

Board of Supervisors

MINUTES

June 24, 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) & Scott MacNair, Esq. (Township Solicitor).

Mr. Kade called the meeting to order at 7:00 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

Resident (Steve Doncevic) inquired about the operational status of the speed monitor posted across from the cemetery. Mr. Pursell noted he would send an email to inquire. Steve suggested that it could be a battery issue.

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 May 31, 2025

General Fund	\$2,320,470	Capital Reserve CD	\$239,000
General Fund Reserve	\$316,879	Liquid Fuels Fund	\$381,461
General Fund CD	\$239,000	Liquid Fuels CD	\$239,000
Escrow Fund	\$1,068,396	Open Space Fund	\$650,267
Street Light Fund	\$8,709	Open Space CD	\$239,000
Dedicated Fire Tax Fund	\$246,928	Act 537 Escrows	\$88,806
Capital Reserve Fund	\$913,494	Dedicated EMS Tax Fund	\$40,119

Payment of Bills

(May 16, 2025 – June 15, 2025)

General Fund	\$464,074.21	Escrow Fund	\$4,500.10
PLGIT Credit Card	\$774.32	Dedicated EMS Fund	\$0
Liquid Fuels Fund	\$0	Dedicated Fire Fund	\$0
Capital Reserve Fund	\$97,883.90	Open Space Fund	\$0
Street Light Fund	\$874.88		

Motion made by Ms. Yearwood, seconded by Mr. Kade, and unanimously approved the payment of bills from May 16, 2025 – June 15, 2025.

APPROVAL OF MINUTES

Motion made by Mr. Hopkins, seconded by Mr. Ryker and unanimously carried approving the May 27, 2025 meeting minutes, as presented.

BUSINESS ITEMS

Hans Reimann Scholarship – Recognition given to the recipient of the Hans Reimann Scholarship, Colby Mosinskis. Mr. Mosinskis thanked the board and shared his plans to attend the University of Utah, majoring in film with a potential minor in environmental studies. He hopes to combine these fields to create films that spread environmental awareness, carrying on the legacy of the scholarship's namesake.

Graceland Subdivision Sketch Plan (Walnut Lane) – Representatives from Mease Engineering presented a sketch plan for the Graceland Subdivision on Walnut Lane. Proposal includes a (6)-lot subdivision with single family homes on a cul-de-sac. The property encompasses approximately 19 acres in the AD zoning district. The plan proposes significant farmland preservation of over 11 acres. A key component involves improving the existing stone and gravel portion of Walnut Lane into a 20-foot-wide paved road for approximately 650 feet to provide access.

The board discussed the significant cost of the off-site road improvements, estimated to be around \$180,000. The applicant is seeking waivers for the fees, curbs, and sidewalks in exchange for undertaking the construction. The board expressed consensus that this trade-off was reasonable, as paving the road would resolve existing storm water washout issues and improve emergency vehicle access.

The board also confirmed they are fine with cul-de-sacs if they are open and not landscaped in the center, to not impede snow removal.

Request for Fire Police - Dublin Borough - Motion by Ms. Yearwood, seconded by Mr. Ryker, and unanimously carried to authorize the fire police request for the Dublin Volunteer Fire Company's Annual Fireman's Fair held on July 11-12th and July 15-19th, 2025.

44th Annual Covered Bridges Ride - Motion by Mr. Hopkins, seconded by Ms. Yearwood, and unanimously carried to approve the annual covered bridge ride to pass through the township.

Rail Trail Benches – Following an inquiry made by a resident, the board reviewed and approved (6) potential locations for new memorial benches along the trail. Donors will cover the cost of the benches, currently priced at \$1,100 each.

Motion by Ms. Yearwood, seconded by Mr. Kade, and unanimously carried to approve the locations of benches, as presented by the Park and Land Preservation Board.

Peppermint Park Dead Tree Removal - Motion by Mr. Hopkins, seconded by Mr. Ryker, and unanimously carried to approve spending up to \$6,000 from the Open Space Fund for the limb and tree removal of dead ash trees in the park.

Systems Net Proposal – Proposal was received for IT, phone and Wi-Fi installation in the new building addition.

Motion by Mr. Ryker, seconded by Mr. Hopkins, and unanimously carried to approve Systems Net proposal for the work not to exceed \$5,000.

Resolution 2025-06 – Mandatory Benefits of Act 600 -An administrative correction noted during a pension audit to amend the 2009 police pension plan document. Amendment reflects the change in retirement age to 52 for officers hired after 2023.

Motion by Ms. Yearwood, seconded by Mr. Ryker, and unanimously carried to adopt the amendment to the resolution.

Resolution 2025-07 – Supporting HB1152 -House Bill 1152 aims to ensure insurance payments for EMS services are made directly to the EMS provider rather than the patient.

Motion by Mr. Ryker, seconded by Mr. Kade, and unanimously carried to adopt the resolution.

Resolution 2025-08 – 2025-2026 Fuel Bid Acceptance - Motion by Mr. Hopkins, seconded by Mr. Ryker, and unanimously carried to adopt the resolution, awarding the gas and diesel bid to Pilot Thomas Logistics and awarding Ports Petroleum for heating and oil for the 2025-2026 season and further authorizing the Township Manager to sign all paperwork necessary to complete the agreement.

Decision to Solar – Ms. Yearwood presented a detailed case for issuing a Request for Proposal (RFP) for a ground-mounted solar array to cover 100% of the township's electricity usage. The proposal focused on a Power Purchase Agreement (PPA) model, which would require no upfront township investment and would provide immediate savings. The Potential savings were estimated at \$100,000-180,000 over 25 years. The urgency was tied to federal incentives that may soon expire.

Mr. Hopkins & Mr. Ryker expressed reservations, citing long-term commitment, other township priorities, a desire to see what happens with federal policy, and a preference for making it easier for residents to install their own solar rather than a municipal project.

Mr. Long questioned the projected savings, noting they were based on assumptions and speculation, opposed to hard numbers, and that the annual savings would be minimal.

Ms. Yearwood & Mr. Kade expressed that it was an opportune time to lock in low rates, reduce carbon emissions, and act for future generations, especially with no upfront cost.

Motion by Mr. Ryker, seconded by Mr. Hopkins, on a 3-2 vote opposed by Ms. Yearwood & Mr. Kade, and carried to table the discussion until the September 2025 meeting to better evaluate during budget time. A subsequent agreement will consider adding a capital reserve line item for future solar projects during the next budget cycle.

Consideration to Advertise Ordinance 210 – Accessory Dwelling Units (ADU) – The Township Solicitor presented a proposed ordinance to amend the regulation for Accessory Dwelling Units (ADU). Key changes include allowing ADUs by right in most districts, requiring owner-occupancy of either primary or accessory dwelling unit, setting size limitations, and mandating registration of all ADUs within the township. Enforcement would remain complaint based.

Mr. Hopkins clarified that the Bucks County Department of Health would have oversight on water and sewer capacity. Discussion also included enforcement for existing, unpermitted units.

Motion by Mr. Hopkins, seconded by Mr. Kade, opposed by Mr. Ryker, and carried on advertising the ordinance for future adoption.

REPORTS / COMMENTS

Zoning - Report posted.

Police – Report received.

Fire & EMS – Report posted.

Roads - Report posted. The Township Manager announced a grant award of \$93,857 for drainage improvements on Clay Avenue. The work, to be done by the public works department, is expected to begin in August.

Solicitor –

- Quarry Road – The applicant is revising their plan to reduce woodland and steep slope disturbance after discussions with the township's engineer.
- W Cherry Road – The Zoning Hearing Board voted 2-1 to deny the application for a non-farm business use on the property

Engineer – Report posted.

OTHER BOARD COMMENTS

Planning Commission - Continuing to work on the scenic overlay ordinance and distributed a compiled list of township ordinances, noting that physical copies of some older ordinances are missing.

Parks & Recreation – No comment.

Environmental Advisory Council (EAC) – Evaluating electronics recycling vendors.

CORRESPONDENCE

PUBLIC COMMENT

Steve Doncevic stated his position opposing the negation of sidewalk requirements for the Graceland plans.

BOARD MEMBER COMMENTS

Mr. Ryker – Brought to attention an article in the Morning Call on June 19th headlining an increase in local governments' ability to increase taxes to cover EMS costs.

Mr. Hopkins – Provided updates from the Upper Bucks Chamber and a recent DRBC meeting. He also announced he would be absent from upcoming meetings.

Ms. Yearwood –

- Gave an update on the Thriving Earth Exchange project
- The conversation was held with Diamond Communications about Hickon Rd and moving forward to place a transmitter on the power lines.
- Planned informal meeting regarding EMC services.

Mr. Kade – Inquired about the status of a water authority grant.

ADJOURNMENT

Motion by Mr. Ryker, seconded by Mr. Kade, and unanimously carried to adjourn the public meeting at 8:59 PM

EXECUTIVE SESSION

To be held following the public meeting.

Respectfully submitted,



Rich Pursell
Township Manager