

SOLEBURY TOWNSHIP BOARD OF SUPERVISORS

November 7, 2019 – 6:00 P.M.

Solebury Township Hall

MEETING MINUTES

Attendance: Mark Baum Baicker, Chair, John S. Francis, Vice-Chair, Robert McEwan, Noel Barrett, Kevin Morrissey, Dennis H. Carney, Township Manager, and Michele Blood, Assistant Manager. Mark L. Freed, Solicitor was also in attendance.

I. The meeting was called to order followed by the Pledge of Allegiance.

Audio recording device was then turned on.

II. Approval of Bills Payable – October 31, 2019

Res. 2019-122 – Upon a motion by Mr. McEwan, seconded by Mr. Francis, the list of Bills Payable dated October 31, 2019 was unanimously approved as prepared and posted.

III. Approval of Minutes – October 15, 2019

Res. 2019-123 – Upon a motion by Mr. Morrissey, seconded by Mr. Francis, the Minutes of the October 15, 2019 meeting were unanimously approved as written and posted.

IV. Announcements/Resignations/Appointments

- Executive Session
The Board announced an executive session held on November 7, 2019, prior to the meeting, dealing with Land Preservation.

V. Supervisors Comment

- Mr. Baum Baicker expressed gratitude to the voters for approving the open space referendum.

VI. Public Comment

- Christopher Whitney, resident, expressed gratitude to the Board of Supervisors for their time and expertise given to Solebury. Mr. Whitney expressed strong support in the funding of The Free Library of New Hope and Solebury.
- Joanne Reszka, resident, asked the Board of Supervisors to fund The Free Library of New Hope and Solebury.
- Helen Tai, resident, expressed support in the funding of The Free Library of New Hope and Solebury.
- Beth Houlton, resident, expressed support in the funding of The Free Library of New Hope and Solebury.

VII. Budget

Budget – Authorization to Advertise for Adoption December 10, 2019

Mr. Baum Baicker opened the topic of discussion with highlights of the proposed 2020 budget.

Mr. McEwan expressed interest in the increased funding of The Free Library of New Hope and Solebury.

Mr. McEwan presented Supervisor and resident feedback pertaining to the funding of the Library.

Res. 2019-124 – Motion Amendment introduced by Mr. McEwan, seconded by Mr. Francis, Vote 3-2 against; motion failed to change and alter the draft budget lines and dollar allocations as follows:

- **23.421.421.319 – Contracted Services for Road Paving:
Proposed budget \$325,000. Cut \$5,000 and make the line item \$320,000**
- **05.461.446.320 – Trees for Township and Parks
Proposed budget \$115,000. Cut \$15,000 and make the line item \$100,000**
- **01.400.400.500 – Recycling Event
Proposed budget \$15,000. Cut \$5,000 and make the line item \$10,000**
- **05.414.418.274 – Groundwater study, Aquetong Aquifer
Proposed budget \$25,000. Cut \$25,000 and make the line item \$0**
- **44.400.402.100 – Contribution to Library
Proposed budget \$120,000. Asked from Library \$170,000. Leave the line item \$120,000**

Total dollars proposed to be removed to the General Fund or Escrow Fund for future discussion: \$50,000.

Comments and feedback regarding the motion introduced by Mr. McEwan:

Mr. Morrissey commented about the economy of the budget and the increased of funding to the Library. Mr. Morrissey expressed concerns about approving funding without investigation of all relevant data as well as obtain opinion of the community for a significant increase in Library funding.

Mr. Baum Baicker commented and expressed concerns about the proposed financial cuts, and about approving funding without investigation of all relevant data. Mr. Baum Baicker expressed interest in obtaining community input at a public meeting to be held in the beginning of 2020.

Mr. Barrett expressed concerns about approving funding without investigation of all relevant data and agreed with obtaining community input at a public meeting.

Mr. Francis commented that the motion introduced by McEwan did not propose to fund the library. The motion proposed to reserve the funds for a later discussion of use.

Public Comment:

Ms. Tai expressed gratitude that the Board is researching options to fund the library and expressed gratitude to the Board for their interest in obtaining community input. Ms. Tai encouraged the Board commit to obtaining the community input in January 2020 to allow any budget amends in the fiscal year 2020. She expressed an interest in the funding increase to the library over the recycling event and commented on the recycling program at Staples. Ms. Tai suggested that the Township charge residents a fee to recycle televisions.

A resident asked that the Supervisors consider funding the Library.

Ron Cronise, Library President, clarified that he did not explain the timeframe correctly when he presented to the Board of Supervisors on October 15, 2019. Mr. Cronise stated that the time frame of seven years, as originally stated, is incorrect. In March of 2020 the Library will go to the wealthiest in the community to ask for help to build out the Library's endowment. Over time this endowment will replace the additional funds received from the New Hope and Solebury.

Mr. Carney and Mr. Freed then discussed options on how and when the budget can be changed and/or amended according to the Second-Class Township Code.

Karen, resident, asked Mr. Morrissey what his main objection was to Mr. McEwan's motion? Mr. Morrissey commented that there are many open questions.

Steve O'Neill, resident, commented on the recycling program at Staples.

Ms. Houlton agreed with Ms. Tai regarding recycling.

Mr. Barrett and Mr. Morrissey again expressed interest in seeking community input.

Ms. Tai suggested that the Board vote on the motion and make a commitment to seek community input.

The Board expressed their intent to hold a meeting in January to seek community input on the funding increase to The Free Library of New Hope and Solebury.

The Board then voted on Mr. McEwan's motion amendment:

Motion Amendment Failed

In favor: Mr. Francis and Mr. McEwan

Opposed: Mr. Baum Baicker, Mr. Morrissey, and Mr. Barrett

The Board then voted on the motion to authorize the advertisement of the proposed 2020 Budget for adoption December 10, 2019:

Res. 2019-125 – Upon a motion by Mr. Morrissey, seconded by Mr. Barrett, it was unanimously agreed to advertise the proposed 2020 Budget for adoption at the regular meeting of the Board of Supervisors scheduled for December 10, 2019.

VIII. New Business

Land Preservation Committee - Resolution for Approval of Acquisition of Conservation Easement on the Eichert Property (TMP #s 41-028-053, 41-028-053-002, 41-028-053-004, 41-028-053-005, 41-028-053-009, 41-028-010, 41-028-053-011, River Road)

The proposed resolution (copy of which is attached) of the Board of Supervisors of Solebury Township authorized the acquisition of a conservation easement on 59.76 acres comprising Tax Map Parcel Numbers 41-028-053, 41-028-053-002, 41-028-053-004, 41-028-053-005, 41-028-053-009, 41-028-010, and 41-028-053-011 in Solebury Township, Bucks County, Pennsylvania.

Res. 2019-126 – Upon a motion by Mr. Morrissey, seconded by Mr. Barrett, it was unanimously agreed to approve the Resolution for Approval of Acquisition of Conservation Easement on the Eichert Property (River Road, TMP #s 41-028-053, 41-028-053-002, 41-028-053-004, 41-028-053-005, 41-028-053-009, 41-028-010, 41-028-053-011)

Land Preservation Committee – Property # 159 – Inclusion into the Program

Property # 159 consists of 67.36 acres located on Sawmill Road. The Land Preservation Committee recommended the inclusion of property # 159 into the Land Preservation Program.

Res. 2019-127 – Upon a motion by Mr. Baum Baicker, seconded by Mr. McEwan, it was unanimously agreed to acknowledge the eligibility of Property # 159 into the Solebury Township Preservation Program.

IX. Public Comment – No Public Comment

X. Adjournment

The meeting was adjourned at 7:37 p.m.

Respectfully submitted,
Catherine Cataldi
Secretary

RESOLUTION NO. 2019-125

**RESOLUTION OF THE BOARD OF SUPERVISORS OF SOLEBURY TOWNSHIP
AUTHORIZING THE ACQUISITION OF A CONSERVATION EASEMENT ON PARCEL
NUMBERS 41-028-053, 41-028-053-004, 41-028-053-006 and 41-028-053-009, 41-028-
053-002, 41-028-053-005, 41-028-053-010, and 41-028-053-011 COMPRISING 59.76
ACRES IN SOLEBURY TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA**

BACKGROUND

A. Section 1502(a) of the Second Class Township Code, 53 P.S. §66502(a), authorizes townships of the Second Class to purchase or acquire by gift or otherwise interests in real property it judges to be to the best interest of the Township.

B. The Board of Supervisors of Solebury Township that acquiring Conservation Easements on properties within the Township possessing significant agricultural, natural resources, and/or scenic value is in the best interest of the Township.

C. The Board of Supervisors of Solebury Township has determined that the property identified as Parcel Numbers 41-028-053, 41-028-053-004, 41-028-053-006 and 41-028-053-009 (collectively "Tract 1") and Parcel Numbers 41-028-053-002, 41-028-053-005, 41-028-053-010, and 41-028-053-011 (Tract 2) located at 2707 River Road in Solebury Township and totaling approximately 59.76 acres possesses agricultural, natural and scenic resources worthy of protecting. Tract 1 and Tract 2 together comprise the "Property".

D. The Property is owned by John H. Eichert and Susan B. Eichert ("Owners") who desire to convey conservation easements on the Property.

D. The Board of Supervisors of Solebury Township has determined that it is in the best interest of the Township to acquire conservation easements on Tract 1 and Tract 2 (the "Conservation Easements") as the hereinafter-described for the above-stated reasons.

E. An appraisal of the value of the Conservation Easements on the Property was obtained from Indian Valley Appraisal Company, General Certified Appraisers, whose appraisal supports the Purchase Price being paid for the conservation easements.

F. Owners have agreed to convey the Conservation Easements on Tract 1 and Tract 2 to Solebury Township for the total sum of One Million Five Hundred Thousand Dollars

(\$1,500,000.00).) with the remaining value of the Conservation Easements being donated as a gift.

G. The Board of Supervisors, by approval of this Resolution, approves acquisition of the Conservation Easement.

NOW THEREFORE, BE IT RESOLVED AND ENACTED by the Board of Supervisors of Solebury Township, as follows:

1. The Township of Solebury is hereby authorized to acquire the Conservation Easements on land owned by John H. Eichert and Susan B. Eichert located at 2707 River in Solebury Township, Bucks County, Pennsylvania, comprising a total of 59.76 acres and more fully described above as the "Property").

2. The Township of Solebury is hereby authorized to pay the sum of One Million Five Hundred Thousand Dollars (\$1,500,000.00) toward the purchase of the Conservation Easements.

3. The Township of Solebury is hereby authorized to execute as Donee any document reasonably requested by Owners (including Internal Revenue Service Form 8283) acknowledging receipt of a charitable contribution for the difference in the amount to be paid by the Township and the appraised value of the Conservation Easements.

4. Any one of the hereinafter-named Supervisors are hereby authorized to execute on behalf of Solebury Township, and upon the advice of the Solebury Township Land Preservation Solicitor, all documents reasonably required to effect settlement, including but not limited to the following documents:

A. Conservation Easements substantially in the form attached hereto as Exhibits A and B and any revision or addendum to the Conservation Easements recommended by the Township Land Preservation Solicitor.

B. Agreement of Sale substantially in the form attached hereto as Exhibit C and any revision or addendum to the Agreement of Sale recommended by the Township Land Preservation Solicitor.

C. Settlement sheet.

D. Buyer's Affidavit as may be required by a reputable title insurance company.

E. Any other documents incidental to or reasonably necessary to affect the foregoing transaction.

5. The names of the Supervisors authorized to execute the aforesaid documents are: Mark Baum Baicker, John S. Francis, Noel Barrett, Robert McEwan and Kevin Morrissey.

6. Additionally, Solebury Township Open Space Administrator, Jean Weiss is authorized to execute on behalf of the Solebury Township, on the advice of the Solebury Township Land Preservation Solicitor, any and all documents required for settlement of the purchase of the above-referenced property by Solebury Township.

THIS RESOLUTION has been duly adopted by the Board of Supervisors of Solebury Township at a public meeting held this 7th day of November, 2019.

ATTEST:

Catherine Cataldi

SOLEBURY TOWNSHIP
BOARD OF SUPERVISORS

By: [Signature]
Mark Baum Baicker, Chair

By: [Signature]
John S. Francis, Vice-Chair

By: [Signature]
Noel Barrett

By: [Signature]
Robert McEwan

By: [Signature]
Kevin Morrissey

Exhibit A Conservation Easement on Tract 1
Exhibit B Conservation Easement on Tract 2
Exhibit C Agreement of Sale