

**HILLTOWN TOWNSHIP BOARD OF SUPERVISORS  
REGULARLY SCHEDULED WORKSESSION MEETING  
Monday, August 13, 2001  
7:30PM**

The regularly scheduled worksession meeting of the Hilltown Township Board of Supervisors was called to order by Chairperson Kenneth B. Bennington at 7:30PM and opened with the Pledge of Allegiance.

Also present were: John S. Bender, Vice-Chairperson  
Betty P. Snyder, Supervisor  
Gregory J. Lippincott, Township Manager  
Kerry L. Trauger, Chief of Police  
Thomas A. Buzby, Director of Public Works  
David W. Taylor, Code Enforcement Officer  
Lorraine E. Leslie, Township Treasurer

Chairperson Bennington announced the Board met in Executive Session prior to this meeting in order to discuss personnel, legal, and real estate.

A. SWEARING IN OF NEW POLICE OFFICERS: Chief Trauger introduced the two new police officers, Lou Bell and Dan Reutter. District Justice Gaffney performed the swearing in ceremony. The Supervisors welcomed Officers Bell and Reutter to Hilltown Township.

B. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None.

C. APPROVAL OF MINUTES – Action on the minutes of the July 23, 2001 Supervisor’s Meeting - Motion was made by Supervisor Snyder, seconded by Supervisor Bender, and carried unanimously to approve the minutes of the July 23, 2001 Board of Supervisor’s Meeting, as written. There was no public comment.

D. TREASURER’S REPORT – Chairperson Bennington presented the Treasurer’s Report with the following balances as of July 31, 2001:

General Fund Checking	\$ 56,673.60
Payroll Fund Checking	\$ 97.94
General Reserve Fund	\$573,997.40
Open Space Fund	\$ 5,193.05
Fire Fund Checking	\$ 45,158.79
Debt Service Checking	\$222,034.08
State Highway Aid Checking	\$192,841.41
Escrow Fund Checking	\$309,584.73
Capital Projects Fund	\$145,178.60

Motion was made by Supervisor Snyder, seconded by Supervisor Bender, and carried unanimously to approve the Treasurer's Report as of July 31, 2001, subject to audit. There was no public comment.

E. PUBLIC WORKS REPORT – Mr. Thomas A. Buzby, Director of Public Works – Mr. Buzby presented the Public Works Report for the period of July 10<sup>th</sup> through August 13, 2001; a copy of which is on file at the Township office.

F. BUILDING REPORT – Mr. David W. Taylor, Code Enforcement Officer – Mr. Taylor presented the Building Report for the month of July, 2001; a copy of which is on file at the Township office.

G. POLICE REPORT – Chief Kerry L. Trauger – Chief Trauger presented the Police Report for the month of July, 2001; a copy of which is on file at the Township office.

Included with Chief Trauger's report were year-to-date totals of overtime comparing year 2000 totals with year 2001 totals. Chairperson Bennington assumes that overtime will be reduced by the addition of the two officers. Chief Trauger advised that the two new officers would be on a cover shift to fill in for illness and/or vacation for the time being.

Chairperson Bennington asked when the Blooming Glen speed check would take place. Chief Trauger replied that there will be several speed details at that location, and the speed reduction sign will be placed in that location as well. The speed reduction sign is presently being outfitted with additional plexi-glass over the solar panel to prevent damage.

Chief Trauger explained that Officer Lou Bell was a police officer with Quakertown Borough for twelve years. He is 34 years old, and resides with his wife and daughter in Chalfont. Officer Dan Reutter is 26 years old, was a police officer in New Hope Borough for two years, is single, and resides in Warrington. After a weeklong orientation, both officers will be on patrol as of next week.

H. WATER AND SEWER AUTHORITY REPORT – Mr. Groff was not present. A copy of the Hilltown Authority Report for the month of July, 2001 is on file at the Township office.

I. HILLTOWN FIRE COMPANY REPORT – Mr. Robert Grunmeier – Mr. Grunmeier read the Hilltown Fire Company Report for the month of July, 2001; a copy of which is on file at the Township office.

Discussion took place concerning a recent house fire on Green Street, of which the cause is presently listed as "undetermined."

Chief Grunmeier of the Hilltown Fire Company and Chief Metzler of the Perkasio Fire Company jointly submitted a proposal for a technical rescue service for Hilltown Township, as well as other municipalities to include Perkasio Borough and East Rockhill Township. Supervisor Bender commented this proposal was one of the best documented and thorough proposals he has ever seen, and commended Chief Grunmeier and Chief Metzler for their work. He noted that much of the proposal is geared for industrial/business establishments, and asked if the fire companies have approached local businesses and industries for their financial support. Mr. Grunmeier advised that many of these businesses and industries have approached the fire companies, though not necessarily with offers of financial support. One of the unique things with Hilltown Fire Company's relationship with Perkasio Fire Company is that both companies have been training at industrial sites. OSHA requires that businesses have a rescue service available. Therefore, both fire departments have been training at industrial sites in order to become familiar with the procedures and what obstacles may be encountered. Mr. Metzler has brought his entire fire department up to a very high level of technical rescue at this point. Much of the equipment to be purchased can be used on a day-to-day basis, and can also be used to assist with industrial accident rescues as well as construction site accident rescues. Discussion took place.

J. SILVERDALE FIRE COMPANY REPORT – Mr. John Gillespie – Mr. Gillespie read the Silverdale Fire Company Report for the month of July, 2001; a copy of which is on file at the Township office.

Mr. Gillespie noted that the State has recently lowered the age for junior volunteer firefighters to age 14, and the Silverdale Fire Company is proactively seeking this younger membership so that training can begin early. They are working with the Pennridge School District to recruit new younger members.

Silverdale Fire Company hopes to put their new truck in service by the end of this month.

K. PLANNING COMMISSION REPORT – Mr. John Kachline, Chairperson – Mr. Kachline read the Planning Commission Report for the month of July, 2001.

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

M. OPEN SPACE COMMITTEE REPORT – No one was present.

N. CONFIRMED APPOINTMENTS:

1. Mr. Richard McBride – Berry Brow Subdivision Open Space – Since the meeting where the Supervisors directed the applicant to provide the open space for Berry Brow Subdivision such that a golf course could be constructed on that open space in the future, Mr. McBride has met on a number of occasions with Township staff and professionals to discuss the proposal. The Township has chosen a professional golf course consultant whose services will be paid for by the applicant. Mr. McBride advised that the applicant has had no direct contact with the professional consultant, Mr. Blaukovitch.

Mr. Jim Blaukovitch, a golf course architect from Quakertown, has reviewed the proposed open space should the Township decide to pursue a golf course on this property. The site consists of approximately 123 acres, with open space, wooded areas, and steep slopes. Typically when a regulation-sized golf course is proposed, approximately 150 acres is required. A regulation golf course is approximately 6,000-6,500 yards long with a par anywhere from a 70 to a 72. Mr. Blaukovitch has conducted a soil study and determined that 30 acres of possible rock would have to be blasted, and approximately 28-30 acres of floodplain. There are also some wetlands contained within that floodplain as well. Because of this, Mr. Blaukovitch feels that a regulation 18-hole golf course would be out of the question for this site, however there are other alternatives to consider. A 9-hole regulation golf course would be a possibility, along with a practice fairway. Another alternative would be an executive golf course, which would consist of 18 holes, which would be 3,000 to 5,500 yards long, with par 3's and par 4's.

Chairperson Bennington noted that Mr. Blaukovitch had indicated that it would take anywhere from 5 ½ to 6 hours to play a regulation 18 hole golf course, and asked how long it would take to play an executive golf course. Mr. Blaukovitch replied that it would take approximately 3 hours to play, and noted that executive golf courses do very well in populated areas. He advised that the cost to construct an executive golf course versus an 18-hole golf course is not necessarily cheaper, even though it is shorter because 18 regulation greens and 18 regulation tees must still be constructed. The fairways would certainly be a great deal shorter, however the irrigation involved with shorter fairways would bring the cost down by approximately 25%. Mr. Blaukovitch advised that with the terrain on this site, par 5's would be very difficult to construct due to such steep slopes. He believes that a feasibility study by a financial golf course consultant company would be a smart thing to do if the Township were to consider this concept. Chairperson Bennington commented that in reality, the nine-hole golf course would require less maintenance than an executive course and be less costly to maintain as well.

The third option would be a par 3 course, with a range of approximately 70 yards to 240 yards long, which would make for very interesting holes. Discussion took place.

Mr. Blaukavitch's personal choice would be an executive golf course, which would provide for a speedy round of golf. Chairperson Bennington asked if any of the three options would use more water for irrigation. Mr. Blaukovitch replied that a par 3 course would use less water, while an 18 hole executive golf course would require the most water. Of these three choices, Supervisor Snyder would prefer the 18-hole regulation golf course and would certainly require a financial feasibility study to evaluate the proposal. Ideally, she would be inclined toward an 18-hole regulation course and if additional land would be required, so be it. Supervisor Snyder sees the executive golf course as being a less desirable choice since Hilltown Township is not a very populated area.

Discussion took place concerning the floodplain and steep slopes of the site that could be a hindrance to construction of a golf course. Mr. McBride does not believe that any golf course is developed on a property that is 100% usable. Most golf courses contain streams, wetlands, flood plains, and wooded areas, which provide for scenic vistas. The applicant is willing to work with the Township to provide for flexibility with regard to the size of the open space for a golf course, however it may necessitate decreasing the size of building lots for the proposed dwellings and the golf course itself being located on both sides of Hilltown Pike. A lengthy discussion took place.

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

1. Mr. Lippincott explained that construction of a new public works building has been budgeted for the years 2001 and 2002. The first step in this process is to hire an architect. The staff has contacted several local and regional architects for quotes and interviews. At this time, it is the staff's recommendation to appoint Architectural Studio from Allentown as Hilltown Township's architectural firm for the proposed Public Works building.

Motion was made by Supervisor Snyder, seconded by Supervisor Bender, and carried unanimously to appoint Architectural Studio of Allentown as Hilltown Township's architectural firm to begin drawings for the proposed public works building. There was no public comment.

2. Mr. Lippincott presented the Longacre Tract Sewage Facilities Planning Module for the Board's consideration. Action on the Planning Modules by the Board of Supervisors is required within 60 days of receipt pursuant to Chapter 71.53 of Title 25 of the Pennsylvania Code. At their meeting of May 21, 2001, the Hilltown Planning Commission unanimously recommended denial of the Planning Modules due to inconsistencies with the Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance, and the official Act 537 Plan.

Motion was made by Supervisor Bender, seconded by Supervisor Snyder, and carried unanimously to **adopt Resolution #2001-22, to deny the Longacre Tract Planning Modules due to inconsistencies with the Hilltown Township Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance, and the official Hilltown Township Act 537 Plan.** There was no public comment.

3. Bids of the Pedestrian/Bike Path were opened this morning, with the following results:

<u>Bidders</u>	<u>Total Base Bid</u>	<u>Total Base Bid and Alternate</u>
Ken Beer and Sons Excavating, Inc.	\$119,271.75	\$125,811.80
J.A. Taddei Corporation	\$188,152.00	\$202,252.00
Associated Paving Contractors, Inc.	\$216,621.00	\$223,741.00
Kehoe Construction, Inc.	\$236,683.75	\$242,018.75
Drum Construction Co., Inc.	\$233,624.25	\$244,341.25
S.A. Macanga, Inc.	\$241,096.90	\$248,898.90
Robert G. Ciccone	\$255,333.25	\$262,483.25

Unfortunately, the low bidder, Ken Beer and Sons Excavating, Inc., advised the Township this afternoon that they would be withdrawing their bid proposal due to an error on the bid calculation. Upon advice from the Township Solicitor and Engineer, Mr. Lippincott requested that any action on this bid be tabled pending further investigation.

Motion was made by Supervisor Snyder, seconded by Supervisor Bender, and carried unanimously to table the Pedestrian Path bid, pending further investigation. There was no public comment.

4. Mr. Lippincott announced that Hilltown Township has entered into an Agreement of Sale for 38.9 acres along Frontier Road. The Township will be utilizing its remaining Bucks County Open Space money, along with Dublin Borough's Bucks County Open Space money to purchase this property. Mr. Lippincott thanked Mr. Tom Supplee, Dublin Borough Manager, and Dublin Borough Council, as well as Ms. Lynn Bush, the Director of Bucks County Planning Commission, and Mr. Ken Baird, Director of Bucks County Open Space. Dublin Borough's Open Space Plan must still be approved by the County and Bucks County also has to approve the purchase of this land.

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

1. Correspondence was received thanking the Township for its participation in Pennridge Community Day and seeking suggestions and ideas for Community Day, 2002.

2. A grant application was received from the Hilltown Township and Perkasio Fire Companies, requesting funding for a Technical Rescue Service. A response will be sent to both fire companies advising that a decision concerning their request will be addressed during the 2002 budget process.

3. The Conditional Use Hearing for Marple Properties/CVS Pharmacy for the rezoning of a property located at the intersection of Rt. 113 and Rt. 313 has been scheduled for October 22, 2001 at 6:30PM, just prior to the regularly scheduled Supervisor's Meeting of that date.

Q. MYLARS FOR SIGNATURE:

1. Forsythe Lot Line Adjustment
2. Reckner/Amerman/Kramer Subdivision

R. PUBLIC COMMENT:

1. Mrs. Jean Bolger of Rt. 152 questioned the minutes of the July 23, 2001 meeting with regard to discussion of the 50 ft. wide watercourse easement to be provided for the stream that runs through the rear of the Anna Moyer Subdivision property, which also flows through Mrs. Bolger's property. Supervisor Snyder advised that the proposed easement prohibits building within 50 ft. of that swale and also protects it from any further development along the existing stream.

2. Mr. John Kachline of Mill Road thanked Mr. McBride and Mr. Nicholas of Berry Brow Farm for their effort in devising various plans for their proposed golf course development.

3. Mr. John Gillespie of Moyer Road asked the Supervisors to give consideration to revising Ordinance requirements for the width and length of driveways on large lots. The ability for fire and emergency personnel to take large trucks or pieces of equipment down driveways has become a limiting factor when fighting fires or responding to other emergencies. Mr. Gillespie will make this suggestion at the next Planning Commission meeting.

S. SUPERVISOR'S COMMENTS:

1. In a recent Cosmopolitan magazine survey, Chairperson Bennington noted that one of the questions was "Should drivers have the right to use their cell phones while driving?", with 30% of readers responding "Yes" and 70% of readers responding "No." As a matter of fact, in Representative Kathy Watson's most recent newsletter, there is a question concerning cell phone usage while driving, and Chairperson Bennington

encouraged residents to complete that survey to gather this information to be presented to the State Legislature.

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

U. ADJOURNMENT: Upon motion by Supervisor Snyder, seconded by Supervisor Bender, and carried unanimously, the August 13, 2001 Board of Supervisors Worksession Meeting was adjourned at 8:57PM.

Respectfully submitted,

  
Lynda Seimes

Township Secretary

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