

East Rockhill Township Board of Supervisors

March 28, 2023

Regular Business Meeting Minutes

DRAFT

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00p.m. on March 28, 2023, in the meeting room at the East Rockhill Township Municipal Office, 1622 North Ridge Road, Perkasie, PA 18944.

Present:	Dave Nyman	Supervisor Chairperson
	Gary Volovnik	Supervisor Vice-Chairperson
	Jim Nietupski	Supervisor Member
	Marianne Morano	Township Manager
	John Rice, Esq.	Township Solicitor
	Steve Baluh, P.E.	Township Engineer
	Jeff Scholl	Public Works Director
	Chief Dickinson	Pennridge Regional Police Department

The meeting was called to order at 7:00p.m. by Mr. Nyman with the Pledge of Allegiance.

Members of the public and press were present.

Announcements or Presentations:

- Next Board of Supervisors Meeting April 18, 2023 7:00pm
- Executive Session to take place following the meeting for potential real estate acquisition

Public Comment #1:

- Chuck Weaver, 47 Ridge Run Road, requested signs be posted in his development advising pedestrians to walk against traffic.

Approval of Minutes and Bills Payable:

Approval of Minutes.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to approve the meeting minutes from the Board of Supervisors' February 28, 2023 Regular Meeting and March 9, 2023 Special Meeting as presented. With no additional discussion, all present voted in favor.

Payment of Unpaid Bills.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve payment of the Bills List dated March 24, 2023, for a total amount of \$252,981.94 as presented. With no additional discussion, all present voted in favor.

Board and Commission Reports:

Pennridge Regional Police Department: Chief Dickinson

The Chief shared the February 2023 Pennridge Regional Police activity report. The report is on file.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to accept the Penridge Regional Police Department report. With no additional discussion, all present voted in favor.

Penridge Wastewater Treatment Authority: Dave Nyman

The February 2023 minutes and flow reports were provided to the Board.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to accept the Penridge Wastewater Treatment Authority report. With no additional discussion, all present voted in favor.

Penridge Area Coordinating Committee: Dave Nyman

The March 23, 2023 meeting notes were provided to the Board.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to accept the Penridge Wastewater Treatment Authority report. With no additional discussion, all present voted in favor.

Township Manager's Report: Marianne Morano

Destruction of Specific Township Records.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to adopt **Resolution 2023-06** as presented. With no additional discussion, all present voted in favor.

Consortium to amend Act 12 of 2016 related to water and sewer. An amended draft resolution was provided to the Board to join a new consortium to amend, remove or introduce laws that will impact a private utility company's ability to acquire water and sewer systems; annual fee of \$250.00; additional costs over the annual fee will be passed to consortium members. The Township Solicitor will review and amend for the April 18, 2023 meeting.

Public Works Maintenance Complex. A proposal for professional services dated March 24, 2023 from Phillips & Donovan Architects pages 1-33 with details for a basic design phase and basic project delivery phase with renderings and location currently approved was provided to the Board. Consensus of the Board was for Mr. Volovnik to attend the two staff meetings cited in the proposal.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, authorizing the basic design phase totaling \$80,925.00 for the Public Works Maintenance Complex Project as presented. With no additional discussion, all present voted in favor.

Electric Generation.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to authorize electric generation with IGS Energy for 18 months at 0.0789 effective July 2023 with an option to extend the term and blend down the rate. With no additional discussion, all present voted in favor.

Three Mile Run Road Railroad Overpass. Mr. Nyman requested an update to railway cars parked on the overpass. East Penn has not responded to Mrs. Morano's inquiry and therefore Mr. Nyman suggested Representative Staats and Senator Santarsiero be contacted.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to approve the Township Manager report. With no additional discussion, all present voted in favor.

Public Works Report: Jeff Scholl

Mr. Scholl updated the Board on Public Works activities as of March 23, 2023. Of note, Willow Drive and Meadow Lane street trees have been trimmed and athletic fields will be rolled. The report is on file.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve the Township Public Works report. With no additional discussion, all present voted in favor.

Township Engineer Report: Steve Baluh, P.E.

Escrow Vouchers.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to authorize release of Escrow Voucher number 1 in the amount of \$730,071.00 for Pennridge School District Parking lot project payable to Pennridge School District and authorize release of Escrow Voucher number 1 in the amount of \$92,025.00 for Pennridge School District Tennis Court project payable to Pennridge School District as presented. With no additional discussion, all present voted in favor.

Update on Old Bethlehem Pike Sewer Extension. Draft reports were provided to the Board noting the project will consist of a gravity line in East Rockhill and low pressure grinder pump under Perkasio Regional Authority ownership in West Rockhill Township. Both projects are similar in cost due to gravity line is deeper and goes through rock. A total of 25 homes would be able to connect and estimated cost is \$1,000,000.00 with the construction and EDU connection fee paid for by property owners. DEP application for the sewer line must include how the project will be funded. Options are a mandatory sewer connection Ordinance; connection upon property re-sale or township apply for grants which would reduce cost to property owners. Board direction is needed to proceed to resident written notification and review by Planning agencies. It was noted Bucks County Department of Health does not provide failed system information.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to authorize proceeding with property owner notification with grant application to assist with funding the infrastructure. With no additional discussion, all present voted in favor.

Conveyance Agreement with Perkasio Regional Authority. Mr. Nyman requested an update to the draft Agreement. A new draft will be presented at a future meeting.

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to approve the Township Engineer report. With no additional discussion, all present voted in favor.

Township Solicitor Report: John Rice, Esq.

Public Water Connection Ordinance. A draft Ordinance for mandatory public water connection for properties receiving public water as part of Perkasio Regional Authority Pennvest Grant on

Old Bethlehem Pike was provided to the Board. Mr. Rice recommended removing West Rockhill properties.

- Mr. Nietupski stated as a result of the new fire hydrants insurance premiums should be reduced.
- Lou DiTonno, 1 Boulder Drive, asked how wells are sealed and if each property owner needed to engage a private contractor. Wells are filled and sealed at DEP direction. PRA will be performing the complete connection as part of grant approval.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to authorize public advertisement and public hearing of the draft ordinance for the April 18, 2023 meeting as presented. With no additional discussion, all present voted in favor.

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to approve the Township Solicitor report. With no additional discussion, all present voted in favor.

Department and Emergency Services Reports:

On motion by Mr. Volovnik, seconded by Mr. Nietupski, to acknowledge receipt of the Department and Emergency Services reports. With no additional discussion, all presented voted in favor.

New or Other Business Supervisors' Items:

- Mr. Nietupski stated Republic Services increased his trash charges but within 10 minutes of contacting them they honored the Township's trash district pricing.

Public Comment #2:

- Tina O'Rourke, 1819 Old Bethlehem Pike, asked if there was mandatory sewer connection; wanted an executive summary on West Rockhill portion of sewer connection; residents public comment; what kind of assessment would be imposed and what side of Old Bethlehem Pike the sewer line would be installed. No mandatory sewer connection is planned at this time; West Rockhill review is the same as East Rockhill's; letter will allow public comment; price to residents is total cost divided by properties, estimated at \$45,000.00 per EDU, which does not include private plumber to be engaged to run from street to dwelling; West Rockhill side will have water line and East Rockhill side sewer line.
- Dave Guleke, 2015 Old Bethlehem Pike, asked if sewer would be to his property. No.

Adjournment:

On motion by Mr. Nietupski, seconded by Mr. Volovnik, to adjourn the regular meeting into Executive Session. With no additional discussion, the meeting was adjourned at 8:08p.m.

Respectfully submitted,

NOT APPROVED

East Rockhill Township
Unpaid Bills List

April 14, 2023

Summary of Fund Expenses

FUND NAME	DESCRIPTION	TOTAL
General	<i>General Purposes</i>	\$ 118,710.95
Fire	<i>Revenue from Real Estate 1.0 mil. Expenses related to Fire Volunteer Services.</i>	\$ 129.51
Open Space	<i>Revenue from Earned Income 0.25. Expenses for preservation and maintenance per HB1523.</i>	\$ 2,083.83
Sewer	<i>Revenue from sewer rates and connections. Expenses for sewer operations.</i>	\$ 53,531.52
Park & Recreation / Golf Driving Range	<i>Revenue from token sales, park reservations & contributions. Expenses for driving range and park maintenance.</i>	\$ 779.13
Street Light	<i>Revenue from annual street light assessment for properties in district. Expenses payable to PPL for street light rental and maintenance.</i>	\$ 1,664.54
Capital Improvement	<i>Revenue from Real Estate 1.25 mil. Expenses for capital projects as budgeted and approved by Board of Supervisors.</i>	\$ -
Building Debt	<i>Revenue from Real Estate 1.26 mil. Expenses for Police Headquarter and Municipal Complex building debt.</i>	\$ 5,797.22
Capital Reserve	<i>Revenue from grants and contributions. Expenses per allocations as budgeted and approved by Board of Supervisors.</i>	\$ -
State Aid (Liquid Fuels)	<i>Revenue from State fuel tax. Expenses according to PennDOT guidelines for road and vehicle maintenance.</i>	\$ 1,074.85
Escrow	<i>Revenue for consultant review time. Expenses for projects under review with escrow requirements.</i>	\$ 4,975.28
Unpaid Bills Total		\$ 188,746.83

East Rockhill Township
Unpaid Bills List

April 14, 2023

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
General Fund - 01		
Chase Credit Card	Safety Meeting	63.18
Chase Credit Card	Fredericks Flowers	81.61
Chase Credit Card	Amazon	257.50
Chase Credit Card	Harbor Freight	126.94
Chase Credit Card	Lowe's	520.28
Clemens Uniform	Uniforms	142.60
Delaware Valley Health Insurance (DVHT)	Insurance Premium	12,451.55
DCED	January - March Permits	67.50
ESRI	Mapping Software Annual Subscription	538.00
Grim, Biehn & Thatcher	Township Solicitor General	1,824.00
Grim, Biehn & Thatcher	Township Solicitor Litigation	544.50
GT&E	Supplies	13.83
Home Depot	Supplies	456.18
IPFone	Phone Service	272.35
IT Business Solutions	Monthly Service	471.00
Keystone Collections Group	EIT Commission	958.24 *
Keystone Collections Group	Costs Retained by Tax Officer (Act 192)	669.66 *
Keystone Collections Group	EIT Taxpayer Refunds	1,022.84 *
Keystone Collections Group	LST Commission	8.62 *
Land Mobile	Quarterly Service	675.00
LocalIQ	Advertising	89.86
Monarch Door Co	Garage Door Repair	185.00
NAPA Auto Parts	Parts	7.66
Neat & Clean	Township Office	280.00
ORE	Equipment Rental Tree Removal	1,935.00
Pennridge Regional Police	Police Service	86,255.33
PP&L Electric	Parking Lot Lights	309.71
PP&L Electric	Municipal Office	228.02
PP&L Electric	Garage/Shop	94.16
PP&L Electric	426 Three Mile Run Rd	226.07
Pitney Bowes	Quarterly Lease	102.00
Principal Financial Group	Insurance Premium	698.41
Reiss Hauling & Recycling, Inc.	Trash & Recycling Service	1,685.00
Richter	Mobile Shredding	45.00
Ricoh	Prepay Copier Rental	132.23
Rockhill Design	Truck Seals	406.00
Shadywood Communications	Enewsletter	215.00

East Rockhill Township
Unpaid Bills List

April 14, 2023

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Sprint	Cell Phone Service	132.75
Staples Credit Plan	Supplies	117.47
TRAISR LLC	Permit Software	3,190.00
Verizon	FIOS service	119.00
Wynn Associates	Township Engineer Rockhill Quarry	56.70
Wynn Associates	Township Engineer 809 Three Mile Run Rd	37.80
Wynn Associates	Township Engineer General	682.40
Wynn Associates	Township Engineer Stone Edge Road	315.00
<i>General Fund</i>		<u>\$ 118,710.95</u>

Fire Fund - 03

PP&L Electric	Substation	129.51
<i>Fire Fund</i>		<u>\$ 129.51</u>

Open Space Fund - 05

Grim, Biehn & Thatcher	Township Solicitor Land Preservation	128.00
Grim, Biehn & Thatcher	Township Solicitor 809 Three Mile Run Rd	247.00
Keystone Collections Group	EIT Commission	477.11 *
Keystone Collections Group	Taxpayer Refunds	511.42 *
Wynn Associates	Township Engineer Open Space	720.30
<i>Open Space Fund</i>		<u>\$ 2,083.83</u>

Sewer Fund - 08

Auto Plus	Supplies	25.86
Bullseye	Pumping Station Alarm Service	158.69
Chase Credit Card	Pesticide Training - KR	255.00
Chase Credit Card	Tractor Supply	893.96
Comcast	Treatment Plant Phone Service	110.42
Delaware Valley Health Insurance (DVHT)	Insurance Premium	793.64
Grim, Biehn & Thatcher	Township Solicitor Sewer	91.25
Grim, Biehn & Thatcher	Township Solicitor Old Bethlehem Pike Sewer	592.00
Kevin Franks	Treatment Plant	1,850.00
LRM Inc	Pump Station Meter	480.00
LRM Inc	Treatment Plant Meter	480.00
MJ Reider Associates	Lab Analysis	279.95
PP&L Electric	Pump Station	496.07
PP&L Electric	Treatment Plant	2,080.37
Principal Financial Group	Insurance Premium	166.57
PWTA - Capital Fund	Quarterly Billing	1,542.00
PWTA - Operating Fund	Quarterly Billing	39,828.00

East Rockhill Township
Unpaid Bills List

April 14, 2023

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
SC Engineers	2022 Chapter 94 Report	903.00
Sprint	Cell Phone Service	88.53
US Postal Service	4/2023 Sewer Billing	493.90 *
Warehouse Battery Outlet	Supplies	155.76
Wynn Associates	Township Engineer Old Bethlehem Pike Sewer	1,766.55
	<i>Sewer Fund</i>	<u>\$ 53,531.52</u>

Park & Recreation / Driving Range Fund -09

BDS	Parts	136.00
Chase Credit Card	Lowes	90.94
George Allen Portable Toilets Inc.	Markey Centennial Park	160.00
Pennridge Community Day	2023 Contribution	300.00
PP&L Electric	Markey Centennial Park Sign	27.85
PP&L Electric	Markey Centennial Park Buildings	64.34
	<i>Park & Rec / Driving Range Fund</i>	<u>\$ 779.13</u>

Street Light Fund - 13

PP&L Electric	Street Lights	1,664.54
	<i>Street Light Fund</i>	<u>\$ 1,664.54</u>

Capital Improvement Fund - 19

Capital Improvement Fund \$ -

Building Debt Fund - 22

Pennridge Regional Police Department	Principle and Interest Debt Payment	5,797.22
	<i>Building Debt Fund</i>	<u>\$ 5,797.22</u>

Capital Reserve Fund - 30

Capital Reserve Fund \$ -

State Aid (Liquid Fuel) Fund - 35

Auto Plus	Roller Parts	68.97
GT&E	Roller Parts	566.44
H&K Materials	Supplies	82.50
NAPA Auto Parts	Truck Parts	5.04
Nyco	Roller Parts	49.69
PP&L Electric	Signal 313 & 5th	29.70

East Rockhill Township
Unpaid Bills List

April 14, 2023

Detail of Fund Expenses

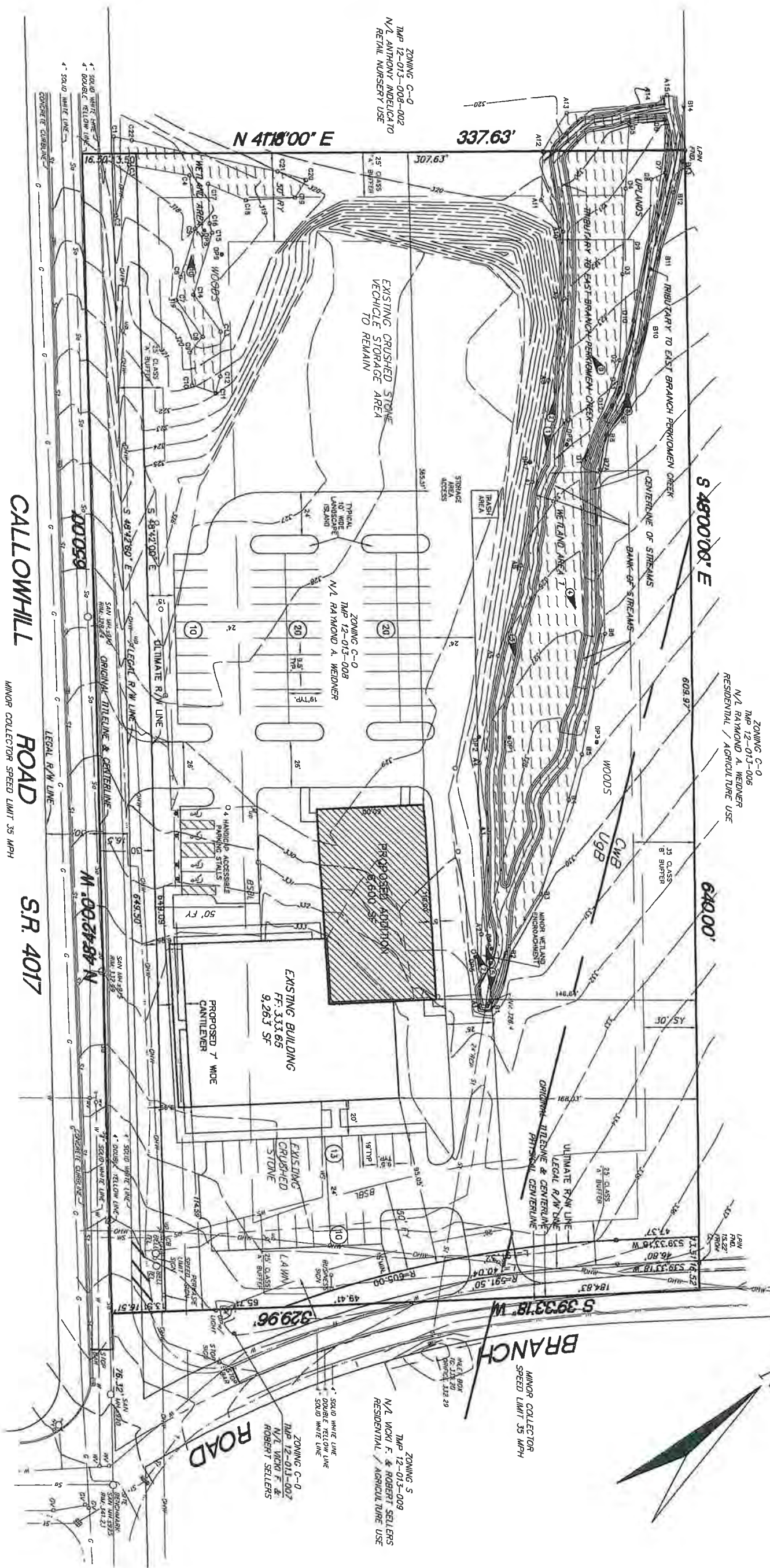
<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
PP&L Electric	Flasher 5th Street	25.83
PP&L Electric	Signal Campus & 5th	34.33
PP&L Electric	Signal 313 & 563	29.82
PP&L Electric	Flasher Schwenkmill Road	25.71
PP&L Electric	Signal 313 & Mountain View	44.15
PP&L Electric	Flasher Mountain View	25.67
Triad Truck Equipment	Truck Parts	87.00
<i>State Aid Fund</i>		<u><u>\$ 1,074.85</u></u>

Escrow Fund - 90

Grim, Biehn & Thatcher	Township Solicitor McClennan	893.00
Grim, Biehn & Thatcher	Township Solicitor Boice	228.00
Grim, Biehn & Thatcher	Township Solicitor Mager	211.50
Grim, Biehn & Thatcher	Township Solicitor Pennridge SD	38.00
Grim, Biehn & Thatcher	Township Solicitor 925 Three Mile Run Rd	288.00
Tranchitella	Escrow Closure	577.08
Wynn Associates	Township Engineer Pennridge SD	1,490.70
Wynn Associates	Township Engineer McClennan	767.40
Wynn Associates	Township Engineer Mager	226.40
Wynn Associates	Township Engineer Green Ridge West	85.50
Wynn Associates	Township Engineer Patel	113.40
Wynn Associates	Township Engineer Lynn Builders	56.30
<i>Escrow fund</i>		<u><u>\$ 4,975.28</u></u>

Total Unpaid Bills \$ 188,746.83

**denotes already paid*



ZONING C-0
 MAP 12-013-008-002
 N/L ANTHONY JANELICA TO
 RETAIL NURSERY USE

ZONING C-0
 MAP 12-013-006
 N/L RAYMOND A. WEIDNER
 RESIDENTIAL / AGRICULTURE USE

ZONING S
 MAP 12-013-009
 N/L WOLF F. & ROBERT SELLERS
 RESIDENTIAL / AGRICULTURE USE

N 418'00" E

337.63'

S 4800'00" E

640'00"

CALLOWHILL ROAD

ROAD
 MINOR COLLECTOR SPEED LIMIT 35 MPH

S.R. 4017

PERKASIE BOROUGH
 ZONING R1-B
 WALKER'S ACRES DEVELOPMENT

ROAD

BRANCH ROAD
 MINOR COLLECTOR
 SPEED LIMIT 35 MPH

