

**SOLEBURY TOWNSHIP BOARD OF SUPERVISORS**

October 1, 2019 – 6:00 P.M.

**Solebury Township Hall**

**BUDGET MEETING MINUTES**

Attendance: Mark Baum Baicker, Chair, John S. Francis, Vice-Chair, Robert McEwan, Kevin Morrissey, Noel Barrett, Dennis H. Carney, Township Manager, Michele Blood, Assistant Manager, and Catherine Cataldi, Secretary. 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 – September 26, 2019**

**Res. 2019-111 – Upon a motion by Mr. Francis, seconded by Mr. McEwan, the list of Bills Payable dated September 26, 2019 was unanimously approved as prepared and posted.**

**III. Approval of Minutes – September 17, 2019 Meeting and September 24, 2019 Work Session**

**Res. 2019-112 – Upon a motion by Mr. Francis, seconded by Mr. Morrissey, the Minutes of the September 17, 2019 Meeting and September 24, 2019 Work Session were unanimously approved as written and posted.**

**IV. Announcements/Resignations/Appointments**

• Executive Session

The Board announced an executive session held on September 24, 2019, following the work session, dealing with Personnel.

The Board announced an executive session held on October 1, 2019, prior to the meeting, dealing with Legal.

• Land Preservation Non-Electoral Borrowing Clarification

Mr. Baum Baicker announced a clarification regarding the upcoming borrowing of \$1,300,000.00 for land preservation. At the September 17, 2019 Board meeting it was stated that the funds are an electoral borrowing. That statement was incorrect. The funds are to be a non-electoral borrowing.

**V. Supervisors Comment**

- Mr. Morrissey announced the Farm Committee Forum on Cultivating a Sustainable Community: Agriculture's Role in Achieving Solebury Townships Community Goals. The forum will be held at the Township Building on Thursday, October 3, 2019 from 7:00 pm to 8:30 pm.
- Mr. Baum Baicker announced that the second annual Spelling Bee is to be held Thursday, October 4, 2019 at 7:00 pm at the High School Auditorium. The entry fee is \$150.00 per team. Mr. Baum Baicker encouraged all residents to form their own 3-person team, sponsor a team or come out and support the Library.

**VI. Public Comment**

- Joseph Klicka, resident, was in attendance as a follow up to his continued concerns regarding 6186 Honey Hollow Road. Mr. Freed informed Mr. Klicka that he spoke with the bank’s real estate company and the title company. The grass was to be mowed, the bamboo was to be removed, and bids were being requested for the Septic. Mr. Freed is to follow up with the bank and take necessary enforcement actions. Mr. Klicka inquired about action taken or research done regarding the Township implementing an Occupancy Permit requirement for existing structures. Mr. Freed advised that this has been and continues to be investigated.

**VII. Budget**

Budget – Dennis H. Carney – Public Works

Mr. Carney presented the 2020 Public Works Operational and Capital Budgets highlighting that there were no significant changes to the 2020 Public Works budget. Discussion ensued regarding the roads scheduled for paving and the purchase of equipment, including a replacement Dump Truck, Roll-off, Leaf Vac and Mini Track Loader.

Budget – Michele Blood and Dennis H. Carney – Administration

Mr. Carney and Ms. Blood presented the Preliminary 2019 Administration Operational and Capital Budgets highlighting the mileage remains at 23.8102 with a slight alteration in the allocation of millage to various funds:

<b>Fund</b>	<b>2019</b>	<b>2020</b>
General	8.0793	8.099
Fire	1.75	1.75
Debt Service	12.53	12.53
Library	0.491	0.491
EMS	0.9599	0.9402
Total	23.8102	23.8102

The proposed budget included the refinancing / refunding of \$6.1 million in existing debt and new land preservation money of \$1.3 million in 2019; and new borrowing of \$5 million in 2020. If the land preservation referendum does not pass, then the new borrowing for 2020 will be removed prior to advertisement of the budget.

**VIII. New Business**

Land Preservation Committee – Resolution for Approval of Acquisition of Conservation Easement on Easement on Gasiowski Property (Chapel Road, 41-028-005 & 41-028-005-007)

The proposed resolution (copy of which is attached) of the Board of Supervisors of Solebury Township authorized the acquisition of a conservation easement on 28.028 acres comprising Tax Map Parcel No. 41-028-005 & 41-028-005-007 in Solebury Township, Bucks County, Pennsylvania.

**Res. 2019-113 - Upon a motion by Mr. Baum Baicker, seconded by Mr. Barrett, it was unanimously agreed to approve the Resolution for Approval of Acquisition of Conservation Easement on the Gasiowski Property (Chapel Road, 41-028-005 & 41-028-005-007).**

Zoning Hearing Board Application – Authorization for Solicitor to Attend -

**Res. 2019-114 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Barrett, it was unanimously agreed to authorize the Township Solicitor to attend and participate in the November 13, 2019 Zoning Hearing Board hearing on behalf of the Township in opposition to the application for variances from the Solebury Township Zoning Ordinance.**

**Parks – Carry in, Carry Out**

The Board reviewed the request from the Board of Parks & Recreation regarding the adoption of a Carry-In / Carry-Out service for the parks within the Township.

**Res. 2019-115 – Upon a motion by Mr. Baum Baicker, seconded by Mr. McEwan, it was unanimously agreed to adopt a Carry-In / Carry-Out service for Solebury Township Parks beginning January 1, 2020. Trash containers are to be available only at Laurel Park during the 8-week period when the concession stand is operating and open. The people running the stand are responsible for removing the trash when they close. The policy is to be reviewed at the end of 2020.**

**IX. Public Comment – No Public Comment**

**X. Adjournment**

**The meeting was adjourned at 7:52 p.m.**

Respectfully submitted,  
Catherine Cataldi  
Secretary



**RESOLUTION NO. 2019-113**

**RESOLUTION OF THE BOARD OF SUPERVISORS  
OF SOLEBURY TOWNSHIP AUTHORIZING THE ACQUISITION OF A  
CONSERVATION EASEMENT ON PARCEL NUMBERS 41-028-005 and 41-028-005-007  
COMPRISING 28.028 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 41-028-005 and 41-028-005-007 located at 6731 Chapel Road in Solebury Township and totaling approximately 28.028 acres (the "Property" possesses agricultural, natural and scenic resources worthy of protecting

D. The Property is owned by Nikolai Gasiorowski, Kara Gasiorowski and Michele Gasiorowski ("Owners") who desire to convey a conservation easement 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 a conservation easement (the "Conservation Easement") as hereinafter-described for the above-stated reasons.

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

F. Owners have agreed to convey the Conservation Easement on the Property to Solebury Township for the total sum of Three Hundred Fifty-Five Thousand Dollars (\$355,000.00.) 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 Easement on land owned by Nikolai Gasiorowski, Kara Gasiorowski and Michele Gasiorowski located at 6731 Chapel Road in Solebury Township, Bucks County, Pennsylvania, comprising a total of 28.028 acres and more fully described above as the "Property".

2. The Township of Solebury is hereby authorized to pay the sum of Three Hundred Fifty-Five Thousand Dollars (\$355,000.00) 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 Easement substantially in the form attached hereto as Exhibit A 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 B 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 1<sup>st</sup> day of October, 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  
Exhibit B Agreement of Sale

*[Faint, illegible handwritten text]*