

SOLEBURY TOWNSHIP BOARD OF SUPERVISORS

December 10, 2019 – 6:00 P.M.

Solebury Township Hall

MEETING MINUTES

Attendance: Mark Baum Baicker, Chair, Robert McEwan, Noel Barrett, Kevin Morrissey, Dennis H. Carney, Township Manager, Michele Blood, Assistant Manager, and Catherine Cataldi, Secretary. Jordan Yeager, Solicitor was also in attendance.

Absent: John S. Francis, Vice-Chair

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 – November 27, 2019

Res. 2019-134 – Upon a motion by Mr. Barrett, seconded by Mr. McEwan the list of Bills Payable dated November 27, 2019 was unanimously approved as prepared and posted.

III. Approval of Minutes – November 19, 2019

Res. 2019-135 – Upon a motion by Mr. Morrissey, seconded by Mr. McEwan, the Minutes of the November 19, 2019 meeting were unanimously approved as written and posted.

IV. Announcements/Resignations/Appointments

- Mr. Baum Baicker made an announcement regarding the community survey on the proposed increase in funding for the Free Library of New Hope and Solebury. The survey was posted to the Township website and sent in an email blast. The survey deadline is Wednesday, December 18, 2019. The results of the survey will be available at the Community Input meeting on January 14, 2020.
- Mr. Baum Baicker announced the upgrade of the Townships Moody's Rating from Aa2 to Aa1. Mr. Baum Baicker thanked Mr. Carney and Ms. Blood for managing the Township's finances.
- Mr. Baum Baicker announced the election of Mr. Yeager as Judge for Bucks County Court of Common Pleas. The Board thanked Mr. Yeager for his work as Township Solicitor and wished him the best of luck.

V. Supervisors Comment

- Mr. Baum Baicker thanked the Supervisors, Committee and Board Members, Township Staff, Solebury Township Police Department, Dudley Rice and the Public Works for all their hard work throughout the year.
- Mr. Morrissey commented about the vacancies on Township Committees and Boards.

VI. Public Comment

- Joseph Klicka, resident, was in attendance to request an update to his continued concerns regarding 6186 Honey Hollow Road. Mr. Yeager and Mr. Carney informed Mr. Klicka that Solebury Township and the Bucks County Health Department are making progress and continue to follow up with the bank, as well as, take necessary enforcement actions. Mr. Klicka inquired about the consequence for not complying with the septic pump out requirements. Mr. Yeager advised that the goal is to obtain compliance.

VII. Presentation

Land Trust of Bucks County

Dave Johnson, Executive Director and Laurie Ermentrout, President reviewed the Land Trust of Bucks County's annual report with the Board. A copy of the Annual Report is on file at the Township administrative offices.

VIII. Budget

Budget

Res. 2019-136 – Upon a motion by Mr. Morrissey, seconded by Mr. Barrett, it was unanimously agreed to adopt the 2019 Budget as advertised.

Tax Levy Resolution

The resolution is required to set the 2020 Tax in accordance with the adopted 2020 Budget.

Res. 2019-137 – Upon a motion by Mr. Baum Baicker, seconded by Mr. McEwan, it was unanimously agreed to adopt a Resolution of the Board of Supervisors of Solebury Township, Bucks County, Pennsylvania, fixing the Tax Levy Rates for the Year 2020 as follows: General Fund Tax 8.099 mils; Fire Tax Fund 1.75 mils; Library Fund Tax .491 mils; Debt Service Fund Tax 12.53 mils; and EMS Fund Tax .9402 mils, for a total of 23.8102 mils.

IX. New Business

Tamaracks Homeowner's Association – Request for Approval of Bylaw Changes

The Tamarack Homeowners Association voted to approve the following proposed Bylaw changes, pending Solebury Township approval. As set forth in their Bylaws, any amendment shall require the prior written consent of the Township of Solebury for enactment. The Township Solicitor reviewed the requested changes and found no issues.

Res. 2019 – 138 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Barrett, it was unanimously agreed to approve the Tamaracks Homeowner's Association's request for the following Bylaw changes:

1. **Art IV, Section 4 - Propose changing the very specific language about when the HOA's Annual Meeting must take place (original Bylaws require exact date based on when the original Annual Meeting took place decades ago) to more general language requiring the HOA to have its Annual Meeting "once per calendar year, usually during the fall of each year." While still requiring an Annual Meeting, this change allows for some flexibility in the actual date of the Annual Meeting as needed to ensure that the HOA Board members and other homeowners can attend.**
2. **Art IV, Sections 5 and 7 - Propose change to allow e-mail notice for Annual and Special Meetings of the HOA.**

3. **Art IV, Section 8 - Propose change to state that the Membership List "may" show the lot numbers for the homeowners, instead of "shall." While the listing of specific lot numbers in the neighborhood directory might have been helpful when the neighborhood was first being developed, now that the neighborhood is well established using street addresses for each house, the additional designation of lot numbers in the neighborhood directory is no longer necessary.**
4. **Art VI, Section 7 - Propose change to allow notice of regular meetings of Board members to be sent by email.**
5. **Art VII, Section 12(1) - Propose change to allow the Board to email the rules and regulations of the neighborhood (like Bylaws and Restrictive Covenants) to homeowners in digital form to save the cost and environmental impact of physically copying the many pages of those documents. A homeowner who desires a hard copy of these documents may still request one from the Board.**

Escrow Release – Letter of Credit - Shihadeh

The Township Engineer has reviewed the Final Release Request No. 2 and has confirmed that the required improvements in connection with the Land development known as Shihadeh Grading Permit have been completed to the extent that Twenty Four Thousand Two Hundred Fifty Nine Dollars and Sixty Three Cents (\$24,259.63) can be released from the Letter of Credit held by the bank.

Res. 2019-139 – Upon a motion by Mr. McEwan, seconded by Mr. Morrissey, it was unanimously agreed to approve the Final Release Request No. 2 as recommended by the Township Engineer for the release of Twenty Four Thousand Two Hundred Fifty Nine Dollars and Sixty Three Cents (\$24,259.63) from the Shihadeh Irrevocable Letter of Credit with Meridian Bank.

X. Public Comment – No Public Comment

XI. Adjournment

The meeting was adjourned at 7:35 p.m.

Respectfully submitted,
Catherine Cataldi
Secretary