

The agenda meeting of the Northampton Township Board of Supervisors was held at 6:00 p.m.

Present were:

Adam M. Selisker
Barry Moore
Paula Gasper
Dr. Kimberly Rose
Robert Salzer
Joseph Pizzo
Amanda Fuller
Robert M. Pellegrino
William Wert

Agenda items were reviewed and discussed.

The regular business meeting of the Northampton Township Board of Supervisors was called to order at 7:00 pm. Members of the Board present were:

Adam M. Selisker
Barry Moore
Paula Gasper
Robert Salzer
Dr. Kimberly Rose

Others present were:

Robert M. Pellegrino, Township Manager
William Wert, Assistant Manager
Amanda Fuller, Township Engineer
Joseph Pizzo, Township Solicitor

PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE

Chairman Selisker led the Pledge of Allegiance and held a moment of silence in support of the military, and emergency service personnel.

PUBLIC COMMENT

Joe Johnson, a resident, questioned the Traffic Signal Improvements under Item (D) on the agenda. Mr. Johnson wanted to know what the match funds will be for the project and what the Township contribution is expected to be. He also questioned if Warminster and Upper Southampton Townships would be contributing to this project.

Mr. Johnson also questioned item (F) of the agenda that refers to the Condemnation of 50 Township Road, (former Police Station) and why would the Township tear this building down. This building was built in 1776, and is a masonry building, and is approximately 7300 sq. feet.

Mr. Johnson said the estimated value from the Board of Assessment website is 4,483,560. The Land Exemption is 22,520, The Building Exemption is \$277,880 equaling the total exemption value at 300,400. His opinion is the Township will be decreasing the value by tearing it down and with the generator it could have many other uses. If you are tearing it down for parking, this decreases the value and this is an expense that is not needed. Mr. Johnson said the District Court is vacant, Mr. Pellegrino corrected him noting this building is in use and not vacant and is owned by the County.

Mr. Johnson wants to know where the Township is heading. This year the highest tax increase was implemented in the history of the Township. Why can't this wait? Mr. Johnson feels this is an expense that is not needed this year. Also questioned how many Firefighters have been hired and Chairman Selisker responded with 38.

Mr. Pellegrino offered to answer both of Mr. Johnson's questions.

First regarding the Traffic Signal Improvements. The total amount for the project is \$216,000 the grant is for \$152,000 and an additional \$20,000 expense will be for a turn lane at Hatboro and Bristol Road. The money not covered by the grant will be paid for by Northampton Township.

In response to the Redevelopment of the old Police Station action will be taken at tonight's meeting if the Board approves to transfer of ownership to the Redevelopment Authority to handle the process of finding potential buyers for the property. The Township will still maintain control over the final decision of what may go into that space and will be voted on at a public meeting. This building was built in 1976 and is a concrete block building. The building and property have been appraised at \$880,000. Any money that will be received because of this sale will go toward capital infrastructure.

Mr. Johnson provided the document from the Board of Assessment to be entered into the record.

Mr. Moore stated the Township went through this same process regarding the Old Schoolhouse.

Mr. Pizzo added this property is owned by the Township so there is no benefit from taxes on this property.

Jim Simms, a resident, questioned if the Old Police Station is zoned Commercial or Residential. Mr. Pellegrino replied the property is zoned Institutional and will most likely not be residential.

CONSENT ITEMS

BOARD MINUTES

The Board meeting minutes of May 22, 2024, were presented by Mrs. Gasper.

ACCOUNTS PAYABLE

The accounts payable for June 12, for \$804,095.02, and for June 26, 2024, for \$1,099,342.85 were presented by Dr. Rose.

A motion was proposed by (Moore-Salzer) for the approval of the consent items. All of which received unanimous approval.

NEW BUSINESS

Consider Bids for Traffic Signal Improvements at Bristol Road Churchville Road, Bristol Road, Hatboro Road, Almshouse Road, and Hatboro Road

Mr. Salzer announced bids were opened on May 7, 2024, for traffic signal improvements at three signalized intersections. The improvements for each intersection are as follows:

- A new base-mounted controller cabinet, video detection system, dilemma zone detection system, emergency preemption system, “No Pedestrian Crossing” signage, and vehicular signal heads for the **Bristol Road (SR 2025) and Bustleton Pike (SR 2061)/Churchville Lane (SR 2061)** intersection.
- A new mast arm and traffic signal heads for the **Bristol Road (SR 2024) and Hatboro Road** intersection.
- A new 5-section left turn signal head, video detection system, and overhead signage for the **Almshouse Road (SR 0332) and Hatboro Road** intersection.

The Township received one bid for this work from Armour & Sons Electric, Inc., Langhorne, PA. The company currently serves as our traffic signal maintenance contractor. A bid tabulation and recommendation from Bowman Consulting Group was provided.

The Township received a \$152,320.00 grant from the PennDOT “Green Light Go” program for the intersections of Bristol Road and Bustleton Pike / Churchville Lane and Bristol Road and Hatboro Road. Should the Township accept the traffic signal improvement bid, its financial obligation for the work at all three intersections will be \$64,414.50. This includes \$19,601.50 for the work at Almshouse Road and Hatboro Road, which is not included in the PennDOT Grant.

A motion was made and seconded (Salzer-Rose) to award a bid for traffic signal improvements at Bristol Road and Bustleton Pike / Churchville Lane, Bristol and Hatboro Roads, Almshouse and Hatboro Roads to Armour & Sons, Inc., Langhorne, PA for \$216,734.50, and to authorize the Township Manager to execute all documents required to complete the project.

Chairman Selisker called for Board and public comment. None was heard.

Motion Passed 5-0.

Consider Bids for Gasoline, Diesel Fuel, Heating Oil, and Propane

Mrs. Gasper stated on behalf of the Bucks County Consortium, Northampton Township advertised in the Bucks County Courier Times for bids to purchase unleaded regular gasoline and ultra-low sulfur diesel fuel for the contract period August 1, 2024, to July 31, 2025.

A tabulation sheet was provided that showed a summary of the bids received. The price we pay for these products is determined by the published price at the dock on the date of order, plus a fixed per-gallon delivery fee. The Administration recommends the following based on the bid results,

FOR 5,999 GALLONS OR LESS:

Riggins, Inc., Vineland, NJ, for unleaded regular gasoline at the market price on the date of order plus a 0.1790 cents per gallon delivery fee.

Riggins, Inc., Vineland, NJ, for ultra-low sulfur diesel fuel at the market price on the date of order plus a 0.3190 cents per gallon delivery fee.

FOR 6,000 GALLONS OR GREATER:

Pilot Thomas Logistics, Grapevine, TX, for unleaded regular gasoline at the market price on the date of order minus a -0.0285 cents per gallon delivery fee.

Pilot Thomas Logistics, Grapevine, TX, for ultra-low sulfur diesel fuel at the market price on the date of order plus a 0.0281 cents per gallon delivery fee.

A motion was made and seconded (Gasper-Salzer) to award a contract to Riggins, Inc., Vineland, NJ, for unleaded regular gasoline and ultra-low sulfur diesel, 5,999 Gallons or Less, AND award a contract to Pilot Thomas Logistics, Grapevine, TX for unleaded regular gasoline and ultra-low sulfur diesel, above 6,000 Gallons or Greater for the contract period August 1, 2024, to July 31, 2025, at the bid prices quoted to the Bucks County Consortium.

Chairman Selisker called for Board and public comment. None was heard.

Motion Passed 5-0.

Consider Resolution for Amicable Condemnation of 50 Township Road (former Police Station) by Bucks County Redevelopment Authority for Redevelopment of the Property

Mr. Moore explained the former police station at 50 Township Road is now vacant, having served as temporary headquarters for our Fire Department while our new fire stations were under construction.

As part of our downtown redevelopment and revitalization efforts, the Administration recommends that the property ownership be transferred to the Bucks County Redevelopment Authority under the Cooperation Agreement executed between the Township and the Authority on June 16, 2023.

Under the Agreement, the Township retains full control and has the final decision on the redevelopment and disposition of the property. The Authority acts as the Township's agent in

soliciting, vetting, and presenting proposals for redevelopment of the site. The Authority will solicit proposals from qualified developers based on a Request for Proposals prepared by the Authority and approved by the Township.

All proposals received by the Authority will be sent to the Township for consideration by the Board at a public meeting. When a proposal is accepted by the Township, the Authority will enter into an Agreement of Sale on the Township's behalf based on the approved proposal, and handle all required transactions for the sale of the property following development plan approval by the Township. This is the same process used to redevelop the former Richboro Schoolhouse property and former Mill Race Inn property, which is currently in the planning approval phase.

A proposed Resolution was provided and if approved by the Board, will authorize the property transfer to the Authority through an "Agreement of Grant of Amicable Condemnation" (copy provided). The Resolution authorizes the Township Manager to execute the Agreement and further authorizes the Township Manager and Township Solicitor to execute all documents to complete the property ownership transfer from the Township to the Authority.

A motion was made and seconded (Moore-Gasper) to adopt Resolution R-24-8 authorizing the Township Manager and Township Solicitor to execute all required documents to transfer ownership of 50 Township Road, TMP# 31-009-039, to the Bucks County Redevelopment Authority for the purpose of soliciting proposals for redevelopment of the property under Pennsylvania Act 385, known as the Urban Redevelopment Law.

Chairman Selisker called for Board and public comment. None was heard.

Motion Passed 5-0.

Annual Report by Township Engineer on Municipal Separate Storm Sewer System (MS4) as Required by PA DEP

Mrs. Fuller, Township Engineer stated this is for informational purposes, no action is required by the board tonight. She reported on the Township's MS4 permit with DEP as the chairman indicated. That stands for the municipal separate storm sewer system, so that is all of the inlets and the pipes through the Township that the Township is responsible for maintaining. This is a federally mandated permit program that is enforced by the EPA, and the DEP administers the program in Pennsylvania. As part of the permit requirements, there are two arms to the program. There are the annual reporting requirements which we maintain every year and there is a pollution reduction plan that is required to be held within the township. So, as part of the annual reporting requirements, there is a public education piece we satisfy by doing a newsletter every year, there is public involvement, outfall inspections, monotoning construction, and post-construction site stormwater runoff control, and good housekeeping and pollution prevention by

Township staff which is primarily handled by the public works staff via inlet inspections, repairs, street sweeping, etc. There is a part that residents can do to help keep waterways clean and that would include using water-friendly soaps for car washing and cleaning up any spills with vehicles. For yard care that would include cleaning up after pets, using fertilizer sparingly, raking leaves and grass clippings away from stormwater drains, properly disposing of hazardous substances, reporting discharges from stormwater outfalls, and picking up any trash on sidewalks to keep it from entering the storm drains. Everybody does their part to take care of the reporting piece of the MS4 requirements. The second arm is the pollutant reduction plan, this is also a plan required by the Township to reduce sediment in the Neshaminy Creek by 10% over the 5-year term. So, essentially, we have to submit a plan to DEP to get approved to do some sort of construction project to reduce the sediment and pollutants in the waterways. Our approved plan for Northampton is to implement 8-10 basin retrofits throughout the township. Since the township does maintain 85 basins, which is also exclusively done by the Public Works department. We completed 1 basin retrofit on Jennifer Lane last year and we are working on the design now for a basin retrofit at the intersection of Holland and Upper Holland roads in the Northampton Crossing Neighborhood. We have been seeking grant funding through this entire permit cycle process. Mrs. Fuller was happy to report that both of those projects received grant funding for the design and the construction we will continue to seek grant funding opportunities to complete the remainder of these projects to satisfy these reduction requirements. Lastly, if anyone is looking for additional information, there are a lot of resources and links on the township's website, go under documents, there is a building and codes section and there is a stormwater management link.

REPORTS

Dr. Rose made the following announcements:

- Are you looking for a cool, comfortable place right here in the township to enjoy a wide variety of programs and activities? A perfect place to help you fill those long, hot summer days with plenty of friendship and fun! If you're age 55 or better the senior center is the place for you!
- There's something for everyone – exercise classes, dance classes, art classes, book clubs, bocce, billiards, table tennis, coloring club, cards, mah jong, technology classes and so much more!
- A huge summer event is being held for the center's members on Friday, July 26th – with live entertainment, dancing, games and an old-fashioned barbeque style lunch. Not a member? Not a problem! Just stop by the center at 165 Township Road for a tour, and find out what the center is all about.
- On Thursday, September 19th you can join the group on a trip to Tomasello Winery for wine tasting and lunch, then on to historic Smithville Village for a scenic stroll and shopping.

- Any questions you may have, please do not hesitate to call (215)357-8199 for more information or stop by the center located at 165 Township Road for a tour. The center's hours are Monday, Wednesday, and Friday 9 am – 3:30 pm, and Tuesday and Thursday 9 am – 8 pm. Another great source of information is the center's website at northamptonsc.com. The senior center is an awesome community resource!
- Thursday, June 27th concert will be our big 80's Dance party with the band '80s Revolution. Attendees can dress for the '80s or come as they are Goodnoe's Ice Cream truck will be there along with a food and beer truck to be announced!
- Full summer camps opened to 445 campers at our 4 locations. Both the camp counselors and the pool staff gave the campers a week they will never forget! Special thanks to Derek, Sinead, Scott, and Barb for leading the staff and kids with enthusiasm and energy!
- Week-long specialty camps hosted 70 campers in golf, tennis, musical theater, and sports camps this week. Our instructors are amazing, and the Musical Theater camp will put on their production of Alice In Wonderland, Jr at Holland Elementary School on Friday evening.
- Do not forget to join us on July 18 in the Municipal Park before the concert featuring the band Cherry Lane at 6:15 PM as the Parks and Recreation Department is recognized by the PA Recreation and Parks Society.
- Mark Your Calendars NOW! Fall Fun Fest will be held on Friday, September 27! More information will be released soon! Stay tuned!
- For more information about our Programs and Events contact the administration building, the Recreation Center, or visit the Parks and Recreation website at www.northamptonrec.com.

Mrs. Gasper made the following announcements:

- The Library's Summer Quest 2024 Kick-Off celebration was a great event on June 15 with perfect weather. The library hosted Scott, the Balloon Man, face painting, outdoor games and activities, free books, a library scavenger hunt, free cinch sacks with a Summer Quest-themed button, and Rita's of Richboro Water Ice. This year's summer reading prizes are all kids-themed buttons from popular books and movies handmade by library staff. Be sure to collect yours every week!
- Upcoming Summer Quest family programming takes place on Tuesday evenings at the library and features live animals with Eyes of the Wild on July 9, magician Ran'D Shine on July 16, DINOMAN! On July 23, and closes out with another Summer Glow Party on July 30. Please drop in on the library's website for additional details.

- Adult Programming for the summer includes presenters from the Northampton Fire and Police Departments, two visits by the Heritage Conservancy, the return of Annie Halliday of the Mercer Museum, the Bachman Players with John Adams and the Declaration of Independence, Jeff Krick's Elvis in Concert Tribute and William Monaghan performing Billy Joel tunes.
- The Strategic Plan Committees are continuing to meet and discuss the four (4) Priorities identified in the plan that will ultimately conclude with recommendations for the Board of Supervisors' consideration as part of budget years. The priorities include Building a Culture of Learning; Community Partnerships; Effective Communications and Contemporary Facilities.
- The Northampton Township Veterans Advisory Commission had to cancel their Flag Day Ceremony on June 14 due to inclement weather.
- Saturday, November 9th a Veterans Day Ceremony will be held at the STAR Center at 11:00 am. The Liberty War Birds will be in attendance with a restored Huey Helicopter.

Mr. Salzer made the following announcements:

- A drainage pipe replacement is scheduled to take place between Route 332 (Almshouse Road), Route 232 (Second Street Pike), and Jacksonville Road. A 24/7 road closure and traffic detour will be in effect beginning July 8th through July 20th.

Mr. Moore made the following announcements:

- The Planning Commission met on June 11th and their next meeting is scheduled for July 9th.
- The Zoning Hearing Board met on June 10th and their next meeting is scheduled for August 12th.
- Plans are being discussed for an Industrial Park Expansion on Richard Road and a New Office to be located at 27 Almshouse Road.
- On June 20th the Council Rock School District approved expanding Kindergarten to full day. This will expand the hours the kids will be in school from 2-1/2 hours a day to 6-1/2 hours a day. This will go into effect in the 2025-2026 school year. All information on this matter can be found on the Council Rock School District website.

Chairman Selisker made the following announcements:

- An additional School Resource Officer will be added and will be stationed at the Holland Middle School but will have the ability to move around the different schools.
- Both Fire Stations are open and staffed 24 hours. There is also a dedicated Paramedic Unit, which will increase response time in the lower end of the Township. Tri-Hampton was able to station a squad at the Holland Station from 8:00 am until 8:00 pm to be staffed 24 hours.

- The National Weather Service provides a safety message. When thunder roars go indoors. Wait at least thirty minutes after the storm before continuing your activities.

SOLICITOR'S REPORT

- The Board met in an Executive Session immediately before tonight's meeting. Present for that meeting were the five Board Members, the Township Manager, the Assistant Township Manager, the Township Engineer, and himself Joe Pizzo. Three matters of litigation were discussed. No official action was taken during the Executive Session regarding those matters and no official action was or is required at tonight's meeting as a result of that Executive Session.

MANAGER'S REPORT

- No Report.

ASSISTANT MANAGER'S REPORT

- No Report.

SOLICITOR'S REPORT

- No Report.

ENGINEER'S REPORT

- No Report.

PUBLIC COMMENT

- Jim Sims, a resident, questioned if fencing could be put up to block the view of items that are outside and can be seen by residents living next to the Hatboro Fire Station.
- Joe Johnson, a resident, asked for an update on the Rails to Trails project. Mr. Pellegrino responded there are no updates currently and plans usually take a year or more to develop. Mr. Moore stated the last meeting held by the Bucks County Planning Commission was at the Churchville Nature Center. Mr. Wert stated the County does have a website with all of their projects listed and we have it linked directly from our home features page. According to the County, they are in the design and PennDot permitting through December 2024 of this year. Discussion ensued regarding the Maintenance Agreement and which entity this would fall under.

The meeting was adjourned at 7:50 p.m.

Respectfully Submitted,

Paula Gasper, Secretary

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PARID: 31-009-039
NORTHAMPTON TWP

MUN: 31 - NORTHAMPTON TWP
50 TOWNSHIP RD

Values

Exempt Land	22,520
Exempt Building	277,880
Total Exempt Value	300,400
Assessed Land	0
Assessed Building	0
Total Assessed Value	0
Estimated Market Value	4,483,560