

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
WEDNESDAY, APRIL 15, 2015 – 7:30 P.M**

CALL TO ORDER by Chairman Bustard at 7:30 P.M.

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT:

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

INFORMATIONAL ITEMS

Chairman Bustard introduced the newly designed Township website.

The Board of Supervisors attended the Art Corks and Forks Fundraiser, which was the ground breaking seminar for the Methacton School District. Chairman Bustard attended this ground breaking ceremony on behalf of the Township and thanked the Zoning, Permitting, and Building Department(s) for their efforts with Methacton School District to help them better understand the application and permitting process in an attempt to keep the turf field process moving forward as quickly as possible.

Both Chairman Bustard and Supervisor Quigley will be attending the PSATS Convention in Hershey in late April. PSATS updates Township Officials on best practices and law updates that have taken place on a state-wide level. Chairman Bustard made special mention that Mr. Tony Sherr, Esq., a member of the Worcester Township Planning Commission, has been asked to speak at the conference on various legal matters.

MOTIONS AND RESOLUTIONS

Minutes of February 18, 2015

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to dispense with the reading of, and approve the minutes of February 18, 2015.

James Mollick, Worcester, commented on the following topics: public comment, athletic field project at Methacton High School, the North Penn Army Reserve Base and sampling information. He requested that the minutes be amended.

Minutes of March 18, 2015

Chairman Bustard addressed the correction that needs to be made to the minutes, which is on page three that the wording should be “the system will be built to accommodate the system.”

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to dispense with the reading of, and approve as amended the written minutes of March 18, 2015.

TREASURER'S REPORT, MARCH 2015:

March 2015 Report:

General Fund	\$43,398.01
State	\$247,908.45
Capital Reserve	\$3,094.92
Sewer Fund	(164,952.42)

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to approve the Treasurer's Report for March 2015.

PAYMENT OF BILLS TO THE TOWNSHIP

A motion by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to make a payment of the bills to the Township in the amount of \$257,626.73.

Dr. Mollick inquired if the Supervisors had a breakdown of the bills, and commented on the Hickory Hill informational packet (cost and content). He thinks that this material is linked to Supervisor Caughlan's campaign.

Dr. Mollick commented on the Right to Know line item and the legal bills. Chairman Bustard regulated the questions and comments of Dr. Mollick.

WAIVER REQUEST FOR PERMITS - METHACTON SCHOOL DISTRICT

Eric Frey, Esq., represented Methacton School District regarding the waiver request. Approximately \$7,600 would be waived in permit fees, and approximately \$640 would be paid for out-of-pocket expenses. Mr. Frey was in agreement with the numbers presented.

Supervisor Quigley commented about using community spirit to move forward with this Project. Supervisor Caughlan stated the Lower Providence does waive these kinds of fees as well.

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to approve the waiver request, with the exception of actual out-of-pocket expenses of the third party consultants, for the Methacton Turf Field Project.

DEED OF DEDICATION - 1921 NORTH WALES ROAD, WHITPAIN TOWNSHIP

F. Lee Mangan, Township Manager, introduced the Deed of Dedication for 1921 North Wales Road for a road widening project.

Supervisor Caughlan inquired if this property is an estate property and asked that the Township confirm this. Jim Garrity, Esq., Township Solicitor, and his office will confirm this matter regarding that the proper owners are cited on the Deed of Dedication. He further stated for the record that his firm, Wisler Pearlstine, represents both Worcester Township and Whitpain Township.

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to approve the deed of dedication.

WAIVER OF LAND DEVELOPMENT REQUEST FOR FAITH CHURCH OF WORCESTER

Fred Genderan presented for the Church and requested a waiver for the installation of pavilions for church events and some storage.

Supervisor Quigley inquired about the grading permit and if this would still be applied for. Joe Nolan, Township Engineer, verified that they would have to apply for permits.

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to approve the waiver of land development to building a pavilion as shown on the plans located at 1341 Quarry Hall Road.

2015 MATERIALS AND EQUIPMENT BID AWARD

Mr. Nolan presented the bid and explained the process. Every year the Township bids stone materials, blacktop materials, and equipment needed for the roadway improvement program. The bid opening was held on April 8, 2015.

A letter from CKS Engineers, dated April 10, 2015, recommends the low bid for each of the seven stone categories including a unit price for pick up at the plant and a unit price for delivery at the Township. Highway Materials of Blue Bell, PA, for stone materials was the low bid. They have included per-unit pricing.

Additionally, paving materials were bid. There are four classifications for paving materials including a per ton price for pick up at the plant and a per ton price for delivery at the Township. The low bid for paving material was submitted by Glasgow, located in Glenside, PA.

CKS Engineers reviewed all of the bid documents and prepared bid tabulations for all bids that were submitted to the Township. Mr. Nolan recommended that Highway Materials and Glasglow be awarded the contract.

Mr. Nolan clarified that the paving materials cost less this year than last. Chairman Bustard further clarified that this is due to the oil prices dropping this year.

Mr. Garrity stated for the record that Wisler Pearlstine represents Highway Materials. Mr. Garrity did not work on this bid and does not have any connection with the contract that is being presented this evening.

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to approve the contracts for the 2015 Roadway Program and award them to Highway Materials for stone and Glasgow for paving materials.

EQUIPMENT RENTAL BID

Mr. Nolan presented the equipment rental bid for the 2015 Roadway Program.

The equipment is bid yearly with various different classifications on equipment with an operator that is charged on an hourly rate. There were three bids received this year and Mr. Nolan is recommending the low bid for equipment submitted by PK Moyer & Sons for the bid amounts provided.

CKS Engineers reviewed all of the bid documents and prepared bid tabulations for all bids that were submitted to the Township.

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to approve the contracts for the 2015 Roadway Program and award them to PK Moyer & Sons.

Mr. Nolan will notify all bidders and further instruct the awardee(s) of the contracts.

Chairman Bustard inquired as to the current road work that is being performed in the Township. Mr. Nolan clarified that emergency road work is currently being completed. Harris Gramm is the Township's contractor until May 1, 2015 from last year's bid award. The contract runs from May 2015 to May 2016.

MANAGER'S REPORT

Zoning Hearing Board Report

Tiffany Loomis, Director of Planning and Zoning, provided the report. The Zoning Hearing Board meeting scheduled for April has been cancelled due to no new applications.

Subdivision and Land Development

Ms. Loomis provided the report. The Subdivision and Land Development Report and Google Earth images have been added to the Township Website, as part of the revisions, were presented.

This concept of Google Earth images was originally proposed by PSATS and Chairman Bustard requested that Township staff further look into incorporating this minimal, cost-effective technology into Worcester Township's processes. The Board of Supervisors are pleased that residents are able to access the Township's information easily.

Supervisor Caughlan gave further explanation of how Google Earth Aerials work with overlaying development plans. A brief demonstration was given to the public.

Chairman Bustard further clarified that Google Earth is a minimal cost service that helps the public better understand what the development will look like one day.

Ms. Loomis explained that the images and report will be updated on the first of every month, or the first active business day in that month if the first of the month falls on a weekend.

Supervisor Caughlan inquired about the download speed for the Community Hall. Township staff will look into this matter.

ENGINEER'S REPORT

Hickory Hill Sewer Project

Mr. Nolan was authorized at the last business meeting to advertise the Hickory Hill Sewer Project. Bids will be received by May 13, 2015 and proposed at the next Board meeting scheduled on May 20, 2015.

Supervisor Quigley inquired how long the bid process will take and how long the bid process is open for. Mr. Nolan clarified that legally the bid has to be awarded within 60 days unless the low bidder agrees to an extension.

Supervisor Caughlan inquired that this bid is to provide cost information to the public and affected area, not necessarily to build the project.

Mr. Nolan clarified that the bid is for construction of the sewer project. The Board of Supervisors may reject this bid or accept the bid. Mr. Nolan confirmed this process.

Supervisor Quigley inquired that with the current bid schedule, it will be mid-summer before a potential contractor would be able to start work. Mr. Nolan confirmed this time frame in the event the Board of Supervisors approve to move forward with the project.

Mr. Mangan further explained how the packets were compiled and sent out. No new information was created, all information was from previous surveys and information handed out and nothing was editorialized.

Zacharias Pedestrian Bridge

A contract was awarded at the last business meeting. Executed contracts exist between the Township and contractor of which a pre-construction meeting will take place shortly.

Chairman Bustard requested if this project will be completed by the end of summer. Mr. Nolan verified this would be the case and is in the process of coordinating all components with Township staff.

Mr. Bustard inquired about that Adair project and its status. Mr. Nolan clarified that the collection of easements is going slowly and that one of the easements may have to be revised. Residents of Shefley Lane requested that a preliminary sewer feasibility study be completed. The study has been completed and sent to the Township's attention for review as of today.

SOLICITOR'S REPORT

Conditional Use: Willow Creek Farms, LP - Decision & Order

Mr. Garrity introduced this matter. He reviewed the hearing to refresh everyone's memory. Please refer to the legal description that may be found online at www.worcestertwp.com.

A motion was made by Supervisor Caughlan, seconded by Supervisor Quigley, and approved by all to adopt the Order as described regarding the Conditional Use Application of Willow Creek Farms, LP for the property at 3220 Heebner Road, Collegeville.

The suggested conditions are as follows: Zoning and subdivision requirements may not be waived, all development on the property shall be consistent with the testimony and exhibits provided at the hearing, which include the 2003 Decision and Order rendered with the exception of the acreage provided. Additionally any acreage used beyond the 1.46 acres permitted for the farm market would require additional approval from the Board of Supervisors, and the applicant would be required to perform a survey of the property and install permanent monuments to create boundaries of the 1.46 acres of the farm market with the expense being paid for by the applicant.

Dr. Mollick objected. Mr. Garrity stated that the Board of Supervisors deserves courtesy and respect and clarified that no Sunshine Laws are being violated.

Chairman Bustard requested that Mr. Garrity further explain this matter. Mr. Garrity further explained that all laws are being followed in compliance with the Pennsylvania Municipalities Planning Code.

Supervisor Quigley supported the vote and Mr. Garrity's explanation. Please contact the Township to further review the Decision and Order rendered this evening.

OTHER BUSINESS

None

PUBLIC COMMENTS

William Kazimer, Fairview Village, inquired about the status of Center Square Golf Course. Chairman Bustard clarified that a decision will be made 45 days from last Friday. He inquired about the Zoning Hearing Board Report, and the status the Stony Creek Farms issues.

Chairman Bustard explained that this information on the website. He further commented that he appreciated the numbered pages.

Nancy Thompson, Worcester, commented on Ethel and Artmar Avenues regarding stormwater. She is extremely concerned about the situation. No one has looked at the storm drain.

Mr. Nolan clarified that there are several solutions and that an easement has been asked for the past 20 years. He further clarified that the Township is actively responding to the stormwater issues that are present at Ethel and Artmar Avenues.

Mary Kay Tucker, Worcester commented on and provided a packet on Stony Creek Farms site conditions regarding rocky conditions, trenching, and piping. She also addressed the possible purported previous dumping site. Trees were also addressed and the preparation of the soil.

Mr. Nolan clarified that he has been involved and has been dealing with these issues.

Supervisor Quigley inquired about page three regarding the piping. The issue with the pipe is that the pipe was not run long enough per Mr. Nolan.

Dr. Mollick inquired if Stony Creek topsoil was ever hauled away, and also commented on the Preserve at Worcester.

Mr. Nolan explained that developers must request from the Board to remove topsoil from a site.

Dr. Mollick further commented on the following topics: Right to Know process, Board of Supervisors emails on personal computers, Methacton High School Conditional Use Hearings, the upcoming May work session, Nike Base, and the budget regarding various litigation matters.

John Diesel, Worcester, inquired about how the infrastructure will be paid for regarding the Hickory Hill Sewer Project, and referenced that back in 2003 the Township paid for the infrastructure for Fairview Village. He further commented that there is an ordinance that requires systems be pumped every three years and inquired about enforcement of this ordinance. He commented on the Superfund site and what kind of funds are available. Is there is a way for the Federal Government can take the building down.

Mr. Bustard commented that taxes have not been raised since his time on the Board. The Board is looking into obtaining government funding.

Winifred Hayes, Worcester, commented on the website overhaul as being a positive asset to the Township, she inquired about who is responsible for the website, Mr. Mangan clarified that Ms. Laura Maginley and Ms. Amanda Zimmerman are responsible and will relay the message to them of their hard productive work.

Dr. Hayes further commented on the tone of the Township regarding the Right to Know process and Dr. Mollick's involvement, as well as overall citizens' rights. She further addressed that the Right to Know process is used to harass the Township and its residents. She thanked the Board of Supervisors for their service and what they are able to do.

Dee Dee McGrane, Worcester, commented on the Board of Supervisors sincere integrity. She addressed the cost of septic systems and taking self-responsibility.

Marcia Staples, Worcester, commented on the costs of the Right to Know process and how much this has cost the Township. She commented on how staff spends their time on the process.

Susan Gabriel, Worcester, thanked the Township Supervisors for their contribution to the post prom activities, and is very appreciative. She invited them to the Community Walk-Through from 6:30 to 8:30 pm on Friday, April 24.

ADJOURNMENT

There being no further business brought before this Board, Chairman Bustard adjourned the regularly scheduled meeting at 9:06 pm.

Respectfully submitted:

Eunice C. Kriebel, Assistant Secretary