

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS BUSINESS MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
WEDNESDAY, APRIL 19, 2017 – 7:30 PM**

CALL TO ORDER by Chair Caughlan at 7:31 PM

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT: SUSAN G. CAUGHLAN [X]
 STEPHEN C. QUIGLEY [X]
 ARTHUR C. BUSTARD [X]

INFORMATIONAL ITEMS

- Tommy Ryan, Township Manager, announced that the Board of Supervisors met in Executive Session before this evening’s Business Meeting to discuss a personnel matter, in specific potential revisions to the terms of employment provided to certain Township employees; a matter of potential litigation, in specific a potential civil complaint to be filed in District Court; and, a matter of real estate, in specific the possible acquisition of the North Penn Army Reserve Base. Mr. Ryan noted no decisions on these matters will be made at this evening's Business Meeting.

- Supervisor Bustard noted Worcester Township received the Governor’s Award for Local Government Excellence in Fiscal Accountability and Best Management Practices for its 2017 Budget, at a ceremony held at the Governor’s Residence in Harrisburg. Supervisor Bustard also noted the Members will attend the Pennsylvania Association of Township Supervisors annual educational conference in Hershey.

PUBLIC COMMENT

- Jim Mollick, Worcester, commented on the previous Township Solicitor’s bills, the status of a grant application for the installation of sound barriers along a portion of the Pennsylvania Turnpike, and the budgeted and actual cost to construct the salt storage building.

- Bill Goulding, Worcester, commented on sanitary sewer service for the proposed Whitehall Estates development, ownership of the Mustang Drive pumping station and as-built plans for this facility, emergency generators for the Stony Creek Farms pumping stations, and the Oversight Agreement between Worcester Township and Aqua.

OFFICIAL ACTION ITEMS

- a) Consent Agenda – Chair Caughlan asked if any Member wished to remove an item from the consent agenda. There were no requests to remove an item from the consent agenda.

Supervisor Bustard made a motion to approve a consent agenda that includes (a) the Treasurer's Report and other Monthly Reports for March 2017, (b) bill payment for March 2017 in the amount of \$271,966.25; and, (c) the March 15, 2017 Business Meeting minutes. The motion was seconded by Supervisor Quigley.

Dr. Mollick commented on fees paid to the former Township Solicitor, billing agreement with the former Township Solicitor, and funds budgeted for the possible acquisition of the North Penn Army Reserve Base.

By unanimous vote the Board adopted the motion to approve.

- b) Public Hearing – At 7:55 pm Chair Caughlan opened a Public Hearing to consider Ordinance 2017-266, to establish an earned income tax credit for qualifying volunteers of the Worcester Volunteer Fire Department.

Bob Brant, Township Solicitor, noted the ordinance had been submitted to the *Times Herald* and to the Montgomery County Law Library, and posted in the Township Building lobby and on the Township website, on March 9, and advertised in the *Times Herald* on March 31.

Mr. Ryan provided an overview of the Ordinance, and recently-enacted Act 172 of 2016, the State Law that permits municipalities to adopt certain tax credits for emergency responders.

Dave Cornish, Worcester Volunteer Fire Department Battalion Chief and Worcester Township Fire Marshal, commented on qualifying volunteers and Department officers.

Chair Caughlan called for additional public comment, and there was none.

The Public Hearing was closed at 8:03 pm.

- c) Ordinance 2017-266 – Supervisor Bustard made a motion to approve Ordinance 2017-266, to establish an earned income tax credit for qualifying volunteers of the Worcester Volunteer Fire Department. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

Supervisor Bustard noted the number of volunteer firefighters in Pennsylvania had decreased to about 72,000 today from about 300,000 in 1976. Supervisors Bustard noted volunteer fire departments save Pennsylvania taxpayers an estimated \$6 billion each year.

The Board of Supervisors thanked the Members of the Worcester Volunteer Fire Department for their service to our community.

- d) Resolution 2017-11 – Tim Woodrow, Engineer of the Applicant, provided an overview of a proposed land development plan to construct additions to the Schultz Community Center at Meadowood. Mr. Woodrow noted the additions would accommodate a marketing suite, administrative offices and an expanded theatre. Mr. Woodrow stated the Applicant will comply with all outstanding comments in the Township Engineer’s review letter, and he stated the Applicant is agreeable to all conditions noted in Resolution 2017-11.

Supervisor Bustard made a motion to approve Resolution 2017-11, to grant preliminary/final approval of a plan of land development to construct additions to the Schultz Community Center at Meadowood. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- e) Public Hearing – At 8:10 pm Chair Caughlan opened a Public Hearing to consider Resolution 2017-09, to add two properties, at 2045 Bethel Road and 1907 Berks Road, to the Worcester Township Agricultural Security Area.

Bob Brant, Township Solicitor, noted that application notices had been posted at the properties on February 17, and the applications had been advertised in the *Times Herald* on February 17, March 31 and April 7. Mr. Brant also noted the applications were posted in the Township Building lobby and to the Township website on March 20.

Mr. Ryan provided a brief overview of the Agricultural Security Area program.

Chair Caughlan called for public comment, and there was none.

The Public Hearing was closed at 8:14 pm.

- f) Resolution 2017-09 – Supervisor Bustard made a motion to approve Resolution 2017-09, to add two properties, at 2045 Bethel Road and 1907 Berks Road, to the Worcester Township Agricultural Security Area. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- g) Agricultural Security Area – Mr. Ryan noted the Township had received an application to add a property, at 3110 Heebner Road, to the Worcester Township Agricultural Security Area.

Supervisor Bustard made a motion acknowledge receipt of an application to add a property, at 3110 Heebner Road, to the Worcester Township Agricultural Security Area. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- h) Resolution 2017-10 – Mr. Ryan provided an overview of the Planning Commission’s review of *A Vision for Center Point Village*, and he noted the Planning Commission’s proposed revisions to this plan’s recommendations and bubble plan.

Gordon Todd, Worcester Township Planning Commission Chairman, commented on the bubble plan and on the expansion of plan’s commercial use areas to encompass the existing farmstead structures. Chair Caughlan recommended this area be shown as Mixed Use Preservation, and the consensus of the Board was to revise the bubble plan accordingly.

Chair Caughlan inquired about the elimination of access from the Palmer property to Valley Forge Road. Supervisor Quigley noted this matter can be reviewed by the planner to be hired by the Township.

There was general discussion regarding permitted residential densities, and on calculating the density bonus upon the use of transfer development rights. Supervisor Quigley noted this matter can likewise be reviewed by the planner to be hired by the Township.

Supervisor Bustard made a motion to approve Resolution 2017-10, revised to amend the bubble plan use at the Palmer farmstead area to Mixed Use Preservation. The motion was seconded by Supervisor Quigley.

Dr. Mollick commented on the utilization of transfer development rights and the calculation of residential densities, the regulation of development, the sale of transfer development rights, and potential development at the Palmer property.

By unanimous vote the Board adopted the motion to approve.

- i) Resolution 2017-12 – Mr. Ryan provided an overview of a grant application to install trees along a portion of the Zacharias Creek.

Supervisor Bustard made a motion to approve Resolution 2017-12, to authorize the submission of a grant application to the Pennsylvania Department of Conservation and Natural Resources Riparian Forest Buffer Grant Program. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- j) Planning Module – Mr. Ryan provided an overview of a proposed Planning Module for an approved subdivision at 1631 Kriebel Mill Road. Mr. Ryan noted the Planning Module had been reviewed by the Township Engineer.

Supervisor Bustard made a motion to approve the submission of a Planning Module for a subdivision at 1631 Kriebel Mill Road to the Pennsylvania Department of Environmental Protection. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- k) Request for Proposals – Mr. Ryan provided an overview of a Request for Proposals for professional planning services to assist Center Point Village planning efforts.

Supervisor Bustard made a motion to approve the Request for Proposal for distribution. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- l) bid award – Mr. Ryan provided an overview of bids received for paving and road materials, and he noted the lowest responsive and responsible bidder was Highway Materials, Inc.

Supervisor Bustard made a motion to award the bid to purchase paving and road materials to Highway Materials, Inc., in the amounts noted in the bid opened on April 17, 2017. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- m) bid award – Mr. Ryan provided an overview of bids received for equipment rental, and he noted the lowest responsive and responsible bidder was P.K. Moyer & Sons, Inc.

Supervisor Bustard made a motion to award the bid to rent equipment to P.K. Moyer & Sons, Inc., in the amounts noted in the bid opened on April 17, 2017. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- n) bid award – Mr. Ryan provided an overview of bids received for the 2017 Road Program. Mr. Ryan noted the lowest bid received for the base bid was significantly less than the amount budgeted, and as such both he and the Township Engineer recommend the award of

both the base bid and all alternative bids to Allan Myers, the lowest responsive and responsible bidder.

Supervisor Bustard made a motion to award the 2017 Road Program bid to Allan Myers, in the amount of \$892,777.00. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- o) resignation – Supervisor Bustard made a motion to accept the resignation of Jeff Kratz, Public Works Laborer. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

- p) ratification of hire – Supervisor Bustard made a motion to ratify the hire of Mike Torres, Public Works Laborer, a full-time employee. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

OTHER BUSINESS

- There was no other business discussed at this evening's Business Meeting.

ADJOURNMENT

There being no further business brought before the Board, Chair Caughlan adjourned the Business Meeting at 8:57 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager