

Board of Supervisors

**MINUTES
May 27, 2025**

MEETING HELD AT PASSER COMMUNITY CENTER

Supervisors' Present: Bill Ryker, Pete Kade, Jim Hopkins, Dave Long and Lorna Yearwood.

Also present: Rich Pursell (Township Manager) and Terry Clemons, Esq. (Township Solicitor).

Mr. Kade called the meeting to order at 7:01 p.m. and opened with the Pledge of Allegiance.

ANNOUNCEMENT

An Executive session will be held after the public meeting.

PUBLIC COMMENT ON NON-AGENDA ITEMS

No public comments.

FINANCIAL REPORT

Mr. Kade stated the financial report and balances are posted.

Motion made by Mr. Hopkins, seconded by Mr. Kade and unanimously carried, approving the financial report, as presented.

Fund Balances as of April 30, 2025

General Fund	\$2,097,000	Capital Reserve CD	\$237,000
General Fund Reserve	\$310,475	Liquid Fuels Fund	\$370,011
General Fund CD	\$237,000	Liquid Fuels CD	\$236,000
Escrow Fund	\$1,033,655	Open Space Fund	\$867,838
Street Light Fund	\$8,405	Open Space CD	\$237,000
Dedicated Fire Tax Fund	\$227,897	Act 537 Escrows	\$88,698
Capital Reserve Fund	\$1,034,185	Dedicated EMS Tax Fund	\$36,360

Payment of Bills

(April 16, 2025 – May 15, 2025)

General Fund	\$65,109.72	Escrow Fund	\$17,861.89
PLGIT Credit Card	\$5,242.57	Dedicated EMS Fund	\$0
Liquid Fuels Fund	\$0	Dedicated Fire Fund	\$0
Capital Reserve Fund	\$119,256.91	Open Space Fund	\$309,058.63
Street Light Fund	\$580.33		

Motion made by Mr. Ryker, seconded by Ms. Yearwood, and unanimously carried, approving the payment of bills from March 16, 2025 – April 15, 2025.

APPROVAL OF MINUTES

Motion made by Mr. Hopkins, seconded by Ms. Yearwood and unanimously carried, approving the April 16, 2025 and April 22, 2025 meeting minutes, as presented.

BUSINESS ITEMS

Request for Fire Police - Quakertown Borough and Milford Township – Motion by Mr. Hopkins, seconded by Mr. Ryker, and unanimously carried authorizing the fire police service requests for Quakertown's Community Day on July 4th, Milford Township's Carnival on June 24th-28th, and Milford Township's AG Days even on September 13th.

Ratification for Township Work – Motion by Mr. Ryker, seconded by Mr. Kade, and unanimously carried, approving additional water line work at the Municipal Building for a hookup to the existing water line at a cost not to exceed \$2,300.00

876 Passer Rd – Discussion regarding an agreement with Trisha Urban concerning property matters. The agreement requires signatures and will become effective upon submission to the court, which begins the relevant time periods. The owner is reportedly already taking steps towards compliance.

Motion by Mr. Hopkins, seconded by Mr. Kade, and unanimously carried, approving the agreement between the Township and Trisha Urban of 876 Passer Road Coopersburg, PA.

ZHB Application Discussion (Quarry Rd) – Concerns were raised that the property was purchased with full knowledge of non-compliance with zoning ordinances, specifically regarding acreage requirements. Scott MacNair, Township Solicitor, will attend to represent the Board's opposition. Mr. MacNair will send a letter conveying the Board's non-support.

Motion by Mr. Hopkins, seconded by Mr. Ryker, and unanimously carried, stating the Board's non-support of the zoning hearing board application for a property on Quarry Road.

ZHB Application Discussion (W Cherry Rd) – The applicant had previous discussions with the Township during the comprehensive plan process and was informed that their proposal would require zoning revisions contingent on a village study and utility availability. Issues include lack of public utilities and egress problems. Parking was also deemed inadequate.

Motion by Mr. Hopkins, seconded by Mr. Ryker, and unanimously carried, advising the ZHB of the Township's non-support for the application and for Mr. MacNair to attend the initial hearing to represent this position.

Resolution 2025-05 – Fee Schedule Update – Discussion to revise the fee schedule based on Resolution 2024-04, The current \$85.00 zoning fee is insufficient to cover the \$100/hr rate charged by Barry Isett & Associates.

Motion by Mr. Hopkins, seconded by Mr. Ryker, and unanimously carried, approving Resolution 2025-05, increasing the zoning fee listed on Page4, Section C, from \$85.00 to \$100.00. A full review of the fee schedule is planned for fall/winter.

BCATO Internship Decision -Discussion regarding the program involves a \$2,500.00 contribution from the Township and \$2,500.00 from BCATO for approximately 200 hours of work. Concerns included a short timeline and workspace limitations due to active construction. An alternative was addressed involving previous intern, Sydney, who has a \$3,000.00 university grant for a STEM-related paid internship; the Township would also need to contribute financially. The second option offers more flexibility. Extensive

discussions included the definition of “STEM-related” work, appropriate pay, sufficiency of meaningful tasks, supervision, and concerns from a previous internship experience.

Motion by Ms. Yearwood to employ Sydney under a direct arrangement did not receive a second.

Motion made by Mr. Ryker, seconded by Mr. Hopkins, and carried, on a 4-1 vote, electing to not employ an intern for the Summer of 2025. Ms. Yearwood was not in agreement.

Discussion on Millenium Strategies Contract Renewal – The contract with Millenium Strategies is due for renewal at the end of the month. Mr. Pursell recommended renewal, citing an ongoing police grant application facilitated by them and unique grant opportunities they identify.

Discussion also included improving the dissemination of grant information from Millenium to local entities like fire companies and EMS.

Motion made by Mr. Ryker, seconded by Mr. Kade, and unanimously carried, extending the Millenium Strategies consulting contract for (1) year for a fee of \$5,000.00 with a commitment from the Board to redouble efforts to channel relevant information to local fire and EMS organizations.

REPORTS / COMMENTS

Zoning – Report posted.

Police – Chief McDonald was not present. A report was submitted with nothing specific to highlight.

Fire & EMS – Report indicated 24 transports (mostly ALS) and leadership changes. Numerous “no fire” reports.

Roads – Report posted.

Solicitor – Report posted.

Engineer – No issues to report

OTHER BOARD COMMENTS

Planning Commission - Continuing to work on the scenic overlay. A sketch plan for a 6-lot subdivision (Walnut Ln) will be reviewed at the next meeting.

Parks & Recreation –

- Efforts to reconcile long-standing agenda items are underway.
- The open space list is being reviewed.
- Significant concerns were raised about the Parks & Recs Chair’s failure to provide meeting agendas in a timely manner in accordance with Sunshine Law’s compliance, and lack of submitted minutes.

Environmental Advisory Council (EAC) –

- EAC participated in the April 26th roadside cleanup, collecting 9 bags of trash.

- Ms. Gardner and Ms Ryman will present (2) \$1,000.00 awards (part-funded by the Board) at the senior awards ceremony. Both recipients are from Springfield.
- The EAC is seeking a new e-waste recycling company.
- Bird identification posters were designed for the Peppermint Park kiosk.
- Books on the topic of "water" will be purchased for the local school.
- Cooks Creek Watershed Survey
 - The survey of the Springtown area was completed but was less comprehensive than initially planned.
 - Preliminary results show streambank scarring, evidence of non-point source pollution from farms, and excess nutrients in the Springtown are, possibly indicating failing septic systems.

CORRESPONDENCE

None mentioned

PUBLIC COMMENT

Steve Doncevic of 1821 Pleasant View Rd expressed appreciation for the new voting location. Additionally, he commented on speed board monitors: one is clear, while another on Pleasant Valley Rd has visibility issues due to sun/shade and suggested relocating it.

Bruce Whitesell of 2011 Rt. 212 also found the speed check signs helpful. He suggested moving the speed monitor on Rt 212 further North, closer to the school zone to improve traffic calming.

The Board agreed that the new polling place is a better facility and unlikely to move back to the Township building.

BOARD MEMBER COMMENTS

Mr. Hopkins –

- The township's authority grant application is under review, and a second endorsement from Senator Coleman has been received. New is to be expected in about (2) weeks' time.
- A meeting is scheduled for Thursday, May 29th with Dale regarding updating the Township map mailer. Input from EMS/Fire companies for the map was solicited but not received.
- The first meeting with Gilmore & Associates on the village study is scheduled for June 4th.
- Concerns were raised about potential water problems in the western part of the Township due to increased well usage in Upper Saucon.

Mr. Ryker –

- Announced the Bucks County Household Hazardous Waste Collection event on May 31st at Upper Bucks Area Vocational School.
- Promoted the Richlandtown Fire Company (Shelly Station) cheesesteak night fundraiser with the next one on June 20th.

Ms. Yearwood –

- She attended a PennDOT webinar on the second phase of a federal grant program for local EV charging stations. Bucks County has recommended a charging station at Wawa on Rt 309. A survey for public input on EV charging locations is available on the DVRPC website.
- The solar proposal is still under development.

- Emergency management meeting May 28th at 6:00PM
- Diamond Communications has requested a meeting regarding the potential for a cell tower on Hickon Rd.
- The first Passer Community Center Farmer's Market will be held beginning June 4th and continuing every Wednesday from 3:00-6:00PM through the end of August, featuring approximately 18 vendors.

Mr. Long reminded everyone that a new Pennsylvania law prohibiting the use of handheld devices while driving takes effect June 5th, with a warning period for the first (6) months.

ADJOURNMENT

Motion by Mr. Hopkins, seconded by Ms. Yearwood, and unanimously carried to adjourn the public meeting at 8:14 PM

EXECUTIVE SESSION

To be held following the public meeting.

Respectfully submitted,



Rich Pursell
Township Manager