

**BOARD OF SUPERVISORS
MEETING MINUTES
July 17, 2017**

A Regular Meeting of the New Britain Township Board of Supervisors was held on Monday, May 1, 2017, at the Township Administration Building, 207 Park Avenue, New Britain Township, PA, beginning at 7:00 p.m. Present were Supervisors: Chair A. James Scanzillo, Vice Chair John A. Bodden, Sr., Members Helen B. Haun, Gregory T. Hood and William B. Jones, III. Also present were Township Manager Eileen M. Bradley, Township Solicitor Peter Nelson, Esq., and Township Engineer Janene Marchand.

- 1. Call to Order:** Mr. Scanzillo called the Meeting to order.
- 2. Pledge of Allegiance:** Mr. Scanzillo led the Board and audience in the Pledge of Allegiance.
- 3. Announcements:** Mr. Scanzillo announced that the Board had met in Executive Session prior to this Meeting to discuss personnel issues and land acquisition.
- 4. Public Comment on Non-Agenda Items:** There was no Public Comment at this time.
- 5. Approval of Minutes:**
 - 5.1. Minutes of Meeting of July 3, 2017:**

MOTION: A motion was made by Mr. Jones, seconded by Mr. Bodden and unanimously approved, to accept the July 3, 2017 Minutes as written.

6. Departmental Reports:

- 6.1. Code Department Report for June 2017:** Ms. Bradley presented the Code Department Report for June 2017.
- 6.2. Police Department Report for June 2017:** Chief Scafidi presented the Police Department Report for June 2017. Mr. Hood asked if there were many opioid related incidents. Chief Scafidi stated that only a few might be opioid-related.
- 6.3. Public Works Department Report for June 2017:** Ms. Bradley presented the Public Works Department Report for June 2017. Mrs. Haun asked if there were any issues with flooding from the recent storms. Ms. Bradley stated there was no flooding of any significance throughout the Township.

7. Consideration of Old Business:

- 7.1. PFM Financial Consultants Presentation on Loan Proposals:** Ms. Bradley introduced Mr. Jamie Schlesinger of PFM Financial Advisors, LLC to present the results of the Township's recent Request for Proposals (RFP) for a \$3,000,000.00 bank loan. The loan would pay for reconstruction of the New Galena Road Bridge, repair/replacement of five culverts throughout the Township, and various other capital projects. Six proposals had been received by the July 11, 2017 deadline, with one received after that deadline.

Mr. Schlesinger stated that the RFP called for a loan term length of between five and ten years with a two-year drawdown period and no pre-payment penalty, with variable and/or fixed rates. He stated that banks were

asked to submit proposals for five, seven, ten and fifteen years with fixed interest rates. Variable interest rates were required to be capped at a stated rate.

After analysis of the total cost of the loan and fees, the proposal from First National Bank and Trust Company of Newtown (FNB) offered a ten-year fixed rate of 2.50%, with a variable rate based on 75% of the Wall Street Journal's Prime rate not to exceed 4.5% for the remainder of the term. This proposal resulted in the most cost effective choice of all proposals.

Mr. Schlesinger stated that FNB was easy to work with and would not require the Township to transfer other accounts to their bank. Ms. Bradley echoed this sentiment, stating that she had worked with FNB in the past and was confident that the relationship would be successful. Mr. Schlesinger and Ms. Bradley both recommended the Township contract with FNB for the borrowing. If the Board acted tonight, the loan could be settled by the end of August.

MOTION: Upon motion by Mr. Bodden, seconded by Mr. Jones, the Board unanimously elected to accept the proposal of First National Bank and Trust Company of Newtown, for a fifteen year \$3,000,000.00 loan, with a two-year drawdown period, with a fixed rate of 2.50% for ten years, with no penalty for early repayment, and a maximum variable interest rate of 4.50% thereafter.

7.2. Authorize Advertisement of Ordinances Approving Indebtedness: Ms. Bradley stated that the Local Government Unit Debt Act required passage of an ordinance to allow the Township to incur additional indebtedness of \$3,000,00.00, and asked the Board to authorize advertisement of an ordinance approving indebtedness. She stated that this was a necessary step to ensure the loan process continued moving forward and could be voted on at the August 21 meeting.

MOTION: Upon motion by Mr. Hood, seconded by Mrs. Haun, the Board unanimously authorized advertisement of an ordinance approving indebtedness.

7.3. Metro Storage Land Development Approval Resolution #2017-16: Mr. Bodden stated that since the Applicant was not present, he moved to table this issue.

MOTION: A motion was made by Mr. Bodden, seconded by Mrs. Haun and carried unanimously, to table Resolution #2017-16, which would have granted Final Approval to Metro Storage, to a future meeting.

7.4. Frost Tract Land Development Approval Resolution #2017-17: Appearing for the Applicant, Metropolitan Development Group (MDG, LLC) was Ms. Giovanna M. Raffaelli, Esq. Ms. Raffaelli stated that she was present to finalize and hopefully attain Final Approval from the Township for Phase II of the Frost Tract on Upper State Road.

The Applicant had met with the Chalfont-New Britain Township Joint Sewer Authority (CNBTJSA) and most neighbors to discuss the proposed sewer line along Upper State Road to Bristol Road. Ms. Raffaelli stated that the developer would assume responsibility to be careful and restore residents' property to pre-construction condition. The CNBTJSA had no issues with the proposed sewer line or construction plans.

Mr. Bodden asked if any engineering or legal issues present. Mrs. Marchand stated that they had received from the developer a video of the current conditions of Upper State Road and resident driveways. There were no other engineering concerns. Mr. Nelson stated he had no legal issues and the Board had a draft Resolution in front of them for consideration.

MOTION: A motion was made by Mr. Hood, seconded by Mrs. Haun and carried unanimously, to adopt Resolution #2017-17, granting Final Approval to the Frost Tract Phase II Land Development Plan.

8. Consideration of New Business:

9. Consent Agenda:

MOTION: Upon motion by Mr. Jones, seconded by Mrs. Haun, the Board unanimously approved the following Consent Agenda items: Execution of a Professional Services Agreement for Alexander Sharpan/Apollo CM Group for development of TMP #26-012-046, 52 N. Chapman Road, for demolition of an existing building and construction of a single family dwelling, with corresponding legal and engineering escrow of \$2,500.00; Payment Application #1 in the amount of \$50,542.20 for DESCOCO Design and Construction, Inc. for construction of the New Galena Road Bridge Replacement Project, leaving \$614,188.31 remaining.

10. Board of Supervisors' Comments: There were no Board of Supervisor's Comments at this time.

11. Township Administration Comments:

11.1. Discussion of MS4 PRP Plan: Mrs. Marchand stated that the Township was required to apply for a new Department of Environmental Protection (DEP) Municipal Separate Storm Sewer System (MS4) Permit every five years. Along with current MS4 reporting requirements, this round of permitting also required the Township to create Pollution Reduction Plans (PRP) and install best management practices (BMPs) to remove sediment and pollutants from the Neshaminy Creek and its tributaries. Mrs. Marchand stated the permit required a 10% reduction in sediment and a 5% reduction in nutrients from entering our waterways.

Mrs. Marchand stated that the Township would be undergoing five major retrofitting projects over the next five years to attain these goals. They included: adding a new basin to Cotton Park; adding additional riparian buffer to the Highlands Open Space; Circle Drive basin retrofit; improvements to the Cornwall Drive swale; and retrofitting of the Walden Way basin.

Ms. Bradley stated that Staff would advertise the proposed PRPs and obtain feedback from residents and stakeholders over the next month. Those comments would become part of the MS4 Application to DEP.

Mr. Hood asked if the Township was being proactive with stormwater management when it comes to land development. Ms. Bradley stated that stormwater management features are a requirement of both the Zoning Ordinance, Subdivision and Land Development Ordinance, Stormwater Management Act 167 Ordinance in all land development projects. Additionally, any resident making an improvement to their property that requires a variance from the Zoning Hearing Board is typically required to install stormwater management BMPs to their property.

11.2. Lepore Record Plans: Ms. Bradley stated that the Lepore Final Record Plans required Board signatures before recordation could take place.

MOTION: A motion was made by Mr. Hood, seconded by Mrs. Haun and carried unanimously, to execute the Lepore Final Record Plans.

11.3. Fall Festival PennDOT Overhead Banner Application: Ms. Bradley stated that the Chairman's signature was required to obtain permission from PennDOT to hang an Overhead Banner for the 2017 Fall Festival scheduled for September 23.

11.4. Possible Cancellation of August 7, 2017 Meeting: Ms. Bradley suggested to the Board that the August 7, 2017 Meeting be cancelled.

MOTION: A motion was made by Mr. Bodden, seconded by Mrs. Haun and carried unanimously, to cancel the August 7, 2017 Board of Supervisors Meeting.

12. Solicitor and Engineer Comments: There were no Solicitor or Engineer Comments at this time.

13. Other Business: There was no Other Business at this time.

14. Public Comment: There was no Public Comment at this time.

15. Payment of Bills:

15.1. Bills List dated July 7, 2017 for \$177,040.27:

MOTION: Upon motion by Mrs. Haun, seconded by Mr. Jones, the Board unanimously approved the Bills List dated July 7, 2017 for \$177,040.27.

16. Adjournment:

MOTION: There being no further business or comment, a motion was made by Mr. Hood, seconded by Mr. Jones, and unanimously carried, to adjourn the meeting at 7:30 p.m.

NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS

A. James Scanzillo, Chair

John A. Bodden, Sr., Vice Chair

Helen B. Haun, Member

Gregory T. Hood, Member

William B. Jones, III, Member

Attest: _____
Eileen M. Bradley
Secretary/Manager