bank Amphitheater – Free Admission –

1. Lights Out – July 19th – Frankie Valli

2. Big Chill – July 26th – Classic Rock

3. Jimmy and the Parrots – Aug. 2nd - Jimmy Buffet Tribute

4. Little Red Rooster Band – Aug. 9th – Blues

5. Sensational Soul Cruisers – Aug. 16th – Motown/Philly Funk

D. Leaf and Yard Waste Recycling - Doylestown Township residents only. The Drop off Site is open every third Saturday of the month, March-December from 9 am to 11 am. Location: New Britain Road access to the back part of CENTRAL PARK.

E. Reminder: You can purchase Discount Movie Tickets and Discount Theme Park Tickets from our Administration Offices.

F. Fundraisers: EAC Magnets - \$5.00 ea. and Twp. Bicentennial Caps - \$25.00 ea.

An honor for all first responders will be held at Delaware Valley University on Friday, July 21st, 7:00pm to 8:00pm.

Wrecking ball fundraising event is scheduled for September 16th, 4:00pm to 7:00pm at the Municipal Building.

X. ADJOURNMENT

The July 18, 2017 Doylestown Township Board of Supervisor Regular meeting was adjourned at 9:38pm.

Respectfully submitted by

Stephanie J. Mason