

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF WORK SESSION OF JULY 13, 2009**

The Wrightstown Township Board of Supervisors Work Session was called to order at 5:05 PM by Chair Chester S. Pogonowski at the Wrightstown Township Municipal Building, 2203 Second Street Pike, Wrightstown, PA. In attendance were Vice Chair Jane Magne, Member/Treasurer Robert S. Lloyd, Township Solicitor Terry Clemons, Esq., Township Engineer Mario Canales, P.E. and Interim Township Manager David Nyman. Mr. Pogonowski announced that the Board had met in Executive Session June 22, 2009 and June 29, 2009 to discuss the hiring of a new manager.

BUSINESS:

- A. Brownsburg Road bid review:** Mario Canales, Township Engineer, reviewed bids to reconstruct Brownsburg Road, which were opened Friday, July 10, 2009. The bids were in three segments ranging from the first 1900 feet to the entire portion in Wrightstown with an alternative to do Crest Drive. Mr. Nyman was asked to review the availability of funds and determine if any other major projects may be on the horizon, prior to the next meeting.
- B. Warner Meadows Dedication update:** Mr. Canales highlighted a meeting with David Watt, Heritage Building Group, regarding finalization of the project, especially the stormwater basin. Heritage is installing a PVC liner in the fire pond portion of the basin. The back portion currently holds water, which is a concern to the residents. Heritage is willing to install under drains to allow it to drain, but is requesting relief from having the entire project be subject to an additional 18 month maintenance period. It was clarified that the Engineer has the discretion to modify the approved plan for the basins to accommodate drainage. Both Heritage and the Township will explore an acceptable means of funding for the 18 month maintenance period for the basin, once completed as per the Township Engineer.
- C. Renewable Energy grant:** Scott Anderson, EAC, shared cost/saving information for a grant application for the installation of photovoltaic solar panels on the roof of the Township Building to provide 25% of the electric usage for the building. Scott will refine the information for a presentation at the August 3rd public meeting. Scott also noted that the Building has a 90 out of 100 Energy Star rating and recommended we pursue that formal designation. The Board thanked Scott and the EAC for their efforts and discussed the amount of funding that possibly may be available to supplement the project.
- D. American Tower Lease/Sale proposal:** Mr. Nyman presented a request from American Tower to purchase the tower site at Anchor Run Farm. The Board has no interest in pursuing that option.

E. Otter Recycling Agreement: Mr. Nyman reviewed a proposal from Bucks County to participate in a County-wide program for maximizing the return on recyclables through an agreement with Otter Recycling. Mr. Clemons will review the proposed agreement and Mr. Nyman will review the income currently received.

F. Residential Sprinklers resolution proposal: A request from the Lingohocken Fire Company to support a new building code regulation requiring the installation of sprinklers in new residential construction was discussed. Mr. Clemons will review the proposed regulation prior to consideration at the next meeting.

G. LFC laptop for Fire Marshal's vehicle: Mr. Nyman noted that the Lingohocken Fire Company has offered to give the Township a laptop for use in the Fire Marshal's vehicle. The consensus of the Board was to fund the necessary air card purchase for the laptop.

H. Agenda of 7/20/09: Reviewed by the Board and the Verizon/Cellco Conditional Use hearing was noted.

SOLICITOR'S REPORT: Terry Clemons, Esq.

A. Funk Zoning Hearing Board application: Mr. Clemons reviewed the application. *On motion by Ms. Magne, seconded by Mr. Lloyd, to not take a position with regard to the application. With no additional comment, all voted in favor.* Mr. Nyman will advise the Zoning Hearing Board Solicitor.

B. Chippewa Farm RFP: Mr. Clemons presented a draft RFP to solicit proposal for the Chippewa Farm buildings. The draft will be placed on the next agenda for consideration.

SUPERVISORS'S COMMENTS: None

MANAGER'S REPORT: David Nyman

A. Work Session webcasting update: Mr. Nyman updated the Board noting that Mike Pollock of Webcasting will attend the July 27th work session. Dave Dutko shared his ideas for next year's broadcasting. Mr. Nyman presented information regarding the purchase of a new laptop and associated software (\$3700) for a CATV equipment upgrade, noting that \$4000 had been budgeted for this purpose. The consensus of the Board was to purchase the equipment.

B. Serwell Zoning update: Mr. Nyman reviewed copies of Ted Middleman's letter to the Serwell's and their response. The consensus of the Board was to have Mr. Middleman continue working on resolving the building and impervious surface issues.

C. Matey Zoning status: Mr. Middleman's update regarding the process to resolve the zoning issues was reviewed.

D. Chapman Corners - Lot #48 review: Scott Miller, new owner of the Chapman homestead shared his vision of restoring the house and barn, noting he is working with Heritage Conservancy to get the house listed on the National Historic Register. The Board requested that he maintain a photo journal of his restoration. He requested clarification of sewer requirements (a possible sand mound versus connection to the community system); the ability to rehab and rent an existing apartment in the house; and which Township official needs to be reviewing the work as he proceeds. Mr. Clemons will be asked to review the first two issues and Mr. Middleman will review the project as it proceeds. The Board wished Mr. Miller well in his efforts to restore the historic farm structures.

E. CSA concerns at Anchor Run Farm: Gareth Kear, CSA subcommittee, shared concerns regarding the proximity of the spraying of roundup on the fields abutting the CSA portion of the Anchor Run Farm. Also noted was the storage of equipment in the CSA parking lot. Mr. Nyman will review the lease agreement and meet with the farmer to discuss these concerns.

F. Farmer's Market: Mr. Nyman noted that ruts were left after a recent Farmer's Market and requested procedure for repair. Robin Hoy was to be informed of the situation, noting the Food Shed Alliance had agreed to restore any damage.

EXECUTIVE SESSION ISSUES: Personnel - manager search

ADJOURNMENT: *On motion by Mr. Lloyd, seconded by Ms. Magne, to adjourn into executive session at 8:25 PM. With no additional discussion, all voted in favor.*

Respectfully Submitted:

Date Approved: July 20, 2009

**David R. Nyman
Interim Township Manager**