

MINUTES OF NOCKAMIXON TOWNSHIP BOARD OF SUPERVISORS

November 21, 2013

The regularly scheduled meeting for September was held on Thursday, November 21, 2013 in the Township Building in Ferndale, PA. Chairman, William C. Sadow, Jr. opened the meeting at 7:30 P.M. with a salute to the flag.

Members Present:

William C. Sadow, Chair
Carl Bahnck, Vice-Chair
Nancy Alessi
Shannon L. Doman

Others in attendance:

Attorney:
Jordan B. Yeager, Esq.
Treasurer:
Keith DeLuca
Secretary:
Heather DiSario

SCHEDULING:

The schedule for the month was reviewed by Chairman, William C. Sadow, Jr.

MINUTES OF MEETING:

A motion was made by C. Bahnck, seconded by N. Alessi, to approve the minutes of the October 17, 2013 Board of Supervisors meeting as amended. The motion carried 4-0-0.

PUBLIC HEARING:

a. **Amended Code of Ordinances - Ordinance #151** - Jordan Yeager opened the public hearing at 7:40 p.m. for the amendment of Chapter 200 of the Nockamixon Township Code of Ordinances pertaining to taxation to include the existing open space earned income tax. The hearing was dually advertised and posted at the Township Building. The hearing was open to public comment. Mr. Yeager addressed a question regarding identifying imperfections in ordinances. The hearing was closed at 7:41 p.m. and the ordinance was placed before the Board for consideration.

A motion was made by N. Alessi, seconded by B. Sadow, to enact Ordinance #151. The motion carried 4-0-0.

b. **Amended Code of Ordinances - Ordinance #150** - Jordan Yeager opened the public hearing at 7:43 p.m. for the amendment of Chapter 212-10 of the Nockamixon Township Code of Ordinances pertaining to vehicles and traffic, amending traffic control signage provisions as to the intersection of Kintner Hill and Lake Warren roads. The Ordinances was dually advertised and posted at the Township Building. The hearing was open to public comment. There was no public comment. The hearing was closed at 7:45 P.M. and the ordinance was placed before the Board for consideration.

A motion was made by N. Alessi, seconded by C. Bahnck, to enact Ordinance #150. The motion carried 4-0-0.

PUBLIC COMMENT: none

STAFF REPORTS:

a. **Public Works Report, October 2013** - A motion was made by B. Sadow, seconded by N. Alessi, to approve the October 2013 Public Works Report as presented. The motion carried 4-0-0.

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N. Alessi commended the road crew for cleaning up the visibility along Frogtown Road.

b. Treasurer's Report:

Keith DeLuca gave the report. The 2013 CDBG Grant for the Eastern Upper Bucks Senior Center has been approved pending Township signatures.

A motion is needed to open two separate savings accounts; the capital equipment fund and the debit card account. A dollar limit and card use authorization must also be agreed upon.

A motion was made by S. Doman, seconded by N. Alessi, to approve opening a savings account for the capital equipment fund. The motion carried 4-0-0.

There was a discussion regarding a dollar limit on transactions, procedures on using the funds, and authorized users of the account.

A motion was made by S. Doman, seconded by N. Alessi, to open a debit card account with a \$2500 daily limit for each transaction with George Housworth, Roadmaster and Keith DeLuca, Treasurer as authorized users, with the debit card to be utilized consistently with existing purchase policies subject to Supervisor approval. The motion carried 4-0-0.

The new backhoe has been ordered with a purchase price of \$85,900 with the old backhoe as a trade-in. The Board must determine which of the two types of lease options would be best for the Township. The Township is looking to take delivery of the backhoe in January.

Installation of the new electric service panel and transfer switch has been completed.

The Supervisors will review correspondence from Linda McNeil of Tinicum Township regarding a breakdown of workman's compensation obligations to Nockamixon Township.

Bids were opened today on the steel contract for Trauger's Crossing Bridge. The two bidders were as follows: Quality Bridge & Fab, Inc. - \$27,685.00 and Kinsley Construction, Inc. - \$32,220.00.

A motion was made by C. Bahnck, seconded by N. Alessi, to award the bid for the steel contract for Trauger's Crossing Bridge to Quality Bridge & Fab, Inc., at \$27,685.00. The motion carried 4-0-0.

A motion was made by N. Alessi, seconded by S. Doman, to hire an authorized surveyor to perform field measurements on the Trauger's Crossing Bridge. The motion carried 4-0-0.

A motion was made by C. Bahnck, seconded by N. Alessi, to authorize the Secretary to advertise for the steel bid for the Lonely Cottage Road Bridge if needed. The motion carried 4-0-0.

There was a discussion regarding the Zoning Officer issuing non-traffic citations for ordinance violations. The item was tabled to the next meeting for discussion with the Zoning Officer.

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There was a brief discussion regarding this year's Christmas gathering.

Bills being presented for tonight: from the General Fund, \$37,566.54; State Fund, \$3,283.07; Recreation Fund, \$92.00; Escrow Fund, \$5,771.53; and Open Space, \$688.50.

A motion was made by N. Alessi, seconded by B. Sadow, to approve the November 2013 Treasurer's Report as presented. The motion carried 4-0-0.

G. Housworth has inquired about scrapping or selling the yellow Ford dump truck to offset the price of purchasing a new tar buggy. J. Yeager noted that according to the second class township code, the limit is \$1000 for sale of personal property. Anything over \$1000 needs to go to bid. It was suggested calling around for the highest paying scrap yard.

A motion was made by N. Alessi, seconded by S. Doman, to authorize G. Housworth to dispose of the yellow Ford dump truck. The motion carried 4-0-0.

A motion was made by B. Sadow, seconded by N. Alessi, to approve the November 2013 Bill List as presented. The motion carried 4-0-0.

A motion was made by B. Sadow, seconded by N. Alessi, to authorize the transfer of \$92.00 from the Recreation Fund to the General Fund and \$688.50 from the Open Space Fund to the General Fund. The motion carried 4-0-0.

c. Zoning Report- A motion was made by C. Bahnck, seconded by N. Alessi, to approve the November 2013 Zoning Report as presented. The motion carried 4-0-0.

COMMITTEE ACTION ITEMS:

N. Jesiolowski requested 500 business cards for the Historic Commission. S. Tenney also requested business cards for the Open Space Committee.

A motion was made by N. Alessi, B. Sadow seconded, to approve the purchase of business cards not to exceed \$50 per committee. The motion carried 4-0-0.

S. Tenney presented the Board with a photograph of a view scape of the recently conserved Thomas property. Julie and Jeff Thomas granted a conservation easement of 36 acres of their property on Frogtown and Church Hill roads.

SOLICITOR'S REPORT: J. Yeager gave an update on the court case regarding a large concert gathering in the Township that was not in compliance with the Township's ordinances and the court's orders. A motion for contempt should be filed in the next week.

Gorham Conservation Easement - Have been in discussions with the County to update the easement that protects the Gorham Property. A revised version of the easement was emailed shortly before tonight's meeting. J. Yeager distributed copies of the draft resolution with the old and new easement document. The easement area is approximately 51 acres and the remaining area is approximately 7 acres. J. Yeager explained that the document needs one more review by the County Solicitor and Lynn Bush. The easement would be monitored by the Township and the County. A resolution was prepared for the Board. The issue of the yearly inspection compliance will be reflected in the new document.

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A motion was made by B. Sadow, seconded by N. Alessi, to approve the Resolution 11-21-2013 authorizing entering into an amended and restated conservation easement over Township owned Open Space, namely the Gorham Tract. The motion carried 4-0-0.

There was a discussion about the proceedings of the sale of the Gorham Property. It was suggested announcing the sale in an upcoming Township newsletter but not until the easement is recorded, which should be by the end of December.

A motion was made by N. Alessi, seconded by C. Bahnck, to authorize issuing a notice of invitation for bids for the Gorham Property after the amended and restated conservation easement has been recorded with the County Recorder of Deeds, with the goal being bids to be due to the Township within 60 days of when the notice of bids goes out, with the Board considering a bid at the subsequent Board of Supervisors meeting. The motion carried 4-0-0.

SUBDIVISIONS:

- a. G. Hoffman 5-lot Subdivision TMP# 30-11-164-2; -164-2; -164-5 grants extension to 01/23/2014
- b. A.M. Morton - Lonely Cottage Road Subdivision - TMP# 30-13-5 grants extension to 03-31/2014
- c. Smith Minor Subdivision - TMP# 30-11-17-3 grants extension to 12/31/2013

LAND DEVELOPMENT:

- a. Wehrung's Phase II L/D TMP# 30-10-35 - grants extension to 12/30/2013

OLD BUSINESS:

- a. Cabot Corp - no new information.
- b. Hidden Valley - no new information.

NEW BUSINESS: Permission to advertise the 2014 Budget Public Hearing for December.

A motion was made by N. Alessi, seconded by S. Doman, to authorize advertisement of the 2014 Budget Public Hearing for December. The motion carried 4-0-0.

A motion was made by C. Bahnck, seconded by B. Sadow, to authorize INTEX Environmental Group, Inc., to perform a Wetland Survey for the Shively Estate TMP# 30-11-143. N. Alessi and S. Doman voting, no. The motion failed.

K. DeLuca will contact Doylestown Township regarding having septic haulers send in the information to the Township for possible inclusion in a future Township newsletter.

COMMITTEE REPORTS:

- a. Emergency Management - no report
- b. Environmental Advisory Committee - no report
- c. BNT Ground Water Committee - previously discussed.
- d. Open Space Committee -
- e. Park & Recreation Board- no report.
- f. Nockamixon Historic Commission- N. Jesilowski is planning to announce public speakers in the upcoming Township newsletters.

The board entered into executive session at 9:17 P.M. to discuss real estate matters.

The board returned from executive session at 10:25 P.M.

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ADJOURNMENT:

A motion was made by N. Alessi, seconded by B. Sadow, to adjourn the Board of Supervisors meeting at 10:30 p.m. The motion carried 4-0-0.

Respectfully submitted,

Heather DiSario
Recording Secretary