

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF MEETING OF OCTOBER 17, 2005**

The Wrightstown Township Board of Supervisors Meeting was called to order at 8:00 p.m. by Chairman Chester S. Pogonowski. In attendance were Vice Chair Jane B. Magne, Township Administrator Eileen M. Bradley, and Township Solicitor Terry W. Clemons. Member/Treasurer Allen G. Masenheimer was absent.

The Minutes of the Board of Supervisors Meetings of October 3 and 10, 2005 were accepted as presented.

Ms. Magne made a motion, seconded by Mr. Pogonowski, to approve Bills dated October 17, 2005 in the amount of \$118,051.03. All were in favor. Ms. Magne made a motion, seconded by Mr. Pogonowski, to approve Escrow Bills dated October 17, 2005 in the amount of \$14,503.29. All were in favor.

Ms. Magne announced that at its Work Session on Monday, October 10, 2005, the Board approved a Waiver of Plan Review Time Limits for the Szarko Minor Subdivision.

Ms. Magne announced that the Township would participate in a local Katrina Relief effort and encouraged interested parties to contact the Township office for further information.

The Annual Harvest Festival would be held Saturday October 22, 2005 at the Middletown Grange, from 6:30 to 9:00 p.m.

REPORTS: Chief Martin Duffy of the Newtown Police Department submitted the Police Report for September 2005. Additional Reports submitted included: the Lingohocken Fire Company Report for September 2005; the District Justice Report for September, with fines of \$1,484.60.

SUPERVISORS COMMENTS: Chippewa Farm: Mr. Pogonowski stated that the Township had been working for over five years on acquiring new municipal office space. The Board had investigated renovation of the current facility, modular construction of a new facility at the current location, and purchase of existing space elsewhere in the Township.

As part of settlement of litigation with Better Materials Corporation, the Township had acquired Chippewa Farm in July of 2001. The 62+ acre property consists of the 12,000 square foot quarry corporate office, two residential houses and outbuildings, along with additional farm acreage. Terms of the

litigation settlement included leasing the entire property back to Better Materials for a period of 25 years for \$1.00. The Better Materials operation was purchased by Hanson Aggregates in 2003.

The Board had worked for the last two years with Hanson Aggregates to purchase back the lease for the property, as Hanson Aggregates did not intend to use the offices. The Township had negotiated a leasehold purchase price of \$725,000.00 for the entire property, a figure well above the appraised value of the leasehold.

Before the Board this evening was Resolution #2005-984, authorizing commencement of condemnation proceedings to condemn the leasehold interest in Chippewa Farm. By acquiring the property through condemnation, the Township would save over \$7,000.00 in transfer tax. The Resolution also provided for execution of settlement documents.

The Board would also consider Resolution #2005-985, an Agreement and Declaration of Covenants, Conditions and Restrictions. The Agreement set the terms of the leasehold purchase, including restriction of the property from any mining activity, and acknowledgement of Hanson's right to quarrying activity on adjoining properties.

The final document for consideration was Resolution #2005-986, the Agreement of Sale setting the terms of settlement, including allowing Hanson to store records in the basement of the office building for a period of up to one year.

Mr. John Rasiej of Cedar Lane would like Hanson to pay for use of the basement for storage of their records for 1 year. Mr. Pogonowski noted that the Agreement was a result of extensive negotiation over several years. Hanson could certainly delay settlement until such time as they could remove all records. This would delay the Township from relocating to the space.

Mr. Rasiej asked how the Township proposed to pay for the leasehold purchase. Mr. Pogonowski said that financing options were still being investigated. The Township had enough cash on hand to make the purchase and options were still being investigated. Tonight's actions would not set funding.

Mr. Pogonowski made a motion, seconded by Ms. Magne, to approve Resolution #2005-984, authorizing Wrightstown Township to enter into an Agreement of Sale. All were in favor.

Mr. Pogonowski made a motion, seconded by Ms. Magne, to approve Resolution #2005-985, the Agreement and Declaration of Covenants with conditions and restrictions. All were in favor.

Mr. Pogonowski made a motion, seconded by Ms. Magne, to approve Resolution #2005-986, the Agreement of Sale of the leasehold for \$725,000.00. All were in favor.

ADMINISTRATORS COMMENTS: Procurement Card Program: Ms. Bradley asked the Board to approve authorization for joining the Pennsylvania Local Government Investment Trust's (PLGIT) Procurement Card Program. The program provided purchasing with a credit card type product which carried no annual fees or service charges. It would allow purchases with limits set by the Township for purchases made by the Township. The Program also provided a cash refund incentive. It would simplify the billing process and make purchasing easier for departments.

Mr. Pogonowski made a motion, seconded by Ms. Magne, to approve Resolution #2005-982, the authorization of application to the PLGIT Procurement Card Program. All were in favor.

Mr. Pogonowski made a motion, seconded by Ms. Magne, to approve Resolution #2005-983, the agreement with Bank of Montreal, the bank backing the procurement cards. All were in favor.

Chippewa Farm Renovations: Ms. Bradley asked for the Board to approve authorization of a proposal from Tilley Fire to design a sprinkler system for the proposed Township Offices at Chippewa Farm for \$2,280.00. The proposal was for design only, and did not include construction of the system.

Ms. Magne made a motion, seconded by Mr. Pogonowski, to approve entering into a contract for \$2,280.00 with Tilley for design services. All were in favor.

Salt Bid 2005-2006: Ms. Magne made a motion, seconded by Mr. Pogonowski, to enter into a contract with International Salt Company to purchase seasonal bulk road salt at a cost of \$45.77 per ton. All were in favor.

There was no public comment at this time.

ROADMASTER/ROAD FOREMAN: Mr. Pogonowski noted that Annual Fall Road Inspection would take place on Saturday October 29, 2005 beginning at the Township Office at 8:30 a.m.

UNFINISHED BUSINESS: Szarko Minor Subdivision Preliminary/Final Plan: Appearing for the Applicant was Mr. Joseph Szarko, owner/developer. The Applicant proposed to subdivide a 3.2 acre parcel in the Country Residential-Low Density (CR-1) Zoning District into two lots.

Mr. Szarko stated that on-lot stormwater management ballast pits had been relocated, right-of-way discrepancies had been clarified, the driveway entrance to Wooley Run Road would be removed and reseeded, and the lots would be restricted from further subdivision.

Mr. Clemons disclosed that Mr. Szarko was negotiating sale of the proposed building lot to an associate in his office.

Mr. Pogonowski made a motion, seconded by Ms. Magne, to approve Resolution #2005-987, granting Preliminary/Final approval and setting the terms thereof for the Szarko Minor Subdivision. All were in favor.

NEW BUSINESS: Picard Major Subdivision: Appearing for the Applicant was Mr. Brian Horner of ProTract Engineers, and owner/developer Mr. George Kiriakidi. The Applicant proposed subdividing a 6 acre parcel in the Country Residential - Medium Density (CR-2) Zoning District into four building lots. The existing dwelling and garage were to be removed.

Each lot would be serviced by on-lot water and septic and a detention basin would also serve as a fire water supply pond.

Issues discussed included: extending the roadway width to 26 feet; impervious surface requirements; woodlands preservation; deed restricting proposed lots from further subdivision; approval of planning modules containing two A/B systems.

The Board requested results of a water impact study.

Action on the subdivision was tabled to a future meeting.

ESCROW RELEASES: *Mr. Pogonowski made a motion, seconded by Ms. Magne, to approve Heritage/Warner Meadows Escrow Release #2 in the amount of \$78,124.00, leaving \$949,800.79 remaining. All were in favor.*

Mr. Rasiej noted that the Land Development Application of CVS would be before the Board of Supervisors on November 7, 2005. Anyone interested in voicing concerns on the Application should plan to attend.

There being no further business or comment, Ms. Magne made a motion, seconded by Mr. Pogonowski, to adjourn the meeting at 10:15. All were in favor.

Respectfully Submitted,

Eileen M. Bradley
Township Administrator

Res. #2005-982
Res. #2005-983
Res. #2005-984
Res. #2005-985
Res. #2005-986
Res. #2005-987