



Board of Supervisors

Regular Meeting

~Minutes~

425 Wells Road
Doylestown, PA 18901
<http://doylestownpa.org/>
Twitter: @DoylestownTwp
www.facebook.com/doylestowntpw
215-348-9915

Tuesday, February 15, 2022

7:00 PM

Community Meeting Room

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

Township Staff in attendance included Township Manager Stephanie Mason, Director of Operations Dave Tomko, Township Solicitor Jeffrey Garton, Police Chief of Police Dean Logan, and Township Engineer Sean Torpey.

Ms. Lyons reported the Board held interviews for EAC vacancies and an Executive Session regarding a matter of real estate with Penn Dot prior to the meeting.

REGULAR MEETING

Presentation – Park/Recreation Community Center – MKSD

Ms. Hoffman, Partner of MKSD Architects, presented the team of MKSD. Mr. Kennedy, Project Architect of MKSD Architects, reviewed the probable cost noting three changes to the building plan causing a \$60,000 delta with a total budget of approximately \$7 million. He worked with the EAC on their requests for geothermal and solar, the testing for both total \$42,834.00. Mr. Kennedy reviewed the project timeline as it is currently in the design phase with the hope of authorization in October. Ms. Henry, Project Designer of MKSD Architects, reviewed the current site plan that displays extended parking.

Ms. Hoffman then reviewed the final floor plan including a gym, storage, office, and multi-use rooms. She reviewed updates including an enclosed patio, additional storage, and relocated utilities. Ms. Henry reviewed finish selections for the building that are environmentally friendly. Ms. Hoffman displayed renderings of the proposed building. Ms. Henry addressed the sustainable initiatives noting certain items have been placed in the plan.

Ms. Lyons inquired if the roof is reflective/lighter. Ms. Henry stated they are considering year-round seasons and will consider it in the plan.

Ms. Santacecilia inquired about safety doors and glass. Ms. Henry noted security needs will be met.

Ms. Santacecilia inquired why the kitchen was moved. Ms. Sweeney noted it will allow better service to all the rooms and patio in a safe way.

Ms. Santacecilia inquired how the patio would pay for itself within 5 years. Ms. Sweeney noted programming can be quickly turned over for rentals and programs. Mr. Wood clarified parking versus future expansion in the same area. Ms. Hoffman stated both would not be able to be accommodated

at the same time. However, comments for additional parking and a nearby location was identified.

Ms. Herring inquired how solar will affect the cost of the generator. Mr. Kennedy noted it will be researched in the feasibility study.

A resident inquired about the layout and asked why the door is not centered. Ms. Hoffman noted turning the doors 90 degrees will avoid a wind tunnel.

Visitors/Public Comments

Ms. Santacecilia stated the January Board of Supervisors meeting did not follow the rules for public comment. She noted the frustration of residents and board members and stated she was personally attacked. She noted the responsibility of the community to protect school children and report activities/programs that may be harmful. Ms. Santacecilia stated the mailer she distributed contained public information and factual content, noting she took matters into her own hands due to inactive reporting. She stated it could have been distributed differently but believed it was for the protection of the youth. She stated she did not break any law or policy. She noted she has advocated for youth in the community and does not have hate or bias towards anyone in the community. She stated she will not step down and wants to move forward. She noted public comment is for residents to express concerns on official Township business.

Ms. Manion noted that anyone who has spoken about this matter has been conducting official Township business as it is regarding a supervisor who should not serve on the board. Ms. Santacecilia noted the time to speak is two minutes and they should identify where they are from. Ms. Herring noted you do not have to be a Township resident to speak at a public meeting.

Ms. Cambra, executive director of CB Cares, stated she could not speak at the January BOS meeting due to her husband's passing. She stated she is a resident of Buckingham and works in Doylestown Township and is speaking in a personal capacity. She noted she understands the personal betrayal of Ms. Santacecilia. Ms. Cambra echoed Ms. Manion's sentiment regarding Ms. Santacecilia's actions should have been done differently. Ms. Cambra asked what the purpose of her actions were and asked what she intended to gain. She stated the fallout from her actions still affects many people. Ms. Cambra asked for Ms. Santacecilia's resignation and requested the board to limit her interaction on the board. Ms. Cambra noted there would be a stain on Ms. Santacecilia's legacy.

Mr. Green, Township resident, stated he asked many questions before accusing Ms. Santacecilia. He stated what she did is inexcusable. He noted she is creating harm and distraction. He stated he will not ask her to resign, as others have, but will work with others in the community to deny her further harming the community.

Mr. Mackous, Buckingham Township resident and teacher, said every school and community needs peacemakers not attacks. He noted Martin Luther King spoke on equality and he took lessons from that speech. He stated that to solve problems others should stand up. He stated he will not call for resignation.

Mr. Sawyer, EAC member, thanked the board for their commitment to *Ready for 100*. He noted buildings built today are very impactful on a carbon footprint. He noted geothermal is the best route as

they are the most effective but expensive. He asked the board to consider heating the building with electricity and invest in solar to save money and achieve goals.

ANNOUNCEMENTS

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Daylight Savings Time begins on March 13th. Set clocks 1 hour ahead. **This is a very good time to replace batteries on all your smoke and CO2 detectors.**

Give the Gift of Life – American Red Cross Blood Drives - Activity Center Trailer Friday, February 18th, 2 to 7 pm
Donors can register at www.redcrossblood.org and use sponsor code: "DoylestownTwp"

MINUTES APPROVAL – Regular Meeting – January 18, 2022

Ms. Manion MOTIONED; seconded by Ms. Herring to approve the January 18, 2022 Board of Supervisors meeting minutes. MOTION passed 5-0.

CORRESPONDENCES

Hart's Wood Designation Request – A. Woodbury

Ms. Lyons reviewed the request. Ms. Herring MOTIONED; seconded by Mr. Wood to name the grove in Mr. Benner's name. MOTION passed 5-0. Ms. Mason stated the details will be reviewed in the future.

Renaming Kids Castle - J. Salvati

The Board reviewed a memo dated January 28, 2022 from Mr. Salvati regarding a previous request to rename Kids Castle after Dawn Byers, who recently passed away. The memo indicated that Mr. Salvati had met with her husband and was informed that the family is not desirous of renaming Kids Castle in her memory. In fact, it was noted that Mrs. Byers would not have wanted that as it was the children back in 1996 that named the play structure Kids Castle. It was further noted that the Byers family would prefer a bench and tree to be placed near Kids Castle in her memory.

Ms. Manion MOTIONED; seconded by Ms. Herring to install a bench and tree in Dawn Byers memory near Kids Castle. Motion passed 5-0

2022 General Obligation Bond

The Board thanked the Ways and Means Board for the detailed report.

REPORTS

Solicitor - Proposal to Amend Zoning Ordinance – College and University Property Use

Mr. Garton noted the hearing is scheduled for the March Meeting. He reviewed comments from the Bucks County Planning Commission to discuss with the board.

Ms. Lyons inquired if nursery products would be produced by the University. Mr. Garton stated the Township will review the agreement between Del Val and Terrain during the land development process and it will addresses uses. Ms. Lyons stated the items suggested by the BCPC do not need to be included. The Board agreed.

Police Chief

Chief Logan provided an update on the accreditation. He stated visitors from the state will be here later in the week to review the progress. It's anticipated that they will recommend approval of the Department's accreditation. He noted Lieutenant Zeigler did a great job with the team.

Township Engineer – None

Manager

2022 Performing Arts Entertainment Contracts

Ms. Mason reviewed the schedule and contracts. She noted anticipated performer and hospitality expenses over \$40,000.

Ms. Lyons noted the majority of money is from fundraising not taxpayer dollars.

Ms. Sweeney noted there will not be movies this year due to cost and attendance.

Ms. Herring MOTIONED; seconded by Ms. Santacecilia to approve the 2022 Performing Arts Entertainment Contract. MOTION passed 5-0.

2022 Trash Hauler Permit

Ms. Mason explained the permits applied for and noted the prices will be listed on the Township website.

Dog Park Equipment Purchase and Installation

Ms. Mason explained the donation for the equipment is over \$3,000 and the additional funds will be covered by the Dog Park Board.

Ms. Herring MOTIONED; seconded by Ms. Manion to approve the Dog Park Equipment Purchase and Installation. MOTION passed 5-0.

Director of Operations

GHD Stormwater Program Proposal -Scope of Work

Mr. Tomko explained the base bid is \$24,114 with two alternatives \$5,096 totaling \$29,210.

Ms. Manion MOTIONED; seconded by Ms. Herring to authorize the full scope of work to proceed. MOTION passed 5-0.

Bridge Point Park Roof Replacement – Contract Extension

Mr. Torpey explained the extension is due to material and weather delays.

Ms. Herring MOTIONED; seconded by Ms. Manion to extend the contract until February 28, 2022. MOTION passed 5-0.

Bridge Inspection Proposal – Pennoni

Mr. Tomko noted a total cost of \$23,500.

Ms. Manion MOTIONED; seconded by Ms. Herring to approve Pennoni to complete inspections. MOTION passed 5-0.

2022 Stormwater Drainage Pipe Purchase – Award Recommendation

Ms. Manion MOTIONED; seconded by Ms. Herring to approve the purchase of stormwater pipe for the 2022 Public Works Road Department’s construction season to M&W Precast & Construction Supply in the amount of \$21,200.00. MOTION passed 5-0.

Parks & Recreation Community Center -Geotechnical Award Recommendation

Ms. Manion MOTIONED; seconded by Mr. Wood to award the Geotechnical service to Klinefelder at \$12,250. MOTION passed 5-0.

Parks & Recreation Community Center Geothermal Testing Award Recommendation

The Board discussed schedule impact versus further investigation.

Ms. Herring discussed the benefits of a solar field.

Mr. Tomko noted the Board can add additional solar for the Township building in the future.

Mr. Sawyer stated electric can come from anywhere, he stated there is no better idea on where solar should be placed. He noted to run the building on electricity to preserve options. He stated that geothermal and solar work in tandem. Ms. Manion agreed to have both studies completed, Mr. Wood agreed.

Ms. Manion MOTIONED; seconded by Mr. Herring to award the Geothermal service to C.W. Cook Inc. at \$24,835.50. MOTION passed 5-0.

Solar Feasibility Study – Scope of Work Proposal

Ms. Manion MOTIONED; seconded by Ms. Herring to expand the scope of work regarding solar and award the solar study to MKSD at \$18,000. MOTION passed 5-0.

Ms. Brown, Park and Rec Board, thanked the Board for the building updates and is excited.

Supervisors

Attendance at BCATO and PSATS Conferences – B. Lyons

Ms. Lyons stated Ms. Santacecilia does not represent the best interest for the Supervisors and residents of Doylestown Township. Ms. Lyons MOTIONED; seconded by Ms. Herring to revoke Ms. Santacecilia’s

delegation to BCATO and PSATS Conferences. MOTION passed 4-1.

Reconsideration of Boards and Committee Liaison Assignments – J. Herring

Ms. Herring MOTIONED; seconded by Ms. Manion to appoint Heidi Bortner and Eric Neal to the EAC Board. MOTION passed 5-0.

Ms. Herring reviewed upcoming EAC events. She noted the Planning Commission is encouraging green energy initiatives. She stated the Ways and Means discussed the bond issuance, saving a million dollars. She thanked everyone involved. Ms. Herring discussed financing the roads program in an alternative way.

Ms. Herring MOTIONED; seconded by Mr. Wood to remove Ms. Santacecilia as liaison from the Veterans Advisory Committee and appoint Ms. Manion. MOTION passed 4-1 with Ms. Santacecilia voting nay.

Ms. Manion stated she received an anonymous threatening letter due to her speaking up against Ms. Santacecilia's inappropriate behavior. She stated she was not the only one to receive a similar letter and is saddened by the distraction of crucial Township business. She stated what occurred in October was an unethical act by a sitting Supervisor. She noted she will not be intimidated.

Mr. Wood stated the Bike/Hike Committee is discussing trail policies around electric bikes. He noted the Water and Sewer Board is working on the 537 Plan. Mr. Wood addressed Ms. Santacecilia's comments previously noting that she was attempting to cover her actions. Ms. Santacecilia stated there is additional information. Ms. Manion and Mr. Wood disagreed. Mr. Wood stated many children involved in the rainbow room were attacked as well as CBSD teachers of color. He stated it is the fourth month of distraction. He stated the contents of the letter disadvantaged many in the community.

PUBLIC HEARING

Proposed Ordinance Amendment to Ord. No. 384 – PRWR Sewer

Ms. Herring MOTIONED; seconded by Ms. Manion to approve the amendments to ordinance No. 384. MOTION passed 5-0.

UNFINISHED BUSINESS - None

NEW BUSINESS

Ashbridge @ Furlong (aka – Grasso) – Preliminary Land Development and Planning Module

Mr. Benner gave a brief update of the project and addressed the increase in impervious because of the requirement of a fire lane.

Mr. O'Malley, Rodgers Road, asked for further explanation.

Mr. Torpey explained the applicant needed to install an emergency access lane. Mr. Humes displayed the lane further, noting it would be approximately 12 feet and be covered with grass. It is for fire trucks. He additionally explained that a right exit lane would not be placed on Rodgers Road.

Ms. Lyons stated it is a left only from the project site. Mr. Benner confirmed.

Ms. Manion MOTIONED; seconded by Ms. Herring to approve the Preliminary Land Development plan with conditions and the increase in the impervious surface of .10 acres, in order to accommodate the compacted subgrade with the grass pavers related to the emergency access and fire lane. MOTION passed 5-0.

Ms. Manion MOTIONED; seconded by Ms. Herring to approve the Planning Module and Resolution. MOTION passed 5-0. Mr. Benner thanked the Board.

Mr. Benner agreed to the following conditions:

1. Continued compliance with the Second Amended and Restated Stipulation and Agreement dated October 27, 2020.
2. Compliance with the Pennoni traffic report dated December 16, 2021.
3. Compliance with the Pennoni civil engineering report dated December 15, 2021.
4. Compliance with correspondence from the Director of Code Enforcement dated December 9, 2021.
5. Certain of the trees to be substituted in accordance with the recommendations of the Doylestown Township Planning Commission.
6. Compliance with the Michael Baker International review letter dated August 31, 2021.
7. Compliance with the Gilmore & Associates, Inc., plan review report dated August 16, 2021.
8. Compliance with comment number 4 of the Bucks County Planning Commission review later dated July 9, 2021.
9. Compliance with the SC Engineers, Inc., letter dated June 8, 2021, related to providing public water.
10. Receipt of all permits from any agency having jurisdiction over such matters, including but not limited to the Bucks County Conservation District, PennDOT, DEP, Bucks County Water and Sewer Authority, and the Doylestown Township Municipal Authority.
11. The project shall be ADA compliant.
12. Funding and execution of development and financial security agreements in a form satisfactory to the Township Solicitor and Township Manager.

Bucks County Mental Health Forensic Center – Sewage Facilities Planning Module

Ms. Santacecilia MOTIONED; seconded by Ms. Herring to approve the Sewage Facilities Planning Module. MOTION passed 5-0.

Exonerate Tax Collector

Ms. Manion MOTIONED; seconded by Ms. Herring to exonerate the Tax Collector for the uncollected 2021 taxes in the amount of \$65,418.43 because of the obligation to effectuate collector has been transferred to the County of Bucks to be included in the County's Tax Claims Bureau's lienable taxes. MOTION passed 5-0.

Tax Collector Audit Proposal – Zelenkofske Axelrod

Ms. Manion MOTIONED; seconded by Ms. Herring to approve the Tax Collector Audit in the amount of \$3,000 by Zelenkofske Axelrod. MOTION passed 5-0.

Pebble Ridge/Woodridge Sewer Project – BCWSA Payment Request No. 33

Ms. Herring MOTIONED; seconded by Ms. Manion to approve BCWSA Payment Request No. 33. MOTION passed 5-0

Zoning Hearing Board - 7 Oxford Lane – requests a variance

Ms. Mason suggested leaving the matter to the Zoning Hearing Board. The Board agreed.

Treasurer's Report – February 15, 2022

Ms. Manion MOTIONED; seconded by Ms. Herring to approve the Treasurer's Report. MOTION passed 5-0.

Bills Lists – February 15, 2022

Ms. Manion MOTIONED; seconded by Ms. Herring to approve the Bills List in the amount of \$463,197.16. MOTION passed 5-0.

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ADJOURNMENT

The meeting was adjourned at 8:54 pm by Ms. Lyons.

Respectfully submitted by

Stephanie J. Mason
Secretary