

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS
REGULARLY SCHEDULED WORKSESSION MEETING
Monday, August 12, 2002
7:30PM**

The regularly scheduled Worksession meeting of the Hilltown Township Board of Supervisors was called to order by Chairperson John S. Bender at 7:30PM and opened with the Pledge of Allegiance.

Also present were: Kenneth B. Bennington, Vice-Chairperson
Betty P. Snyder, Supervisor
Gregory J. Lippincott, Township Manager
Thomas A. Buzby, Director of Public Works
Francis X. Grabowski, Township Solicitor
Lorraine E. Leslie, Township Treasurer

Chairperson Bender announced the Board met in Executive Session prior to this meeting in order to discuss legal and real estate matters.

A. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

B. APPROVAL OF MINUTES – Action on the minutes of the July 22, 2002 Board of Supervisor's Meeting – Motion was made by Supervisor Snyder, seconded by Supervisor Bennington, and carried unanimously to approve the minutes of the July 22, 2002 Board of Supervisors Meeting, as written. There was no public comment.

C. APPROVAL OF CURRENT BILLING – Chairperson Bender presented the Bill's List dated August 13, 2002, with General Fund payments in the amount of \$171,294.01, and State Highway Aid Fund payments in the amount of \$18,278.84; for a grand total of all payments in the amount of \$189,572.85.

Motion was made by Supervisor Snyder, seconded by Supervisor Bennington, and carried unanimously to approve the Bill's List dated August 13, 2002, as presented. There was no public comment.

D. TREASURER'S REPORT – Chairperson Bender presented the Treasurer's Report with the following balances as of July 31, 2002:

General Fund Checking	\$ 103,446.96
Payroll Fund Checking	\$ 106.83
General Reserve Fund	\$ 421,781.01
Open Space Fund	\$ 255,105.10
Fire Fund Checking	\$ 53,554.57
Debt Service Fund Checking	\$ 232,260.94
State Highway Aid Fund Checking	\$ 256,421.24

Escrow Fund Checking	\$ 546,775.30
Capital Projects Fund	\$1,158,625.22

Motion was made by Supervisor Snyder, seconded by Supervisor Bennington, and carried unanimously to approve the Treasurer's Report dated July 31, 2002, subject to audit. There was no public comment.

E. PUBLIC WORKS REPORT – Mr. Thomas A. Buzby, Director of Public Works – Mr. Buzby read the Public Works Report for the period of June 30th through August 10th, 2002; a copy of which is on file at the Township office.

The sand volleyball courts at the Civic Park are presently closed due to bee infestation. A lengthy discussion took place concerning whether or not pesticides should be sprayed on the courts.

F. POLICE REPORT – No one was present. The Police Reports for the months of June and July, 2002 are on file at the Township office.

G. BUILDING REPORT – - No one was present. The Building Report for the month of July, 2002 is on file at the Township office.

H. HILLTOWN AUTHORITY REPORT – Mr. James G. Groff, Authority Manager – Mr. Groff read the Hilltown Authority Report for the month of July, 2002; a copy of which is on file at the Township office.

I. HILLTOWN FIRE COMPANY REPORT – Mr. Jim Walter, Battalion Chief – Mr. Walter read the Hilltown Fire Company Report for the month of July, 2002; a copy of which is on file at the Township office.

J. SILVERDALE FIRE COMPANY REPORT – No one was present. The Silverdale Fire Company Report for the month of July, 2002 is on file at the Township office.

K. PARK AND RECREATION REPORT – No one was present.

L. OPEN SPACE REPORT – No one was present. The Open Space Report for the month of July, 2002 is on file at the Township office.

M. ZONING HEARING BOARD REPORT -- Mr. John Snyder, Chairperson – Mr. Snyder read the Zoning Hearing Board Report for the month of July, 2002; a copy of which is on file at the Township office.

N. CONFIRMED APPOINTMENTS: None.

O. MANAGER'S REPORT – Mr. Gregory J. Lippincott, Township Manager –

1. In response to a request by the Township to reduce the speed limit to 35 m.p.h. on Rt. 152 (Limekiln Pike) between Broad Street and Hilltown Pike, an engineering and traffic study was conducted by PennDot. In this study, they evaluated applicable engineering parameters found in the Department's regulations pertaining to speed limits. The applicable engineering parameters used included a radar speed survey, a review of the corner sight distances, and a crash analysis of reportable accidents recorded in the State Crash Records System from January 1997 to December 2001, to determine those accidents with probable factors related to speed. The results of the survey showed that the 85th percentile speed is 45 m.p.h. with 13% of the motorists observed traveling at speeds in excess of the posted speed limit. There was no site distance obstructions and in PennDot's analysis of 8 reportable crash reports recorded, less than half had probable factors related to speed. Therefore, based on the engineering and traffic study performed, PennDot cannot justify a reduced speed zone. Discussion took place.

2. Mr. Ed Gutknecht of the Recorder of Deeds Office responded via telephone message to the two letters sent to his office regarding their backlog of recorded deed information. Mr. Gutknecht advised that all Bucks County tax collectors have received the deed information up to July 3rd. Further, he anticipates that a 30-day turnaround period should be possible from this point forward.

3. Bids for construction of the new Public Works Building were received and considered by the Board of Supervisors. Bid results are as follows:

General Construction:

Bidder	Base Bid
Gateway Project Management	\$ 819,250.00
Uliano Construction, Inc.	\$ 851,600.00
Penn East Design & Development	\$ 896,950.00
Rizzetto Construction	\$ 922,000.00
Stone Hill Contracting, Co.	\$ 979,000.00
Emmaus Constructors, Inc.	\$ 995,000.00
CC Inc. Construction Service	\$1,089,700.00

Motion was made by Supervisor Bennington, seconded by Supervisor Snyder, and carried unanimously to award Bid #2002-5, for General Construction of the new Public Works Building to Gateway Project Management in the amount of \$819,250.00. There was no public comment.

Alternate bids G-1 (provide complete Police Bay Building Addition) and G-2 (Provide a sand bed and rigid insulation under the floor slab of Work Bays 109) were also provided in the event the General Construction bids were lower than anticipated.

Motion was made by Supervisor Bennington, seconded by Supervisor Snyder, and carried unanimously to reject Alternate bids G-1 and G-2 of the General Construction Bids for the new Public Works Building. There was no public comment.

Plumbing Construction

Bidder	Base Bid
Daniel Lagreca Co., Inc.	\$ 153,650.00
A.T. King, Jr., Inc.	\$ 158,000.00
Eastern Construction Assoc., Inc.	\$ 171,000.00
Worth & Co.	\$ 186,200.00
JBM Plumbing	\$ 267,000.00

Motion was made by Supervisor Bennington, seconded by Supervisor Snyder, and carried unanimously to award Bid #2002-6 for Plumbing Construction of the new Public Works Building to Daniel Lagreca Co., Inc. in the amount of \$153,650.00. There was no public comment.

Alternate bid P-1 (Provide plumbing construction of Police Bay addition) was also provided in the event the Plumbing Construction bids were lower than anticipated.

Motion was made by Supervisor Bennington, seconded by Supervisor Snyder, and carried unanimously to reject Alternate bid #P-1 of the Plumbing Construction of the new Public Works Building. There was no public comment.

HVAC Construction

A.T. King, Jr.	\$ 180,900.00
Accord Mechanical	\$ 186,900.00
Guy M. Cooper	\$ 224,900.00
Eastern Construction Assoc, Inc.	\$ 232,000.00
Worth & Co.	\$ 236,712.00
Hampton Mechanical Contractors	\$ 284,000.00
JBM Plumbing	\$ 347,000.00

Motion was made by Supervisor Bennington, seconded by Supervisor Snyder, and carried unanimously to award Bid #2002-7 for HVAC Construction of the new Public Works Building to A.T. King, Jr. in the amount of \$180,900.00. There was no public comment.

Alternate bid H-1 (Provide HVAC Construction for Police Bay addition) and H-2 (Provide complete under slab heating system in Work Bays 109) were also provided in the event the HVAC Construction bids were lower than anticipated.

Motion was made by Supervisor Bennington, seconded by Supervisor Snyder, and carried unanimously to reject Alternate bids H-1 and H-2 of the HVAC Construction Bids for the new Public Works Building. There was no public comment.

Electrical Construction

Bidder	Base Bid
Lederach Electric	\$ 171,000.00
Indian Creek Electric	\$ 190,000.00
J & S Electrical Contracting	\$ 220,616.00
Eastern Construction Assoc., Inc.	\$ 237,000.00

Motion was made by Supervisor Bennington, seconded by Supervisor Snyder, and carried unanimously to award Bid #2002-8 for Electrical Construction of the new Public Works Building to Lederach Electric in the amount of \$171,000.00. There was no public comment.

Alternate bid E-1 (Provide electrical construction for Police Bay addition) was also provided in the event the Electrical Construction bids were lower than anticipated.

Motion was made by Supervisor Bennington, seconded by Supervisor Snyder, and carried unanimously to reject Alternate bid E-1 of the Electrical Construction Bids for the new Public Works Building. There was no public comment.

4. Bucks County Department of Community and Business Development has earmarked \$93,000.00 for Hilltown Township during a 3-year funding cycle starting in 2003 until 2005. October 11, 2002 is the deadline for the first funding cycle. Mr. Lippincott recommended that the Township use \$20,000.00 of that money to fund the Zoning Ordinance rewrite. The Township also has plans to refurbish the former Municipal Building in Blooming Glen, however Mr. Lippincott does not believe that it is possible to have the grant application completed by October 11, 2002. The Township will have two more years to complete that grant application.

Since the time of Mr. Lippincott's original recommendation above, the Park and Recreation Board has offered their services to attempt to complete the grant application prior to the October 11th deadline.

Supervisor Bennington asked the approximate cost of the Zoning Ordinance rewrite. Based upon quotes from the Bucks County Planning Commission, Mr. Lippincott

believes it could cost anywhere from \$10,000.00 to \$20,000.00. A lengthy discussion took place. This issue was tabled for further consideration.

5. The Zoning Report for the month of July 2002 was included in the Supervisor's packets; a copy of which is on file at the Township office.

6. The Opinion of Anticipated Construction Cost for the Forest Road Park has been received from Spotts, Stevens, and McCoy.

7. Improvements required by the Summer Lea Subdivision Plan include storm drainage at the intersection of Orchard Road and Diamond Street. Currently, there is a cross pipe beneath Diamond Street which discharges stormwater runoff along the edge of Orchard Road. Proposed improvements will revise this stormsewer system such that the stormsewer will discharge beyond the Diamond Street right-of-way within Township-owned open space beyond the curb and sidewalk in the southeast corner of the intersection.

Via correspondence dated July 19, 2002, PennDot has advised that they will require a permanent drainage easement to permit this stormsewer improvement at the Orchard Road/Diamond Street intersection. The easement must be on PennDot's Form M950 D2, Deed of Easement, which has been reviewed by Solicitor Grabowski. Upon approval, the Deed of Easement should be executed by the Supervisors and recorded at the Bucks County Courthouse by Solicitor Grabowski, with a copy returned to PennDot. This document was available for signature following the meeting.

Motion was made by Supervisor Bennington, seconded by Supervisor Snyder, and carried unanimously to accept the request of PennDot to grant the easement to allow for stormwater to discharge onto Township property, as noted above. There was no public comment.

8. Solicitor Grabowski presented Subdivision/Land Development Agreements and Financial Security Agreements for the Home Depot project, which is located at Bethlehem Pike and Central Avenue. A portion of the construction costs in the amount of \$3,397,318.92 have been secured by the issuance of a Performance Bond by Traveler's Casualty Insurance Company of America, as provided by the applicant. The soft cost portion of the construction costs, including engineering, inspection, legal, and administrative expenses, amounts to \$154,423.59, which has been posted in cash with the Township. An additional sum in the amount of \$85,000.00 was submitted to the Township today as a capital contribution as was originally offered by the developer at the Supervisors meeting of March 25, 2002 to assist the General Fund/Recreation Fund.

Motion was made by Supervisor Bennington, seconded by Supervisor Snyder, and carried unanimously to authorize acceptance and execution of the Home Depot Subdivision/Land Development Agreements and Financial Security Agreements, as specified above. There was no public meeting.

The mylars for the Home Depot plan will be signed by the Supervisors following this meeting.

P. PLANNING COMMISSION REPORT – Mr. John Kachline, Chairperson – Mr. Kachline read the Planning Commission Report for their worksession meeting of August 5, 2002; a copy of which is on file at the Township office.

Q. CORRESPONDENCE – Mr. Gregory J. Lippincott, Township Manager –

1. Correspondence was received from legal counsel for Robert Johnson requesting a subdivision sketch plan review meeting for his property located on Schultz Road, with the Township staff. Mr. Johnson provided the required \$500.00 escrow.

Motion was made by Supervisor Bennington, seconded by Supervisor Snyder, and carried unanimously to authorize a subdivision sketch plan review meeting with Mr. Robert Johnson and the Township staff, as specified above. There was no public comment.

2. Correspondence was received from PSATS explaining the FCC ruling regarding cable modems being exempt from Township Franchise Agreements. PSATS is seeking a contribution of funds toward the defense of this case from any municipality. Solicitor Grabowski recently had a discussion with an attorney who worked in the cable television industry and interned with the FCC for a period of time. This attorney would be willing to discuss a possible Cable Television Franchise Ordinance with the Supervisors at the appropriate time. A lengthy discussion took place concerning the pending court case. The Supervisors directed Mr. Lippincott to obtain additional information concerning the proposed court case before making a financial commitment.

3. The Supervisors and Mr. Lippincott were invited to attend the scheduled August 21, 2002 Minsi Trail Bridge Replacement meeting to be held at the Hilltown Municipal Building, which is being sponsored by PennDot. There will be a Public Officials briefing at 6:00PM, with the same presentation being made to local residents at 7:00PM. A question and answer session will follow a brief presentation. Supervisor Bennington asked if PennDot notified Minsi Trail residents of this meeting. Mr. Lippincott believes that PennDot has handled resident notification, however he will confirm that.

4. Correspondence was received from Mrs. Terri Lewis requesting that a speed survey be conducted and that speed limit signs be posted on Telegraph Road.

Motion was made by Supervisor Bennington, seconded by Supervisor Snyder, and carried unanimously to authorize a speed survey on Telegraph Road and directed Mr. Lippincott to inform Mrs. Lewis of the survey. There was no public comment.

5. Correspondence has been received from Keith Miller regrettably advising of his resignation from the Planning Commission due to job related time constraints. Mr. Miller's five-year term on the Planning Commission is set to expire on December 31, 2002.

Motion was made by Supervisor Bennington, seconded by Supervisor Snyder, and carried unanimously to authorize the advertisement of a vacancy on the Hilltown Township Planning Commission. There was no public comment.

R. MYLARS FOR SIGNATURE: Home Depot Land Development

S. PUBLIC COMMENT:

1. Mr. John Gerner, a Perkasio resident, commented that since the Home Depot project has now been approved, he assumes that reconfiguration of the intersection of Rt. 113 and Bethlehem Pike is imminent. He asked the status of the proposed First Service Bank to be located in the former Sernoff Seafood building. Chairperson Bender replied that the bank is in the sketch plan phase, and the proposal is still pending. Mr. Lippincott explained that the intersection would be improved, once all details are complete for the widening of the intersection for additional turn lanes.

T. SUPERVISOR'S COMMENTS:

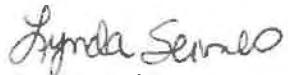
1. Supervisor Snyder reminded those in attendance of the advertised Public Meeting to be held with the Planning Commission on Thursday, August 15, 2002 at 7:30PM for review of the proposed Comprehensive Plan.

2. Chairperson Bender congratulated Mr. Lippincott who has been accepted into Temple University's new graduate program to obtain a planning degree in land use.

U. PRESS CONFERENCE: A conference was held to answer questions of those reporters present.

V. ADJOURNMENT: Upon motion by Supervisor Snyder, seconded by Supervisor Bennington, and carried unanimously, the August 12, 2002 Hilltown Township Board of Supervisors Worksession Meeting was adjourned at 8:27PM.

Respectfully submitted,



Lynda Seimes

Township Secretary

(*These minutes were transcribed from tape recordings taken by Mrs. Lorraine Leslie, Township Treasurer).