

The regular business meeting of the Northampton Township Board of Supervisors was called to order at 7:45 p.m.

Members of the Board present were:

Barry Moore  
Eileen Silver  
Dr. Kimberly Rose  
Frank O'Donnell  
Larry Weinstein

Others present were:

Robert Pellegrino, Township Manager  
Kurt Schroeder, Township Engineer  
Joseph Pizzo, Township Solicitor

### **PLEDGE OF ALLEGIANCE**

Chairman Moore led the Pledge of Allegiance and held a moment of silence in support of military and emergency services personnel.

### **SPECIAL PRESENTATION**

#### **Update on Northampton Day Community Festival**

Mrs. Silver provided an update on the upcoming Northampton Day Community Festival coming to Richboro on May 5, 2018, Mrs. Silver outlined the events, activities, sponsors, and food options that will be available.

#### **Spring Mill Country Club Rezoning Request**

Chairman Moore stated the Township received a formal rezoning request for the Spring Mill Country Club on April 24, 2018. The Board is expected to hear this request on May 23, 2018.

Chairman Moore called for public comment:

The following residents spoke in favor of the Spring Mill rezoning request and spoke on the process and approach to find an amendable solution for all parties involved.

Bill Neidhardt, 2 Shakespeare Drive  
Carolyn Bachinsky, 132 Golfview Drive  
Jerry Bowen, 64 Bobbie Drive

Chairman Moore called for Board comment.

The Board unanimously agreed with the outcome and echoed the importance of preserving open space.

### **Update on Due Diligence to Acquire Northampton Valley Country Club**

Chairman Moore outlined the proposal of acquiring the Northampton Valley Country Club and noted the Board is still in the due diligence phase and will not be signing anything at tonight's meeting.

A letter of intent was signed at the last meeting to purchase the Northampton Valley Country Club; this includes running the golf course and catering business. The purchase price is \$12.5 million dollars. A copy of the signed letter of intent is on the Township website.

Chairman Moore noted, everything as far as running the Country Club would stay the same. All employees will be kept intact. This letter of intent gives the Township 90 days to perform their due diligence and if interest rates rise about 4%, the Township can back out of the deal. This letter of intent is a structural non-binding agreement.

Chairman Moore called upon Kurt Schroeder, the Township Engineer to explain where the Township is in the process. Mr. Schroeder stated his firm has met with Management for the Country Club, and is in the process of a site and facilities assessment, surveying work, reviewing mortgages, liens, performing boundary, and encroachment surveys. An Environmental review that includes, but not limited to, water and sewer services, wells, pumps, ponds, integrity of existing trees, asphalt and parking lots. Mr. Schroeder stated his firm would continue to work with Professionals and Administrators to be able to give a full assessment of this property.

Mr. Pellegrino stated in addition to the work Gilmore and Associates is performing; the Administration is working with other specialized consultants as well. As an example, a professional in this field is looking at the pool.

Mr. Pizzo stated his firm is working on the agreement of sale, reviewing titles, leases, looking for any judgements or liens on the property. His firm is also in contact with Bond Counsel, inquiring on a liquor license for the property, this will be a blanket license since Municipalities fall under a separate license for these types of facilities.

Chairman Moore called for Board comment.

Each of the Board members took turns discussing the pros and cons as they look at this purchase.

Mrs. Silver, Mr. Weinstein, and Mr. O'Donnell feels the process is moving too fast and raised questions on projections completed so far. Mr. Pellegrino and Mr. Moore fielded questions and provided answers based on information that has been provided so far.

Dr. Rose reiterated the necessity to maintain open space and that by a developer taking over she believes it will increase traffic and taxes. Mrs. Silver and Chairman Moore agreed.

Chairman Moore called for public comment.

Gary Skylar, owner of Northampton Valley Country Club, stated he has had offers by several developers, he would prefer to maintain it as open space, as it has been in their family since 1963 and would preserve his heritage. Mr. Skylar noted his business creates seasonal jobs and could have up to 150 employees.

The following residents were opposed to the project and raised questions on bond issues, oversights by outside companies, traffic concerns, the Township is competing with private business, and overall costs with the purchase and running of this business.

- Mike Dwyer, 308 Twining Ford Road
- Bob Price, 171 Chestnut Drive
- Jan Chesnov, 26 Stardust Drive
- Don McClure, 48 Merrydale Drive
- Thomas Rodman, 34 Pepperell Drive
- Ralph Soren, 50 Jericho Road
- Jeff Gold, 57 Grant Drive
- John Heenan, 8 Butternut Court
- Larry Bishop, 24 Karen Road
- Rick Sorensen, 52 Manor Drive
- Paul Callahan, 410 Holly Knoll Drive
- Barry Ratmansky, 88 Buckhorn Road
- Andrew Gannon, 500 Bustleton Pike

The following residents stated their support for the project.

- John Petri, 66 Popular Drive
- Pat Mento, 55 White Hurst Drive
- James Heflin, 446 Holly Knoll Drive
- Bonnie Sykes, 236 Manor Drive
- Peter Palestina, 47 Lynford Road
- Dan Wasserstrom, 340 Worthington Mill Road

Chairman Moore called for Board comment.

The Board took turns responding to questions asked during the public comment period.

Chairman Moore called for a recess at 10:00 pm and reconvened at 10:10 pm.

**PUBLIC COMMENT**

None was heard.

**CONSENT ITEMS**

The Board meeting minutes of March 28, 2018 were approved by unanimous consent.

**ACCOUNTS PAYABLE**

The accounts payable for April 11, 2018, in the amount of \$3,124,804.96, and April 25, 2018 in the amount of \$187,415.89, was approved by unanimous consent.

**PUBLIC HEARINGS**

**Consider Adoption of Comprehensive Plan Update**

Chairman Moore opened the hearing at 10:15 pm.

Chairman Moore explained the Comprehensive Plan and noted that it is a guiding plan not a law. The Board has decided it needs more time to review this matter and will be taking public comment for any further concerns or input.

Chairman Moore called for and public comment.

Christiana Giamio, part owner of Guiseppes restaurant in Richboro. Mrs. Giamio asked the Board to send out letter and possibly copies of the plan to business owners that would be impacted by this plan. She stated she read the plan and it states the reconfiguration of Guiseppes parking lot, it is a concern she was not notified of this request.

A motion was made and seconded (Moore-O'Donnell) to continue the adoption of the Comprehensive Plan Update to the July 25, 2018 Board of Supervisors Meeting.

Mrs. Silver asked if Mrs. Giamio's request is feasible. The Administration stated it would send out a letter to the business's directing them to the website or to come into the Township Building to review the document.

**Motion Passed 5-0.**

Chairman Moore closed the hearing at 10:22 pm.

**NEW BUSINESS**

**Consider Bids for Police Station Construction**

Mr. O'Donnell stated bids for the General Construction and Fire Protection Systems were opened on April 12 through the Penn Bid system for construction of our new police facility. A total of six General Construction bids were received with each providing alternate bids for Fire Protection. In addition, two bids were received for Fire Protection as stand-alone contracts. This was done to ensure we received pricing for fire protection this time around.

A summary of the results for each prime bid follows:

**General Construction with Alternate Fire Protection**

There were six (6) bids received for the General Construction contract. Base bids and alternate bids for Fire Protection for the three (3) lowest bids are:

<b>Gordon H. Bayer, Inc.</b>					
	<b>GC:</b>	<b>\$3,830,038</b>	<b>Fire Alt:</b>	<b>\$121,900</b>	<b>Total: \$3,951,938</b>
Columbus Construction					
	GC:	\$3,853,122	Fire Alt:	\$174,294	Total: \$4,027,416
Uhrig Construction					
	GC:	\$3,894,000	Fire Alt:	\$116,000	Total: \$4,010,000

The low bidder has excellent references as verified by the Architect. The Administration recommends a contract award to Gordon H. Bayer, Inc. for the General Construction in the amount of \$3,830,038 AND their alternate bid for Fire Protection Construction in the amount of \$121,900.

**Fire Protection Construction Contract**

Two (2) bids were received for the Fire Protection Construction Contract. Base bids for the two bids are:

<b>Anchor Fire Protection</b>	<b>\$129,782.44</b>
ABJ Sprinkler Co., Inc.	\$178,150.00

The low bidder has excellent references as verified by the Architect. A copy of the bid tabulation showing all bids received for the General Construction and Fire Protection contracts is enclosed, along with the Architect's bid summary and Contractor references. If contracts are approved tonight, the Architect will proceed with processing Letters of Intent and contracts to each company awarded a bid.

In Summary, the Administration recommends the following actions:

1. Award a contract to Gordon H. Baver, Inc. for the General Construction in the amount of \$3,830,038 AND their alternate bid for Fire Protection Construction in the amount of \$121,900.
2. Reject all bids for Fire Protection Construction.

A motion was made and seconded (O'Donnell-Weinstein) to award a bid to Gordon H. Baver, Inc. for General Construction in the base bid amount of \$3,830,038 and for Fire Protection Construction in the amount of the alternate bid price of \$121,900 for the new Police Station on Township Road as outlined in the bid documents and specifications. In addition, I move to reject all base bids for Fire Protection Construction.

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

**Motion Passed 5-0.**

**Consider Bids for the 2018 Road Milling Project**

Mrs. Silver stated the bids were opened for the 2018 Roadway Milling Project on April 16, 2018 through the Penn Bid system. A total of five (5) bids was received for milling ten (10) roadways throughout the Township. The bid results are as follows:

James D. Morrissey, Inc., Philadelphia, PA	\$64,510.23
Donegal Construction Corp., Hunker, PA	\$87,705.17
GoreCon, Inc., Chalfont, PA	\$95,950.35
Rota-Mill, Inc., Oley, PA	\$102,677.23
Associated Paving Contractors, Warminster, PA	\$116,095.77

The bid includes milling on the following Township roads:

Middle Holland Road, Holland to Rockway	
Arabian Way	Stoneyford to Dead End
Rockville Road, Holland to Buck	
Bellwood Drive	Bridgetown Pk to 1 <sup>st</sup> seam after Sycamore
Vermeer Drive	Polder Dr. To Cul de Sac
Hals Drive	Vermeer Dr. to Meer Dr.
Chapel Drive	Lark Dr. Seam at Dawn Dr.
Grouse Court Entire Length	
Quail Drive, Chapel Dr. to Lower Holland Rd	
Feather Court	Lark Dr. to Cul de Sac

The Administration recommends a bid award to James D. Morrissey, Inc., Philadelphia, PA for roadway milling in the amount of \$64,510.23.

A motion was made and seconded (Silver-Rose) to award contracts to James D. Morrissey, Inc., of Philadelphia, PA for roadway milling in the amount of \$64,510.23 based on the quantities outlined in the bid documents and specifications for roadway milling bids.

Chairman Moore called for Board comment.

Mr. O'Donnell stated in the past 17 miles were paved with a bond issue. This year, under the general fund, approximately 9 miles will be completed.

Mr. Weinstein stated he believes Polder Drive should have been on the list for paving and it was stated it is being done.

**Motion Passed 5-0.**

**Consider Wall of Honor Recipients**

Dr. Rose outlined the Wall of Honor award and noted this award is to recognize individuals who have made lasting contributions to the community and have contributed to the quality of life for the residents of Northampton Township. The objective of the Wall of Honor Program is to see that individuals, which have made valuable and lasting contributions to the community, are recognized. A committee based on the following specific criteria selected the honoree or honorees.

- To be considered for this award, nominees: must have been a resident during the time of community service, contribution or accomplishment; must have participated as a volunteer in activities and/or accomplishments that benefited or have had a positive impact on the lives of the residents of Northampton Township; demonstrated outstanding qualities of leadership, community spirit and would be considered a role model.

The Committee reviewed fourteen (14) nominations and after careful and thoughtful deliberation; the Committee unanimously recommends to the Board of Supervisors that the first Honorees for the Community Wall of Honor Award be George Lange and Pete Palestina.

These individuals selected will be honored with placement of a plaque that will be mounted on the Wall of Honor located in the Township's Municipal Park for all to see and become a part of Northampton Township's history

A motion was made and seconded (Rose-Silver) to confirm the recommendation of the Wall of Honor Committee to Award Northampton Township residents George Lange and Pete Palestina as the First Recipients of the Northampton Township Wall of Honor Award.

**Motion Passed 5-0.**

**LIAISON REPORTS**

Dr. Rose made the following announcements:

- Dr. Rose provided an update on upcoming events at the Senior Center and deferred to the Township Website for complete details.
- The Awesome Project sponsored by the Senior Center is proving to be a huge success, with many extra benefits that only come with being a member.
- April 16, Coffee with Cops and a drug take back event was held and was a tremendous success. Chief Clark spoke to the seniors on opioid addictions, and frauds against seniors.
- The Spring Fling Shopping event was held at the Senior Center On April 20, 2018 from 5 pm until 9 pm. Over 50 vendors attended and a great time was had by, with the Lions Club providing the food.
- The Bucks County 36<sup>th</sup> Annual Senior Games are being held June 4 -15. If you are 50 years of age and older sign up to participate. Deadline to register is May 15.
- The Historical Commission will have a table at Northampton Days, stop by, and register to win a sweet treat.
- Reminder yard waste is the day after trash day beginning April 1. Lawn and Leaf Bags can be purchased at the Township Administration Building. In addition, any trash can be made into a recycle bin, pick up your stickers for this conversion also at the Administration Building.
- An E-Waste collection will be taking place on June 9, from 9-1 at Council Rock North.

Mr. O'Donnell made the following announcement:

- On April 14 at the Library District Attorney Matt Weintraub and Diane Rosati, the Executive Director of Bucks County Drug and Alcohol Commission discussed the resources available to our community. If you have a family member using opioids, you can get a package containing two doses of Narcan free of charge from the Drug and Alcohol Commission. The commission is located at 600 Lewis Drive, Warminster or call them at 215-773-9313. There is also a program set up under Act 53 for children ages 12



to 17. This program allows a parent or guardian to get a drug and alcohol assessment for a child and can compel the child to enter treatment. To start the process call, the Drug and Alcohol Commission at 215-773-9643 and mention Act 53. The Library will continue offering information programs like this. Go to their facebook or webpage for more information. Spoke on the opioid epidemic. If interested in attending, contact the Library for more information.

- Nothing new to report from the Municipal Authority.

Mr. Weinstein made the following announcements

Volunteer Fire Company:

- Thanked the Firefighters for their hard work and putting out a fire near Bellwood Avenue on April 24, 2018, they were efficient and responsive.
- The Northampton Volunteer Fire Company will be at Northampton Days, Sunday May 5.

Police Department:

- There is a coffee with cops at the senior center on April 16
- Great job by the Police Department on handling a threat that was targeting the Richboro Middle School. Due to their quick actions the individual was under arrest in less than two hours after the threat was reported.
- The Board has moved forward with the General Contractor and Fire Protection Services Bids, and this is another step forward in making the conditions better for our Police Department

Council Rock School District

- Updated on meetings, activities, and decisions taking place in the Council Rock School District. For the most recent information regarding the Council Rock School District, visit their webpage at [www.crsd.org](http://www.crsd.org).
- On April 26, 2018 a benefit baseball game between Council Rock North and Council Rock South Inspired by Greg Heydet, former head softball coach at Council Rock South and current assistant coach at Abington, and his brave nine-year battle with amyotrophic lateral sclerosis (ALS). All proceeds will go to ALS research.

- On May 9, 2018 at 7pm at Citizens Bank Park, the Phillies will donate \$8.00 of every ticket sold will go to the Robert Dembowski Memorial Fund. PFC Dembowski was killed in the line of duty approximately 10 years ago. For more information go to [www.phillies.com/rdfund](http://www.phillies.com/rdfund).
- Listed the names of Northampton Township recipients of the Bucks County Courier Times Golden Team Awards
- Condolences to the family of Viktoriya Manasyan a resident of Northampton Township who was fatally shot in Philadelphia.

Mrs. Silver made the following announcements:

- Summer programs and camps are filling up quickly; make sure to reserve your spot.
- Pool memberships are available see the newsletter for more information
- Parks and Recreation Department offers a variety of discounted tickets to local attractions, sporting events, and amusement parks. For a complete listing, including pricing, visit the Parks and Recreation website.
- Saturday, April 28 Northampton Parks and Recreation will celebrate Earth Day. This free event is held from 11 am until 2:00 pm at Core Creek Park in Langhorne.
- Sunday, April 29, is the Annual Bucksfit 5K and 1K Fun Run held at the Municipal Park.
- Saturday, May 19 is the Community Wide Yard Sale, a list of addresses and interactive map can be found the Parks and Recreation website.
- The May 3 Parks and Recreation meeting was cancelled due to a lack of a quorum, the next meeting will be June 7 at 7pm at the Civic Center.
- If you wish to serve on the Parks and Recreation Board, fill out an application and send it to the Administration Department, as interviews will be happening in May.
- Reserve your spot for the Bunny Hunt.
- The Veterans Advisory Commission met on April 16, at 7:00 pm.
- Michael Bodkin has resigned from the Veterans Advisory Commission and we thank him for his hard work as part of the Board. Due to his resignation, there is now an opening on the board and all interested persons are invited to submit an application to serve.
- The Veterans Advisory Commission will have a table at Northampton Days, stop by and see what they are doing and what programs are available
- The Old Jacksonville Road Bridge, which is a County Bridge, was completed last week. A ribbon cutting/opening ceremony of the Bridge was held on Friday, April 20 with County

Commissioner Charles Martin, Kevin Spencer, Director of Operations for the County, Mrs. Silver, and representatives from the contractor and design consultations attended.

- The Churchville Nature Center will be holding its Wild Flower Sale on April 28, 29, and May 5 and 6.
- The Churchville Nature Center Gala will be held on Friday, June 1 from 6pm until 10 pm. Their theme this year is Natural Treasurer's and invitation was extended to Nicholas Cage to attend.
- Richboro Middle School will be closing in June and the alumni have planned a celebration, titled "Be the Legacy". It will be held on June 8, 2018 at 11 am at the School, the rain date is June 11. Contact the School for more information.

Mr. Moore made the following announcements:

- Due to the lateness of the hour, nothing new to report

**PUBLIC COMMENT**

John Heenan, 8 Butternut Court, responded to comments made regarding the Northampton Valley Country Club and made comparisons to the Community Center that was considered years ago.

The meeting was adjourned at 11:00 p.m.

Respectfully Submitted,

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Frank O'Donnell, Secretary