

East Rockhill Township Board of Supervisors

July 25, 2023

Regular Business Meeting Minutes

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00p.m. on July 25, 2023, in the meeting room at the East Rockhill Township Municipal Office, 1622 North Ridge Road, Perkasie, PA 18944.

Present:	Dave Nyman	Supervisor Chairperson
	Jim Nietupski	Supervisor Member
	Marianne Morano	Township Manager
	Will Oetinger, Esq.	Township Solicitor
	Steve Baluh, P.E.	Township Engineer
	Jeff Scholl	Public Works Director
	Sergeant Ruiz	Pennridge Regional Police Department

The meeting was called to order at 7:01p.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 August 22, 2023 7:00pm
- Executive session to take place following the meeting for potential real estate acquisition

Public Comment #1:

- Ron Schulberger, 2386 Hill Road, asked for an update on Old Bethlehem Pike and Three Mile Run Road road-closure. Round-a-bout construction will not begin until PPL moves poles and the intersection only may re-open temporarily.
- Steve Haldeman, 2154 Hill Road, stated trees have been removed from the McClennen Tract adjacent to existing houses which he would like to have replaced and a detour sign is partially blocking a stop sign on Tunnel Road. Mr. Haldeman was urged to look at the approved buffer plan at the Township office.
- Jennifer Wright, 400 Three Mile Run Road, also stated a detour sign is blocking a stop sign on Tunnel Road and there is a hole by Three Mile Run Road walking trail near the rail road bridge.

Approval of Minutes and Bills Payable:

Approval of Minutes Payment of Unpaid Bills.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to approve the meeting minutes from the Board of Supervisors' June 27, 2023 Regular Meeting as presented. With no additional discussion, all present voted in favor.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to approve payment of the Bills List dated July 20, 2023, for a total amount of \$258,310.13 as presented. With no additional discussion, all present voted in favor.

Board and Commission Reports:

Pennridge Regional Police Department: Sergeant Ruiz

The Sergeant shared the June 2023 Pennridge Regional Police activity report. The report is on file.

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

Planning Commission: Dave Nyman

The July 13, 2023 meeting agenda and draft minutes were provided to the Board. The Bartells lot line adjustment plan was recommended for preliminary/final approval.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to accept the Planning Commission report. With no additional discussion, all present voted in favor.

Pennridge Wastewater Treatment Authority: Dave Nyman

The June 2023 minutes and flow reports were provided to the Board. The 2024 budget is anticipated to be completed by September.

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

Township Manager's Report: Marianne Morano

Tree Removal Bid.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to authorize advertising a bid for removal of trees at the proposed location of the Public Works building replacement as presented. With no additional discussion, all present voted in favor.

2013 General Fund Note. Ms. Morano suggested closing the 2013 General Fund Note, noting interest savings would be \$3,363.00 by paying off prior to the maturity date. Mr. Nyman reminded the Board that we had considered this possibility during last year's budget discussions.

On motion by Nyman, seconded by Nietupski, to authorize closing the 2013 note prior to the 2025 maturity date from the General Fund as presented. With no additional discussion, all present voted in favor.

On motion by Mr. Nietupski, seconded by Mr. Nyman, 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 July 24, 2023. The report is on file.

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

Township Engineer Report: Steve Baluh, P.E.

Bartells Lot Line Adjustment, Callowhill Road. Mr. Scott Mease P.E., Jake Bartells and Kim Bartells were present. It was noted the Hilltown Board of Supervisors granted approval July 24, 2023.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to approve preliminary/final lot line adjustment to Jacob and Kimberly Bartells at Callowhill Road in East Rockhill with tax map parcels 12-013-014; 12-013-014-001; 12-013-014-002 and Hilltown Township tax map parcel 15-11-101 located in East Rockhill Township Suburban Zoning District as presented contingent on compliance with Wynn Associates July 11, 2023 correspondence and to grant waivers as presented. With no additional discussion, all present voted in favor.

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

Township Solicitor Report: Will Oetinger, Esq.

Public Hearing Amendment to Chapter 26. Public hearing was held as advertised to adopt Ordinance 302 to amend Chapter 26 revising the district for mandatory connection to public water service. The draft Ordinance was provided in the public packet posted to the Township website. Hearing was opened for public comment.

- Steve Haldeman, 2154 Hill Road, stated he was notified Hill Road would be impacted. Only properties as listed on Old Bethlehem Pike and Park Avenue are to be added to the district.
- Jennifer Wright, 400 Three Mile Run Road, asked how many properties are to be connected above PFAS contamination. The information was not available.
- James Casey, 205 Three Mile Run Road, asked for confirmation Three Mile Run Road would not be mandated. No plans for Three Mile Run Road
- William Yocum, 1642 Park Avenue, asked if decommissioning well would be included in the grant. No and at this time it is not mandated however that may be subject to a future DEP determination.

With no further public comment the Public Hearing was closed.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to adopt **Ordinance 302** as presented. With no additional discussion, all present voted in favor.

McClennen Tract Development Agreements.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to authorize the Chairperson execution of Agreements as prepared by the Township Solicitor and signature on the plans for recordation for the McClennen Tract also known as Park Hill Estates as presented. With no additional discussion, all present voted in favor.

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

Department and Emergency Services Reports:

On motion by Mr. Nietupski, seconded by Mr. Nyman, 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 asked for the status of the Stone Edge culvert design ~~so~~ in regard to placing easements on adjoining properties. Design continues however Mr. Baluh stated the road cannot be raised higher than what was proposed at the last meeting because the culvert could become blocked resulting in Three Mile Run Road to flood.

Public Comment #2:

- Steve Haldeman, 2154 Hill Road, stated there is speeding on Three Mile Run Road.
- Chuck Weaver, 47 Ridge Run Road, stated he sees walkers in the development walking with traffic instead of towards it and would like signs posted. Park and Recreation will review his concern.
- Jennifer Wright, 400 Three Mile Run Road, stated she contacted DEP who came out and looked at Three Mile Run Creek in regard to her concern about oil and sludge in the Creek. Mr. Baluh stated he looked at the sheen on the creek when she first reported it and did not see anything unusual and confirmed it was not related to McClennen Tract construction and did notify Bucks County Conservation District.

Adjournment:

On motion by Mr. Nietupski, seconded by Mr. Nyman, to adjourn the regular meeting into executive session. With no additional discussion, the meeting was adjourned at 7:39p.m.

Respectfully submitted,

NOT APPROVED

Marianne Hart Morano

Township Manager

East Rockhill Township
Unpaid Bills List

August 18, 2023

Summary of Fund Expenses

FUND NAME	DESCRIPTION	TOTAL
General	<i>General Purposes</i>	\$ 238,827.73
Fire	<i>Revenue from Real Estate 1.0 mil. Expenses related to Fire Volunteer Services.</i>	\$ -
Open Space	<i>Revenue from Earned Income 0.25. Expenses for preservation and maintenance per HB1523.</i>	\$ 1,857.14
Sewer	<i>Revenue from sewer rates and connections. Expenses for sewer operations.</i>	\$ 35,294.22
Park & Recreation / Golf Driving Range	<i>Revenue from token sales, park reservations & contributions. Expenses for driving range and park maintenance.</i>	\$ 4,294.79
Street Light	<i>Revenue from annual street light assessment for properties in district. Expenses payable to PPL for street light rental and maintenance.</i>	\$ 1,705.05
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>	\$ 14,284.72
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>	\$ 4,162.03
Escrow	<i>Revenue for consultant review time. Expenses for projects under review with escrow requirements.</i>	\$ 10,704.62
Unpaid Bills Total		\$ 311,130.30

East Rockhill Township
Unpaid Bills List

August 18, 2023

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
General Fund - 01		
Amerigas	Propane	94.94
Arlo Eby	Zoning Hearing	25.00 *
Bucks County Court Reporters	Zoning Hearing	420.00
Chase Credit Card	Belson	1,051.29
Chase Credit Card	Lowe's	272.80
Clemens Uniform	Uniforms	236.20
Clemons Richter & Reiss	Renew Bible Church	906.50
Dave Chlebda	Zoning Hearing	25.00 *
Delaware Valley Health Insurance (DVHT)	Insurance Premium	9,660.04
Emerald Garden	Lawn Maintenance	2,175.00
Grim, Biehn & Thatcher	Township Solicitor General	608.00
IPFone	Phone Service	272.35
IT Business Solutions, Inc.	Monthly Service	471.00
Keystone Collections Group	EIT Commission	559.88 *
Keystone Collections Group	Costs Retained by Tax Officer (Act 192)	470.53 *
Keystone Collections Group	EIT Taxpayer Refunds	235.72 *
Keystone Collections Group	LST Commission	228.50 *
Kriebel Security	Quarterly Service	147.00
Kriebel Security	Remote Program	595.00
Lawson	Supplies	407.33
LocalIQ	Legal/Public Notice	799.56
Manko Gold Katcher Fox	Township Environmental Solicitor	1,155.00 *
Manko Gold Katcher Fox	Township Environmental Solicitor	4,280.00
Marianne Morano	Notary Renewal	45.29
Neat & Clean	Township Office	280.00
Pat McAnally	Zoning Hearing	25.00 *
Perkasie Regional Authority	Municipal Office Water Bill	145.60 *
Pennridge Regional Police	Police Service	86,255.33
Phillips & Donovan	Public Works Complex	2,075.00
PP&L Electric	Emergency Aux Bldg. + Break Room	119.02
PP&L Electric	Parking Lot Lights	171.23
PP&L Electric	Municipal Office	142.83
PP&L Electric	Garage/Shop	81.01
PP&L Electric	426 Three Mile Run Rd	55.86
Principal Financial Group	Insurance Premium	469.54
Quakertown National Bank	2013 Note Payoff	109,568.27 *
Ready Refresh	Rent/Prepay	60.00

East Rockhill Township
Unpaid Bills List

August 18, 2023

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Reiss Hauling & Recycling, Inc.	Trash & Recycling Service	2,585.00
Ricoh	Prepay Copier Rental & Copies	238.37
Riggins	Unleaded Fuel	687.47
Riggins	Diesel Fuel	1,056.32
St Lukes Hospital	DOT Testing JS	50.00
Shadywood Communications	Enews	230.00
Sprint	Cell Phone Service	132.72
TRAI SR LLC	Permit Software	550.00
Verizon	FIOS service	119.00
William S Seachrist	1920 Ridge Rd Repair	175.00
Wynn Associates	Township Engineer Rockhill Quarry	100.80
Wynn Associates	Township Engineer General	381.90
Wynn Associates	Township Engineer Twp Maint Complex	4,887.63
Wynn Associates	Township Engineer Stone Edge Rd	3,042.90
<i>General Fund</i>		<u>\$ 238,827.73</u>

Fire Fund - 03

Fire Fund \$ -

Open Space Fund - 05

Grim, Biehn & Thatcher	Township Solicitor Land Preservation	32.00
Grim, Biehn & Thatcher	Township Solicitor 809 Three Mile Run Rd	38.00
Grim, Biehn & Thatcher	Township Solicitor Snyder	76.00
Keystone Collections Group	EIT Commission	263.06 *
Keystone Collections Group	Taxpayer Refunds	117.85 *
Wynn Associates	Township Engineer 809 Three Mile Run Rd	226.80
Wynn Associates	Township Engineer Open Space	37.80
Wynn Associates (OS Maint)	Township Engineer Path Streambank	1,065.63
<i>Open Space Fund</i>		<u>\$ 1,857.14</u>

Sewer Fund - 08

All Fab	Treatment Plant Emergency Repair	3,177.15
Bullseye	Pumping Station Alarm Service	158.51
Chase Credit Card	Auto Zone	71.99
Comcast	Treatment Plant Phone Service	111.03
Commonwealth of PA	Annual NPDES Permit	500.00
Delaware Valley Health Insurance (DVHT)	Insurance Premium	3,585.15
Emerald Garden	Lawn Maintenance	500.00
Kevin Franks	Treatment Plant	1,850.00

East Rockhill Township
Unpaid Bills List

August 18, 2023

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
MJ Reider Associates	Lab Analysis	569.90
PA One Call	Monthly Activity	73.69
PP&L Electric	Pump Station	621.57
PP&L Electric	Treatment Plant	2,478.13
Principal Financial Group	Insurance Premium	509.58
Sprint	Cell Phone Service	88.50
Sunbelt Rentals	Sewer Easements Equipment Rental	10,203.31
Univar	Aluminum Sulfate	1,877.40
Wynn Associates	Township Engineer Old Bethlehem Pike Sewer	840.98
Xylem	Treatment Plant Emergency Repair/Pump Rental	8,077.33
<i>Sewer Fund</i>		<u>\$ 35,294.22</u>

Park & Recreation / Driving Range Fund -09

Chase Credit Card	Tractor Supply Center	119.95
Emerald Garden	Lawn Maintenance	1,125.00
George Allen Portable Toilets Inc.	Markey Centennial Park	160.00
Landis Fence	Supplies	40.00
Little's	Parts	43.15
Miller Tire & Auto	Parts	19.04
PP&L Electric	Markey Centennial Park Sign	27.31
PP&L Electric	Markey Centennial Park Buildings	55.65
Range Servant	Driving Range	2,543.50
Trumbauers	Mower Parts	58.86
Verizon	FIOS Service	102.33
<i>Park & Rec / Driving Range Fund</i>		<u>\$ 4,294.79</u>

Street Light Fund - 13

PP&L Electric	Street Lights	1,705.05
<i>Street Light Fund</i>		<u>\$ 1,705.05</u>

Capital Improvement Fund - 19

Capital Improvement Fund \$ -

Building Debt Fund - 22

Pennridge Regional Police Department	Principle and Interest Debt Payment	5,797.22
Pennridge Regional Police Department	ERT's Share of HVAC Repair	8,487.50 *
<i>Building Debt Fund</i>		<u>\$ 14,284.72</u>

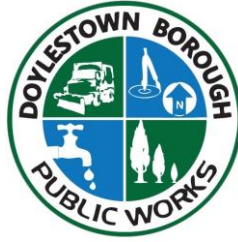
East Rockhill Township
Unpaid Bills List

August 18, 2023

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Capital Reserve Fund - 30		
	<i>Capital Reserve Fund</i>	<u>\$ -</u>
State Aid (Liquid Fuel) Fund - 35		
H&K Materials	Supplies	294.57
LB Water	Pipe Supplies	2,191.53
M&W Precast	Supplies	78.08
Naceville Materials	Supplies	242.32
PP&L Electric	Signal 313 & 5th	31.79
PP&L Electric	Flasher 5th Street	24.82
PP&L Electric	Signal Campus & 5th	39.05
PP&L Electric	Signal 313 & 563	32.61
PP&L Electric	Flasher Schwenkmill Road	24.82
PP&L Electric	Signal 313 & Mountain View	48.10
PP&L Electric	Flasher Mountain View	25.67
SealMaster	Crosswalk Painting	1,095.69
Sherwin Williams	Supplies	32.98 *
	<i>State Aid Fund</i>	<u>\$ 4,162.03</u>
Escrow Fund - 90		
Grim Biehn & Thatcher	Township Solicitor Park Hill Estates	1,172.50
Grim Biehn & Thatcher	Township Solicitor Bartells	57.00
LocalIQ	Renew Bible Church	513.68
Wynn Associates	Township Engineer Pennridge SD	137.80
Wynn Associates	Township Engineer Park Hill Estates	6,986.93
Wynn Associates	Township Engineer JMD Group	333.50
Wynn Associates	Township Engineer Bartells	596.85
Wynn Associates	Township Engineer Casadonti	248.08
Wynn Associates	Township Engineer Holahan	270.50
Wynn Associates	Township Engineer PRA	387.78
	<i>Escrow fund</i>	<u>\$ 10,704.62</u>
Total Unpaid Bills		\$ 311,130.30

**denotes already paid*



Department of Public Works

~ Public Service Since 1838 ~

Salt Bid Results for 2023-2024 Season

Bids were opened and publicly read for the purchase of Rock Salt for the 2023-2024 season on Wednesday, August 16, 2023 at 10:00 am. Below is a tabulation of Bids received:

	<u>Delivered Price Per Ton</u>	<u>Undelivered Price Per Ton</u>
1. Silvi Concrete Products (DBA Riverside Construction)	\$ 66.00	\$ 65.85
2. Morton Salt, Inc	\$ 66.43	\$ 66.00
3. Eastern Salt	\$ 89.90	\$ 89.90
4. American Rock Salt	\$ 97.80	\$ 90.00
5. Compass Minerals	No Bid	
6. Cargill Deicing Technology	No Submission	
7. Detroit Salt	No Submission	
8. Haven Salt Company, LLC	No Submission	
9. Oceanport Industries	No Submission	
10. Central Salt, LLC	No Submission	

2022-2023 Pricing:

**\$67.76 delivered & \$67.00 undelivered from
Morton Salt**