

**TOWNSHIP OF FALLS
BOARD OF SUPERVISORS MEETING**

ROLL CALL:

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

The meeting commenced at 7:05 p.m. with roll call and pledge to the flag. All Board members were present with the exception of Member Rocco who was called away unexpectedly on business and is unable to attend. Also present were Township Manager Peter Gray, Township Solicitor Michael Clarke, and Township Engineer James Sullivan.

GRADUATION CEREMONY FOR THE CITIZENS FIRE ACADEMY

Fire Marshal Rich Dippolito said they have just finished their third Citizens Fire Academy with five sessions. Mr. Dippolito said during the sessions, they reviewed the requirements to be a firefighter in the state of PA, had live fire extinguisher training, some First Aid and CPR/AED training, they had a demonstration of various emergency services equipment that are available in Falls Township, and they had a fire inspection of a local restaurant and hotel to teach them what you should look for when you are at work or traveling. Mr. Dippolito thanked Ed Pullen, Mike Margerum, and John Weiss for their help with this program. Mr. Dippolito said the program was well attended. Certificates were presented to the participants. Information about future fire and police academies will be available on the website and the cable channel.

**COMMENDATION AWARD TO BE PRESENTED TO THE PENNSBURY
BASEBALL TEAM FOR WINNING THE 2017 SUBURBAN ONE LEAGUE TITLE,
THE DISTRICT ONE CHAMPIONSHIP, AND THE PENNSYLVANIA STATE
CHAMPIONSHIP**

Chairman Harvie said we are honored to have the coaching staff and some of the players of the Pennsbury School District Boys Varsity football team for winning their first PA State Championship. Chairman Harvie read a commendation in their honor. Member Dence moved to adopt the commendation award to the Pennsbury School District Boys Varsity football team; Member Boraski seconded the motion; all board members were in favor. (4-0) Coach Pesci introduced some of the baseball team players who were able to attend as well as the coaches.

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

No one signed in for public comment.

**ITEM # 2 CERTIFICATE OF APPROPRIATENESS – 73 W. TYBURN ROAD
TMP # 13-024-023 – ADDITION (3 SEASON SUNROOM) IN FRONT
OF HOUSE (WHITE VINYL)**

Member Dence moved to approve the Certificate of Appropriateness for 73 W. Tyburn Road for addition of a three season sunroom in front of the house; Member Galloway seconded the motion; all board members were in favor. (4-0)

**ITEM # 3 CAM REAL ESTATE PARTNER, LP (DRIVETIME)
DEVELOPMENT) WAIVER OF LAND DEVELOPMENT – 1381 S.
PENNSYLVANIA AVENUE TMP # 13-047-083-001**

Manager Gray said the applicant's proposed improvements consist of the expansion of the storage area of the existing storage yard. The expansion proposes approximately 8.0 acres of new impervious coverage. No change in the existing building's footprint is proposed. Mr. Ryan Rickels is the real estate project manager for DriveTime. DriveTime is the nation's fourth largest used car seller. Cars that come in for auction get repaired or fixed and then sit on the site until it is time for them to be distributed to area car dealerships. Cars are not sold at this location. There could be as many as 1,500 cars on the site. Delivery trucks enter and exit off of Tyburn Road. Waiver requests include: traffic study, sidewalks, curbs, street trees, and locations of properties within 200 feet. Mr. Sullivan pointed out that there is still traffic information that is required from the Traffic Engineer. The applicant said they will comply with that requirement. They revised their plans to comply with comments from the Shade Tree Commission. Member Galloway moved to approve Resolution # 17-19 for CAM Real Estate Partner, LP (DriveTime Development) waiver of land development for 1381 S. Pennsylvania Avenue, TMP # 13-047-083-001; Member Boraski seconded the motion; all board members were in favor. (4-0)

**ITEM # 4 HARSCO – WAIVER OF LAND DEVELOPMENT – 905 S. PORT
ROAD TMP 13-051-001**

Manager Gray said the applicant's proposed improvements consist of the construction of a 72-ft. by 140-ft. storage tent, 10-ft. x 20-ft. building addition, and a 70-ft. by 55-ft. concrete pad extension. Mr. Eric Gartner, from Gilmore & Associates, represents the applicant. Mr. Russ Dickert, from Harsco, was also available for questions. Harso is a company that takes recyclable, burnt coal (usually from power plants), they grind it up to make sand blasting and abrasive out of it, and ship it in 2-ton, 100-lb., or 50-lb. bags and they also have bulk trucks that come in. The coal comes in by ship from Germany, and is then trucked to the plant. Waiver requests include: curbs, lighting improvements, and locations of properties within 200 feet. Mr. Sullivan asked about the parking area, and if they are ever there after dark. The applicant said no; they only have one day shift. Member Galloway moved to

approve Resolution # 17-20, HARSCO waiver of land development at 905 S. Port Road, TMP 13-051-001; Member Dence seconded the motion; all board members were in favor. (4-0)

**ITEM # 5 CONSIDER AUTHORIZATION FOR ADVERTISEMENT FOR THE
NEW FALLS TOWNSHIP MUNICIPAL COMPLEX**

Chairman Harvie said for the past several years, the township has looked at alternatives in regard to this township municipal complex. We took on the services of Kimmel-Bogrette and T&M Management to look at constructing a new building. We are at the point to go out to bid. There have been numerous public meetings and we have had land development and the Planning Commission look at this as well. Mr. Jonathan Trump, from Kimmel Bogrette, said there will be two buildings. There is 57,000 sq. ft. for the police and administration; two thirds will be dedicated to the police operations. The remaining one third is for township administration, the tax collector's office, finance, zoning, codes, etc. They will duplicate what you currently have, but it does incorporate a lot of new enhanced space. There will be an additional 12,000 sq. ft. Public Works building. We have designed all of these buildings to a LEED silver standard and it will have a geothermal system to cool the building. All of the lighting fixtures are LED and we have done our best to be as energy-efficient as possible. Phase 2 will be to demolish the current building. From start to finish, the project should take about two years. There is a pre-bid meeting on August 1st. We are scheduled for bids to be back on August 29th and could recommend to the township by mid-September to award the contract. Member Dence said originally they were going to renovate this building, but the price was astronomical. We are really pushed to our limits in the police department as far as space. For the Parks and Rec department, there is no space for recreation in the current building. Member Dence moved to authorize advertisement for the new Falls Township municipal building; Member Galloway seconded the motion; all board members were in favor. (4-0)

**ITEM # 6 CONSIDER ADOPTION OF FEASIBILITY STUDY DATED JULY OF
2017 RELATED TO THE PROJECT LABOR AGREEMENT
COVERING THE FALLS TOWNSHIP MUNICIPAL BUILDING
PROJECT**

Mr. Clarke said as part of the process of getting the bid specs ready for the new municipal complex, the board instructed the manager, the engineer, and his office to conduct a feasibility review regarding doing the project with a Project Labor Agreement or PLA. The purpose of doing the feasibility study is to determine whether or not doing the project with a PLA would be in the township's best interest. In working with the manager and the engineer, we have looked at the various advantages of doing the project with a PLA, which allows for better coordination and making sure the availability of skilled labor on the job is high throughout. PLAs are becoming more prevalent because the ability to find highly-skilled labor, and then to coordinate the various trades that will be on the job site during construction, has become more difficult for municipalities. It was determined that the PLA for this project would be in the best interest of the township and at the conclusion of the

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feasibility study, there were five goals that would be accomplished. They were: Certainty of a skilled and sufficient workforce, verification of the training and qualification of the craft labor involved in the project, there would be high quality control, security of the building site, and there would be avoidance of risks associated with labor strikes through no strike provisions. Member Dence moved to adopt the feasibility study as part of the bid that was just authorized; Member Boraski seconded the motion; all board members were in favor. (4-0)

ITEM # 7 CONSIDER THE 2017-2018 DIESEL AND UNLEADED FUEL BIDS FOR FALLS TOWNSHIP

Manager Gray and Mr. Jason Lawson, Public Works Director, presented information on this item. It is recommended to proceed with Riggins Inc. (Ultra Low Sulfur Diesel less than 5,999 gallons delivery at \$0.1275) and Petroleum Traders Corporation (Unleaded regular 6000 gallons or greater delivery at \$0.0037). The service contracts are not part of this bid. Member Galloway moved to approve the use of the fuel bid to the Bucks County Consortium as outlined in the Memo to Manager Gray dated June 21, 2017; Member Boraski seconded the motion; all board members were in favor. (4-0)

ITEM # 8 MINUTES – JUNE 20, 2017

Member Dence moved to approve the minutes from June 20, 2017; Member Galloway seconded the motion; all board members were in favor. (4-0)

ITEM # 9 ENGINEERS REPORT

Mr. Sullivan said they had a pre-construction meeting for the Vermilion Hills open space project. That project should be done before the end of August. For the 2017 Road Program, PECO is winding down their work on the gas main relocations. They should be done at the end of this week. We gave JDM notice to proceed on Walton Drive. They expect to be done in about five weeks. Member Galloway asked about the footbridge project. Mr. Sullivan said they had a pre-bid meeting for the Vermilion Hills footbridge; hopefully we will get some bids. Member Dence asked about the landscaping. Mr. Sullivan said the landscaper is working much better. It will possibly take until the end of September to get it all done. For the fishing pier, we are soliciting bids. Member Dence moved to approve the June Engineers report dated July 13, 2017; Member Boraski seconded the motion; all board members were in favor. (4-0)

ITEM # 10 BILL LIST

Member Galloway moved to approve the July 18, 2017 bill list in the amount of \$2,546,424.16; Member Boraski seconded the motion; all board members were in favor. (4-0)

ITEM # 11 EXECUTIVE SESSION

Mr. Clarke said at the conclusion of the last meeting on June 20, 2017, the board held an Executive Session to discuss police contract negotiations, personnel, and potential litigation. Earlier this evening, the board held an Executive Session to discuss potential litigation, personnel, and to consult with township consultants regarding an agenda item this evening; the advertising of the bid for the Falls Township Municipal Complex.

ITEM # 12 POLICE CHIEF’S’ REPORT

Chief Wilcox provided the following information:

- The Bucks County Courier Times recently reported the creation of a new drug task force. In doing so, we lost one of our best officers to this agency.
- One of our officers who was involved in a recent accident is recovering nicely and we have another officer who will be retiring.
- The Youth Police Academy graduation will be held on July 27th.
- Our traffic enforcement continues. We have been very successful on the Rt. 1 corridor and the other areas where we have had problems.
- Our detectives continue to be successful with drug arrests.
- We have been trying to get our bike patrol out as much as we can.

ITEM # 13 MANAGER COMMENT

- A. Member Galloway moved to approve escrow release # 1 to Premium Lift in the amount of \$134,154; Member Boraski seconded the motion; all board members were in favor. (4-0)
- B. Member Galloway moved to approve escrow release # 9 to Morrisville Commons in the amount of \$42,768; Member Dence seconded the motion; all board members were in favor. (4-0)
- C. Member Dence moved to approve a \$6,000 donation to Towns Against Graffiti (T.A.G.); Member Galloway seconded the motion; all board members were in favor. (4-0)
- D. Manager Gray announced new township businesses. They are: LNZ Jewelry & Gifts, Princeton Tri-State Center for NLP, Action Network, Scott’s Security Services, Almo Corporation, The Grooming Salon, Greg Meehan Automotive Repair, and All-State Insurance.
- E. Mylars for Premium Excavating, located at 269 Canal Road, are ready for signature.

ITEM # 14 BOARD COMMENT

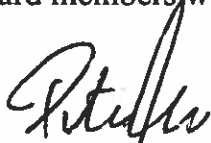
Member Galloway – no comment.

Member Boraski moved to appoint Mr. Rob Crozier to the Planning Commission; Member Galloway seconded the motion; all board members were in favor. (4-0)

Member Dence – no comment.

Chairman Harvie spoke about the three-week Youth Police Academy. There are about 65 youth involved in this program. Representatives from numerous agencies interact with them and they have guest speakers as well. It is a great opportunity and the officer in charge, Officer Yeager, really made this a very successful program which will probably be copied by some other police departments in this county. If you see clothing container bins with a police shield, those are bins where they collect clothing and the funds collected from those donations go toward the Youth Police Academy. In December, the township hired a professional auditing firm to audit the books of the township. They interview staff members and look for any kind of irregularities, monies coming in and monies going out. We have their findings and, as usual, they have found no irregularities. That has to do with the work of our Manager, Finance Director, as well as others who deal with township funds. We have a top notch staff here and Chairman Harvie thanks everyone for the work that they do. Chairman Harvie wishes for everyone to continue to have a good summer.

Member Dence moved to adjourn the meeting; Member Galloway seconded the motion all board members were in favor. (4-0) The meeting was adjourned at 8:30 p.m.



^{ASSY}

Jeffrey Rocco, Secretary

