

# HATFIELD TOWNSHIP BOARD OF COMMISSIONERS WORKSHOP/REGULAR MEETING AGENDA

**July 26, 2006**

*7:30 PM*

## **I. CALL TO ORDER**

Commissioner President Scott Brown called the Hatfield Township Board of Commissioner's July 30, 2006 meeting to order at 7:30 p.m.

## **II. ROLL CALL**

Commissioner Brown asked Ms. Shafkowitz to call the roll. Present at the meeting were Commissioner President Scott Brown, Commissioner Vice President Gerald Andris, Commissioner O'Byrne, Commissioner Charles Sisian, and Commissioner John Thinnes. Also in attendance were Township Manager Stephanie Teoli Shafkowitz, Solicitor Eric Frey, Engineer Joe Nolan, Township Planner Ken Amey, Chief of Police Mark Toomey, Finance Director John Hall, Assistant to the Manager Melissa Shafer, and Administrative Intern Danielle Brady.

## **III. PLEDGE OF ALLEGIANCE**

Commissioner President Brown led the pledge of allegiance to the flag.

## **IV. APPROVAL OF AGENDA**

Commissioner Sisian made a motion to approve the Board of Commissioners June 14, 2006 Agenda. The motion was seconded by Commissioner Thinnes and carried on a 5-0 vote.

## **V. APPROVAL OF MINUTES**

### **1. Board of Commissioners Regular/Workshop Meeting – June 14, 2006**

Commissioner O'Byrne made a motion to approve the June 14, 2006 Board of Commissioners Regular Meeting Minutes. The motion was seconded by Commissioner Andris and carried on a 5-0 vote.

### **2. Board of Commissioners Special Meeting Minutes – July 12, 2006**

Commissioner O'Byrne made a motion to approve the July 12, 2006 Board of Commissioners Special Meeting Minutes. The motion was seconded by Commissioner Andris and carried on a 5-0 vote.

## **VI. TREASURER'S REPORTS – May and June 2006**

Christina Murphy entered the May and June 2006 Treasurer's Report into the record.

## **VII. CITIZENS' COMMENTS**

Charlotte Dubroff of Orvilla Road said that as the chairperson of the Hatfield Township Environmental Advisory Council, she opposed the exit driveway included with the Chestnut Street Trail plan. Ms. Dubroff said that she did not want to see the woodlands cut through when motorists would only use the road 3 months out of the year.

Commissioner President Brown said that the staff would give a presentation on the Chestnut Street Trail and road involvement at an upcoming meeting.

## **VIII. SPECIAL ITEMS**

1. Sgt. Michael Diamond Twenty Years of Service Award

Chief of Police Mark Toomey and President Scott Brown presented Sgt. Diamond with a plaque and certificate recognizing his 20 years of service to Hatfield Township.

## **IX. COMMITTEE REPORTS**

### **A. Planning and Zoning Committee**

1. Planning Commission Meeting Minutes – *June 20, 2006*

Commissioner Scott Brown entered the June 20, 2006 Planning Commission Meeting Minutes into record.

2. Custom Pool Coping Land Development, Unionville Pike, Zoned LI

Ken Amey explained the conversion of the existing home into a commercial development along with the addition of a warehouse. The Zoning Hearing Board and Planning Commission both gave favorable approval to the project. Jim Major of The Major Group provided an overview of the plan including the increase of parking area.

Commissioner Brown asked if the applicant would be deferring sidewalks along Unionville Pike and Mr. Major confirmed that was true.

Commissioner Thinnes asked for further clarification on the sidewalk deferral. Mr. Major said that no sidewalks would be constructed until the township decided that they wanted to do improvements.

Engineer Joe Nolan stated that he reviewed the CKS letter and changes to the plan.

Solicitor Eric Frey said that the applicant has agreed to the resolution and to the changes.

3. Wurzco Tract Land Development, 2800 Bronze Drive, Zoned LI

Andy Schlosser from Schlosser Clauss Consulting Engineers represented the applicant. He said that an underground basin would be subject to a waiver request. He presented a plan to the Board that depicted a trail easement for the Chestnut Street Trail. The applicant has offered to construct the trail for the township. Mr. Schlosser will work with staff to identify the value of the trail to be credited against the required open space contribution.

4. Gambone Development Land Development, 1702 Cowpath Road, Zoned TH

Ed Mullin of Hamburg Rubin Mullin Maxwell and Lupin represented the applicant. Mr. Mullin gave an overview of the project and its history. He highlighted revisions that had been made to the plan after meetings with the township fire marshal.

Mr. Mullin said that the applicant contacted the Homeowner's Association of the neighboring community, Tarrington, to see if they wanted to connect the trail system between the two developments. The Association voted against it.

Mr. Mullin announced that the applicant wishes to make a donation of \$50,000 towards the pool project.

Commissioner Brown asked Mr. Mullin to highlight the proposed walking trail and asked that the applicant modify the trail to go around the majority of the development. Mr. Mullin said that could be done.

Joe DeSantis from McMahon Associates spoke about traffic in regards to the proposed development.

Commissioner Sisian asked if there would be an issue with the amount of pre-existing traffic on Cowpath Road. Mr. DeSantis said that there are approximately 1500 cars on Cowpath during peak hours. 100 town homes ordinarily generates 50 vehicles during peak hour. Mr. DeSantis said that by modifying the timing of the existing lights that traffic should flow fine.

Ken Amey asked Mr. DeSantis what traffic Snyder's generated. Mr. DeSantis said that a building the size of Snyder's would generate three times the amount of traffic as these town homes would.

Commissioner Andris asked if there were going to be no left turns allowed out of the development access road. Mr. DeSantis responded that it would be a pork chop at the intersection so it would be known in advance that there could be no left turns.

Commissioner Andris asked if the roads were proposed as public or private. Mr. Mullin answered that the Homeowner's Association would maintain the roads.

Bill Forst of Cowpath Road noted that some of the townhouses back up to the Texas-Eastern Pipeline. Mr. Mullin clarified that the pipeline was beneath open space. Commissioner Thinnes asked if the residents moving into the homes would be notified of the proximity of the pipeline and Mr. Mullin said they would be.

Bill Forst stated that he felt that there were not enough visitors parking in the development. Mr. Mullin said that there were 20 spaces of overflow parking in the development.

Hatfield Volunteer Fire Chief Bob Kaler said that he was worried about the fire trucks being able to navigate the streets with the number of cul-de-sacs. Mr. Mullin said that he discussed the plans with the Hatfield Township Fire Marshal and he found everything to be satisfactory except for the size of the water main pipe.

Commissioner Brown directed staff to coordinate a resolution of this concern.

5. North Penn Community Health Foundation Land Development, N. Broad Street, Zoned FPO

Andy Schlosser from Schlosser Clauss Consulting Engineers reviewed the plans on behalf of the applicant. Mr. Schlosser highlighted all of the "green" features of the plan, such as geothermal heating, solar power, light shields, and rainwater storage. He said that the building may require a waiver because the solar panels bring the height eight feet above the 35 foot maximum requirement.

Commissioner Andris said that he admired the attempt to be energy efficient.

Commissioner Thinnes said that he was concerned with the look of the building fitting in with the surrounding buildings.

Bill Marshall, President of the Colmar Fire Company, voiced his concern about the fire trucks navigating the proposed parking lot. Mr. Schlosser

asked Mr. Marshall to provide him the size of their largest vehicle and they could go from there.

**B. Public Works Committee**

No report.

**C. Parks and Recreation Committee – Commissioner O’Byrne**

1. Parks and Recreation Board Meeting Minutes – *June 5, 2006*

Commissioner O’Byrne entered the June 5, 2006 Parks and Recreation Board Meeting Minutes into the record.

2. Shade Tree Commission Meeting Minutes – *June 19, 2006*

Commissioner O’Byrne entered the June 19, 2006 Shade Tree Commission Meeting Minutes into the record.

3. Park Commission Meeting Minutes – *June 12, 2006*

Commissioner O’Byrne entered the June 12, 2006 Park Commission Meeting Minutes into the record.

**D. Public Safety Committee**

1. Monthly Report of Police Activities – *June 2006*

Commissioner Sisian entered the June 2006 Monthly Report of Police Activities into the record.

**E. Finance Committee**

No report.

**F. North Penn Water Authority**

1. North Penn Water Authority Meeting Minutes – *May 23, 2006*

Commissioner Brown entered the May 23, 2006 North Penn Water Authority Meeting Minutes into the record.

Commissioner Brown noted that the Water Authority is currently looking into mechanical bottling equipment and, upon Commissioner Andris’ request, is considering a financial incentive for those residents who purchase water saving appliances.

**G. Hatfield Township Municipal Authority**

1. Hatfield Township Municipal Authority Meeting Minutes – *May 9, 2006*

Commissioner Brown entered the May 9, 2006 Hatfield Township Municipal Authority Meeting Minutes into the record.

2. Hatfield Township Municipal Authority Monthly Budget Report – *May 2006*

Commissioner Brown entered the May 2006 Hatfield Township Municipal Authority Monthly Budget report into record.

**H. Volunteer Fire Company Report**

1. Colmar Volunteer Fire Company

Bill Marshall reviewed the Colmar Fire Company budget and membership statistics. He reported that the fire company has received over \$9,000 in PEMA grants. He also reported that the fire fighters took a hazardous materials course along with a water rescue class.

2. Hatfield Volunteer Fire Company

Chief Bob Kaler reported that the fire company has received a \$10,000 grant from the DCED for a new rescue pump.

**X. TOWNSHIP STAFF REPORTS**

**A. Township Manager's Report**

1. Community Pool Project Borrowing

Ms. Shafkowitz reviewed the Community Pool Project Borrowing. She explained that the project-funding proposal is based upon \$5,222,800. It is a combination of borrowing, pool savings, fundraising, and pulling from reserve funds. The \$3,500,000 borrowing would be done through the Delaware Valley Regional Finance Authority at a 20-year term.

Ms. Shafkowitz reported that the solicitor's office has been working closely with the Delaware Valley Regional Finance Authority (DVRFA) and Finance Director John Hall to make sure that all the financial documents are in order for the borrowing.

Michael Malin of Line Lexington Road asked what the interest rate would be. Ms. Shafkowitz said that the interest rate is a combination of variable and fixed. It is expected to be approximately 4%.

Finance Director John Hall explained that 25% of the loan is a variable rate, 25% is a fixed rate for 3 years, 25% is a fixed rate for 6 years, and 25% is a fixed rate for 9 years.

2. Verizon Franchise Agreement

Ms. Shafkowitz provided an overview of a proposed franchise agreement between Hatfield Township and Verizon. She explained that this agreement is necessary for Verizon to provide video/cable service to residents of Hatfield Township. Hatfield participated in a group negotiation through the Montgomery County Consortium of Communities.

Commissioner Sisian asked Verizon representative Dan Reavy if provisions had been made for a government channel. Mr. Reavy said that there was.

Commissioner Brown asked about the termination clause. Mr. Reavy said that the Fios product was almost that of a start-up company. After three years, if the product is not doing well, they need to have an exit clause.

Commissioner Brown asked about the lobbying efforts for a statewide franchise agreement and how, if passed, would affect the Hatfield Township Agreement. Mr. Reavy said that all agreements approved prior to any state legislation would be grandfathered.

Botch Nolen of Fairgrounds Road asked if Verizon would carry Philadelphia sports. Mr. Reavy said that Verizon was currently negotiating with Comcast to provide programming in the Philadelphia market.

3. Ms. Shafkowitz reported that the electrical and plumbing bids would be opened on August 10 and that the Board would have the opportunity to award the bids on August 23.

4. Ms. Shafkowitz also gave a report on the 309 Connector. She said that there was a meeting held by PennDOT last week. They presented a version of "right-sized" 309 Connector plans. PennDOT has reduced the cost of the project from \$51 million to \$34 million. Phase One of the project, Wambold Road to Sumneytown Pike, is on PennDOT's Ten Year Improvement Plan (TIP) for 2007. Phase Two is slated for 2007/2008. A public meeting will be held on August 2 at the West Broad Street Elementary School in Souderton.

**B. Solicitor's Report**

**C. Building Report**

1. Building Report – *June 2006*

Ken Amey entered the June 2006 Building Report into record.

**XI. ACTION ITEMS**

**1. Custom Pool Coping  
Resolution #06-18**

Commissioner Andris made a motion to approve Resolution #06-18. The motion was seconded by Commissioner O'Byrne and carried on a 5-0 vote.

**2. National Night Out  
Resolution #06-20**

Commissioner Andris made a motion to approve Resolution #06-20. The motion was seconded by Commissioner O'Byrne and carried on a 5-0 vote.

**3. Community Pool Project Borrowing  
Ordinance #552**

Commissioner Sisian said that while he believes the pool project is an important one for the community, he does not agree with the amount of money being spent.

Commissioner Thinnis made a motion to approve Ordinance #552. The motion was seconded by Commissioner Andris and carried on a 4-0 vote with Commissioner Sisian abstaining.

**4. Department of Environmental Protection (DEP) Act 902 Grant for  
Multi-Family Dwelling Recycling Program and Corrugated Cardboard  
Collection Container**

Commissioner Jim O'Byrne said that he was proud of Hatfield Township's recycling efforts.

Commissioner O'Byrne made a motion to authorize execution of DEP Act 902 Grant Agreement. The motion was seconded by Commissioner Sisian and carried on a 5-0 vote.

**5. Verizon Franchise Agreement  
Resolution #06-21**

Commissioner Sisian made a motion to approve Resolution #06-21. The motion was seconded by Commissioner O'Byrne and carried on a 5-0 vote.

**6. Bills Payable**

▪ **Paid Bills (July 2006) - \$54,133.90**

Commissioner O'Byrne made a motion to approve the Paid Bills for July in the amount of \$54,133.90. The motion was seconded by Commissioner Thinnes and carried on a 5-0 vote.

▪ **Bills To Be Paid (July 2006) - \$186,894.00**

Commissioner Andris made a motion to approve the Bills to be Paid for July in the amount of \$186,894.00. The motion was seconded by Commissioner Thinnes and carried on a 5-0 vote.

**XII. OTHER BUSINESS**

**XIII. ADJOURNMENT**

Commissioner O'Byrne made a motion to adjourn the July 26, 2006 Board of Commissioners Meeting. The motion was seconded by Commissioner Thinnes and carried on a 5-0 vote. The meeting was adjourned at 9:20 pm.