

**TOWNSHIP OF FALLS
BOARD OF SUPERVISORS MEETING**

ROLL CALL:

ROBERT HARVIE, JR., CHAIRMAN	PRESENT
JEFFRY DENCE, VICE-CHAIRMAN	PRESENT
JEFFREY ROCCO, SECRETARY-TREASURER	PRESENT
BRIAN GALLOWAY, SUPERVISOR	PRESENT
JEFF BORASKI, SUPERVISOR	PRESENT

The meeting commenced at 7:09 p.m. with roll call and salute to the flag. All Board members were present. Also present were Township Manager Peter Gray, Township Solicitor Michael Clarke, Township Solicitor Lauren Gallagher, and Township Engineer James Sullivan. Chairman Harvie spoke about Philadelphia Police Officer Robert Wilson, III who was shot and killed in the line of duty. Chairman Harvie said the actions of Officer Wilson were above the call of duty. While the criminals shot at him, he pushed innocent people out of the way, and saved the lives of everyone else in the building. Chairman Harvie asked for a moment of silence and prayer in memory of Officer Wilson.

**ITEM # 1 PUBLIC COMMENT – FIVE MINUTE LIMIT PER PERSON
FORTY-FIVE MINUTE MAXIMUM**

Mr. Jim Hess said the role of the Community and Economic Development Commission (CEDC) is to look at promoting business development in the township. To accomplish that mission, they assist commercial enterprise to locate, expand, and revitalize within the township. Mr. Hess spoke about a new initiative that the supervisors, township staff, and the CEDC are looking at to support businesses that we already have in the township. One way to support those businesses is to let everyone know about them and the various products and services that they offer. To that end, the supervisors, along with Manager Gray have initiated the Live Here, Spend Here program. This will aim to provide information to everyone about businesses within the township and encourage them to patronize those businesses. The overall objective is to keep the flow of spending within the township. That should help to maintain those businesses, support growth, maintain employment, possibly grow the tax base, as people patronize the wide range of products and services that these businesses have to offer. It is being used to build community groups, in particular, non-profit groups. It is a community-building effort to promote growth within the township. There are two areas that have active programs like this and those are in Blair County, PA and Burlington County, NJ. Mr. Hess said in talking with Manager Gray and Matt Markey, and with endorsement from the supervisors, they have decided to launch, produce, and air a short five-minute video of a featured business. Once a month they will list the business, provide a background, and then have information about the history of that business, what services they offer, and their hours of operation. When done, it will be run on the cable access network, and then posted on a web and Facebook page that the township maintains. Member Dence said this is a great idea and he originally got the idea while working in Burlington County. In talking with Manager Gray, he knows the CEDC was

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looking for a new project and he appreciates this effort. Member Dence said there are more than 13,000 households in Falls Township. If each of those households spent \$20 a week here in the township, instead of elsewhere, it would amount to more than \$13.5M a year that would go into the local economy. Member Galloway said this is a great idea. He served the last few years with Mr. Hess on the CEDC and looks forward to working with them on this project. Member Boraski thanked Mr. Hess for his time and hard work. He said there are businesses that are here in the township that people are not aware of. Member Rocco thanked Mr. Hess for all of his work. Chairman Harvie said this is open to anyone who wants to have their business showcased. He would be in favor of also featuring industrial businesses that are not geared to residents so they can see what kind of products are coming out of the township. Chairman Harvie looks forward to moving forward with this. The CEDC board is looking for two new members. If anyone is interested, please contact the township. Member Dence suggested having a contest to design a Live Here, Spend Here logo.

Mr. Roland Kenney said he is still interested in having in Earned Income Tax (EIT) in Falls Township. Member Galloway said they had already looked into the matter of the EIT. Member Dence said he was not interested in enacting this, but some of the board members looked into it. Chairman Harvie said it would have been a tax increase for 65% of the township. Mr. Kenney asked how they are going to pay for a new township building. Member Rocco and Chairman Harvie said funds from Waste Management will pay for it. Chairman Harvie said there is one landfill in full force and another one coming on line in about a year. Mr. Kenney asked Mr. Clarke how much he is paid. Mr. Clarke said he is paid \$170 per hour from the township. Mr. Kenney said he is glad they had a moment of silence in memory of Officer Wilson.

Mr. Guido Mariani said during the last meeting after Manager Gray reported on the township's credit rating, the chairman made reference to several municipalities that are in financial distress or bankruptcy and said whole governments are going under. Mr. Mariani said he doesn't ever remember saying the words "whole government going under." Chairman Harvie said he didn't mean to attribute that to Mr. Mariani. Mr. Mariani said he brings this up all the time so that we may not make the same mistakes as other municipalities. Just because the income is there and may exceed their present needs, it doesn't have to be spent, but spend they do. The reason he believes many municipalities find themselves in economic distress is because their municipality obligated them to unnecessary projects and the costs to maintain them. Each project that you get into becomes a permanent part in your present budget and your future budget. When your host fees stop, that is how you get yourself in trouble. Don't ever become like those municipalities who fall in love with their goals and ignore reality and their future. Mr. Mariani said he would like to see the township establish a version of the Federal Race Commission. He thinks this township can use something like that. Mr. Mariani asks to please expand your tax base and don't wait too long to do it. The money you think you have in the bank goes fast.

ITEM # 2 KVK TECHNOLOGIES – PRELIMINARY AND FINAL LAND DEVELOPMENT FOR PHASE I – PRELIMINARY LAND DEVELOPMENT FOR PHASE II – 38 CABOT BLVD – TMP # 13-3-8-6

Manager Gray said this is preliminary and final land development for phase 1 and preliminary land development for phase 2, located at 38 Cabot Boulevard. The applicant is looking to construct an addition to its existing industrial building. Mr. Nate Fox and Mr. Mark Habers, Project Engineer represent the applicant. Mr. Fox said they have reviewed the resolution and all conditions are acceptable. KVK is a pharmaceutical manufacturing company and this will be a manufacturing facility. This is a largely sterile environment. The bump out is for some infrastructure items to support manufacturing. Mr. Habers said the existing building is 158,000 sq. ft. The first phase addition is 8,500 sq. ft. and the second phase is 5,600 sq. ft. Mr. Anthony Tabasso, President & CEO said they employ 200 as of today and for this site, over four to five years, up to 150. Chairman Harvie said this is the company that purchased a lot or all of the Lockheed Martin property in Newtown. At this facility, they will have manufacturing, scientific, and some other research jobs. Mr. Fox reviewed the waivers which include driveways, requiring a minimum of 15 feet of open space between the proposed parking and the proposed building, curbed raised planting beds, trees, drainage easement, steep slopes, and features within 200 feet of any part of the land. Member Galloway asked Mr. Sullivan if he had any concerns. Mr. Sullivan said no. Member Dence said this is a good project and 150 jobs is a good thing. He wished they had come to them in the beginning as it would have been easier. Mr. Fox thanked township staff for their help with this project. Chairman Harvie asked if they had reviewed the fire marshal's letter. Mr. Sullivan said their plans are being reviewed by the fire marshal at this time. Mr. Fox said they will comply with the fire alarm and sprinkler request and will address concerns to the satisfaction of the township staff. Member Boraski moved to open public comment; Member Rocco seconded the motion; all board members were in favor. (5-0) Mr. Roland Kenney thanked them for the 150 jobs. Member Galloway moved to close public comment; Member Boraski seconded the motion; all board members were in favor. (5-0) Member Dence moved to approve Resolution # 15-6 for KVK Technologies, preliminary and final land development for Phase I – preliminary land development for Phase II – 38 Cabot Boulevard – TMP # 13-3-8-6; Member Rocco seconded the motion; all board members were in favor with the exception of Member Boraski who abstained from the vote. (4-0-1) Member Boraski said he abstained because the company he works for has a business relationship with KVK.

ITEM # 3 CONSIDER QUOTES FOR THE 2015 MOSQUITO SEASON

Manager Gray said the township has solicited mosquito quotes for this year. Only one company provided a full quote. That company is Clarke Mosquito and the quote is in the amount of \$11,600 for mosquito service for the year 2015. Ms. Lauren Lochstampfor, from Clarke Mosquito, provided information on their work. Member Dence said he believes we are the only township in Bucks County who provides mosquito services. He wants to remind residents not to have standing water in their yards. Member Galloway moved to retain the services of Clarke Mosquito for 2015 spring, summer, and fall season in the

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amount of \$11,600; Member Rocco seconded the motion; all board members were in favor. (5-0)

ITEM # 4 CONSIDER PORTABLE RESTROOM SERVICE BIDS FOR TOWNSHIP FACILITIES FOR 2015

The township opened sealed bids on March 12, 2015 for portable restrooms at several township facilities. Three bids were received as follows: Rinehart's Potty Queen in the amount of \$11,607.96; Johnny on the Spot, LLC in the amount of \$9,367.41; and George Allen in the amount of \$11,943.75. Member Rocco moved to accept the bid from Johnny on the Spot, LLC in the amount of \$9,367.41 for the remainder of the year, contingent on securing a PA workers comp insurance certificate and securing a Falls Township business license; Member Dence seconded the motion; all board members were in favor. (5-0)

ITEM # 5 CONSIDER QUOTES FOR FERTILIZER FOR THE TOWNSHIP FACILITIES FOR 2015

The township received three quotes for 2015 fertilization as follows: Tru-Green in the amount of \$15,620 (same amount as 2014); Realty Landscaping Corp. in the amount of \$18,325; and Excell Maintenance Service in the amount of \$19,650. Member Dence moved to award the 2015 fertilization quote to Tru-Green in the amount of \$15,620; Member Galloway seconded the motion; all board members were in favor. (5-0)

ITEM # 6 MINUTES – FEBRUARY 17, 2015 AND MARCH 3, 2015

Member Dence moved to approve the minutes from February 17, 2015 and March 3, 2015; Member Galloway seconded the motion; all board members were in favor. (5-0)

ITEM # 7 ENGINEERS REPORT

Mr. Sullivan said the Quaker Penn Park boat ramp seasonal dredging was unable to be accomplished before the environmental window closed on March 15th. Any dredging that may be required will be done after the environmental window is back up in June or July. Boaters will be cautioned to be careful during low tides. There should not be any problem but things change. The docks should be re-installed around April 15th. Mr. Sullivan said it is his understanding Waste Management will be paving that road sometime this year. Chairman Harvie said Waste Management will be paving the road that leads to the Quaker Penn Park, past Pennsbury Manor, all the way down to the park. Member Dence asked if the punch list from last year's road program would be started soon. Mr. Sullivan said there will be a walk-through on March 23rd with J.D. Morrissey and our inspector to discuss the remaining items on the punch list to resolve those items and get the work done. Member Dence said when it rains, there is standing water on Rice Drive. Mr. Sullivan said that is on the list. Member Dence moved to approve the February 2015 Engineering Report dated March 13, 2015; Member Galloway seconded the motion; all board members were in favor. (5-0)

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ITEM # 8 BILL LIST

Member Rocco moved to approve the March 17, 2015 bill list in the amount of \$1,763,343.37; Member Galloway seconded the motion; all board members were in favor. (5-0)

ITEM # 9 EXECUTIVE SESSION

Mr. Clarke said there was an Executive Session held prior to the meeting. The board discussed a matter of potential litigation.

ITEM # 10 MANAGER COMMENT

- A. Manager Gray spoke about a possible violation to Chapter 206-12 by Falls Auto Body. There was a hearing on March 3, 2015 and based on evidence presented, it was determined that Falls Auto Body did violate Section 206 of the ordinance. It is recommended that a refund in the amount of \$90 be reimbursed to the complainant, a \$500 fine be imposed, and a warning letter be issued to Falls Auto Body. Member Boraski moved to endorse the manager's recommendation in regard to Falls Auto Body; Member Rocco seconded the motion; all board members were in favor. (5-0)
- B. Member Dence moved to approve escrow release #1 to Pexco Custom Plastics in the amount of \$161,040.41; Member Galloway seconded the motion; all board members were in favor. (5-0)
- C. Member Dence moved to approve a \$6,000 donation to the American Legion Memorial Day Parade; Member Boraski seconded the motion; all board members were in favor. (5-0)
- D. Member Galloway moved to ratify the State of Emergency from 6 p.m., Wednesday, March 4, 2015 through 6 a.m., Friday, March 6, 2015; Member Boraski seconded the motion; all board members were in favor. (5-0)
- E. Manager Gray said he has mylars ready for Puss N Boots.

ITEM # 11 BOARD COMMENT

Member Galloway wished a Happy St. Patrick's Day to everyone. Unfortunately, the St. Patrick's Day Parade was cancelled this past weekend due to the weather. They did have the parade mass at St. Joseph The Worker and also had the hoolie as planned. Member Galloway said tonight he returned the \$6,000 check for the St. Patrick's Day Parade to Manager Gray. Member Galloway said he appreciated the support from everyone.

Member Boraski – no comment.

Member Dence said tonight they heard from Mr. Hess of the CEDC about the Live Here, Spend Here initiative. If everyone in the township spent \$20 a week here instead of elsewhere, it would amount to over \$13M. If you did all of your shopping in the township, it would create jobs and a tax base for the township. Member Dence said he thinks this will be a great thing moving forward. Member Dence said Mr. Kenney keeps bringing up the

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EIT. We did a study and the numbers didn't make sense. We all voted no. Just because we did a study didn't mean that we supported the EIT. It is a dead issue.

Member Rocco said the township received the first shipment of LED lights. Our Public Works foreman has reached out to Armor Electric about the installation.

Chairman Harvie said he knew that Member Galloway was very disappointed that this year's St. Patrick's Day Parade was canceled. Chairman Harvie thanked Member Galloway and his family for all the work they put in all year long. Chairman Harvie said he personally knew the grand marshal of this year's parade. Mr. Joe Hogan is a Vietnam Veteran who does a lot for veterans in our area. Chairman Harvie said Levittown Fire Co. No. 1 will be having a Designer Bag Bingo night on Saturday, April 11th. For more information, please call 215-791-1309. Chairman Harvie thanked Member Dence for spearheading the idea of Live Here, Spend Here with the CEDC.

Member Dence moved to adjourn the meeting; Member Galloway seconded the motion; all board members were in favor. (5-0) The meeting was adjourned at 8:12 p.m.



Jeffrey Rocco, Secretary