

AGENDA
Upper Saucon Township Board of Supervisors
Regular Meeting
Monday, October 12, 2020 – 6:30 P.M.
Township Municipal Building

1. CALL TO ORDER – Brian Farrell, Chairman

2. PLEDGE OF ALLEGIANCE

3. NOTIFICATION

All public sessions of the Upper Saucon Township Board of Supervisors are electronically recorded. The recordings are maintained as part of the record of the meeting until the minutes are transcribed and approved by the Board.

4. PUBLIC COMMENT (Any Item On or Off the Agenda)

Please sign the Speaker Sign-In Sheet at the front desk if you wish to address the Board during the Public Comment portion of the agenda. Speakers are asked to limit their comments to 3 minutes or less.

5. RESOLUTION NO 2020-37 – RECOGNITION OF WILLIAM SCHARF FOR ATTAINING THE RANK OF EAGLE SCOUT

Consideration of a motion to adopt Resolution No. 2020-37 recognizing William Scharf for the tremendous honor he has brought his family, Boy Scout Troop and community by attaining the rank of Eagle Scout.

6. SUBDIVISIONS & LAND DEVELOPMENTS - NONE

7. MINUTES

a. Regular Meeting of September 14, 2020

Consideration of a motion to approve the minutes of the regular meeting of September 14, 2020.

8. ORDINANCES (for possible adoption)

a. Proposed Ordinance No. 169 – Refinancing Existing Township Debt to Take Advantage of Lower Interest Rates

- Overview and summary of proposed Ordinance No. 169 - Attorney Kevin Reid of King, Spry, Herman, Freund & Faul and Garrett Moore of PFM Financial Advisors
- Questions by Board members
- Accept public comment and input
- Consideration of a motion to adopt proposed Ordinance No. 169 authorizing the issuance of General Obligation Bonds, Series of 2020, in the maximum aggregate principal amount of \$9,500,000.00 for the purpose of refunding all or a portion of the outstanding 2016 General Obligation Note in order to take advantage of lower interest rates.

9. RESOLUTIONS

a. Resolution No. 2020-36 – Establishing Non-Uniformed, Non-union Employee Health Care Contributions

Consideration of a motion to adopt Resolution No. 2020-36 establishing health care contributions for fulltime, non-uniformed, non-union employees for the years 2021, 2022 and 2023.

10. MOTIONS

- a. Request for Payment – Water / Sewer Dept. Garage – Certification No. 5 (Contract 2 – Mechanical)
Consideration of a motion to authorize payment in the amount of \$5,625.00 to K.C. Mechanical Service for work completed on the Water / Sewer Department Garage.
- b. Request for Payment – Central Complex at Hopewell Park – Certification No. 1 (Contract 2 – Mechanical)
Consideration of a motion to authorize payment in the amount of \$17,268.75 to K.C. Mechanical Service for work completed on the Central Complex at Hopewell Park.
- c. Request for Payment – Central Complex at Hopewell Park – Certification No. 2 (Contract 3 – Plumbing)
Consideration of a motion to authorize payment in the amount of \$22,840.00 to Integrity Mechanical for work completed on the Central Complex at Hopewell Park.
- d. Request for Payment – Central Complex at Hopewell Park – Certification No. 4 (Contract 4 – Electrical)
Consideration of a motion to authorize payment in the amount of \$15,457.50 to Orlando Diefenderfer Electrical Contractors for work completed on the Central Complex at Hopewell Park.
- e. Request for Payment – Central Complex at Hopewell Park – Certification No. 3 (Contract 1 – Site Work and General Building)
Consideration of a motion to authorize payment in the amount of \$116,849.39 to Perrotto Builders for work completed on the Central Complex at Hopewell Park.
- f. Inter-Governmental Municipal Projects Agreement – Traffic Improvements at Route 309 and Lanark Road
Consideration of a motion to approve the Inter-Governmental Municipal Projects Agreement between the Township and Southern Lehigh School District whereby the parties agree to share the cost of constructing traffic improvements at the intersection of Route 309 and Lanark Road, and to authorize the Township Manager to execute said Agreement on behalf of the Township.
- g. Request for Payment – Water / Sewer Dept. Garage – Certification No. 5 (Contract 4 – Electrical)
Consideration of a motion to authorize payment in the amount of \$45,765.00 to Wind Gap Electric for work completed on the Water / Sewer Department Garage.

11. CORRESPONDENCE & INFORMATION ITEMS - NONE

12. DIRECTION/DISCUSSION ITEMS

- a. Landowner proposed zoning ordinance amendment which would allow a broader range of manufacturing, processing and wholesale uses in the Enterprise Zoning District (Note: Township staff does not recommend moving forward with the proposed zoning amendment)
- b. Solicit proposals to lease Tumblebrook Golf Course and associated properties
- c. Cancellation of Board of Supervisors meeting scheduled for October 26, 2020 due to lack of agenda items

13. BILLS, PAYROLL AND COMMISSIONS

Prepaid Invoice List Dated October 9, 2020 for Check Issue Dates 9/29/2020 – 10/31/2020 and
Warrant Detail Invoice List dated October 9, 2020 for Report Date: 10/12/2020

- Prepaid Invoice List..... \$ 224,592.74
- Warrant Detail Invoice List..... \$1,182,404.02

Consideration of a motion to authorize payment of the Prepaid Invoice List and Warrant Detail Invoice List both dated October 9, 2020.

14. ADDITIONAL BUSINESS

15. COURTESY OF THE FLOOR

16. EXECUTIVE SESSION

17. ADJOURNMENT

MINUTES

Upper Saucon Township Board of Supervisors
Regular Meeting
Monday, October 12, 2020 – 6:30 P.M.
Township Municipal Building

Members Present: Brian J. Farrell, Chairman
Philip W. Spaeth, Vice Chairman
John G. Inglis, III
Dennis E. Benner

Members
Participating
Via Speakerphone: Stephen Wagner

Staff Attending: Thomas F. Beil, Township Manager
Joseph Geib, Assistant Township Manager
Thomas Dinkelacker, Township Solicitor
Charles Unangst, P.E., Township Engineer
Patricia Lang, Director of Community Development

CALL TO ORDER

Chairman Farrell called the meeting to order at 6:30 p.m., in the Public Meeting Room of the Upper Saucon Township Municipal Building, 5500 Camp Meeting Road, Upper Saucon Township, Lehigh County, PA.

PLEDGE OF ALLEGIANCE

Chairman Farrell asked all in attendance to stand and recite the "Pledge of Allegiance."

NOTIFICATION

Chairman Farrell announced that all public sessions of the Upper Saucon Township Board of Supervisors are electronically recorded. The recordings are maintained as part of the record of the meeting until the minutes are transcribed and approved by the Board.

PUBLIC COMMENT

Samantha Falcone, 3515 Sunnyside Road – Ms. Falcone expressed her concerns with the Kay Lehigh warehouse project. Specifically, she was concerned about the project's impact on stormwater, traffic and quality of life issues.

**RESOLUTION NO 2020-37 – RECOGNITION OF WILLIAM SCHARF FOR
ATTAINING THE RANK OF EAGLE SCOUT**

Motion made by Mr. Benner and seconded by Mr. Inglis to adopt Resolution No. 2020-37 recognizing William Scharf for the tremendous honor he has brought his family, Boy Scout Troop 191 and community by attaining the rank of Eagle Scout.

Motion was approved by a vote of 5 to 0.

MINUTES

Regular Meeting of September 14, 2020

Motion made by Mr. Spaeth and seconded by Mr. Benner to approve the minutes of the regular meeting of September 14, 2020.

The motion was approved by a vote of 5 to 0.

ORDINANCES

Proposed Ordinance No. 169 – Refinancing Existing Township Debt to Take Advantage of Lower Interest Rates

Garrett Moore of PFM Financial Advisors and Attorney Kevin Reid of King, Spry, Herman, Freund & Faul reviewed proposed Ordinance No. 169 with the Board.

Motion made by Mr. Benner and seconded by Mr. Inglis to adopt proposed Ordinance No. 169 authorizing the issuance of General Obligation Bonds, Series of 2020, in the maximum aggregate principal amount of \$9,500,000.00 for the purpose of refunding all or a portion of the outstanding 2016 General Obligation Note in order to take advantage of lower interest rates.

Chairman Farrell invited the public to comment on proposed Ordinance No. 169.

There was no response from the public.

The motion was approved by a vote of 5 to 0.

Accept Loan Proposal of TD Bank

Attorney Reid asked the Board to pass a motion accepting the Loan Proposal submitted by TD Bank.

Motion made by Mr. Benner and seconded by Mr. Wagner to accept the Loan Proposal of TD Bank at a fixed rate of 1.440%, consistent with the parameters set forth in Ordinance No. 169.

The motion was approved by a vote of 5 to 0.

SUBDIVISIONS & LAND DEVELOPMENTS

None

RESOLUTIONS

Resolution No. 2020-36 – Establishing Non-Uniformed, Non-union Employee Health Care Contributions

Motion made by Mr. Inglis and seconded by Mr. Benner to adopt Resolution No. 2020-36 establishing health care contributions for fulltime, non-uniformed, non-union employees for the years 2021, 2022 and 2023.

The motion was approved by a vote of 5 to 0.

MOTIONS

Request for Payment – Water / Sewer Dept. Garage – Certification No. 5 (Contract 2 – Mechanical)

Motion made by Mr. Benner and seconded by Mr. Inglis to authorize payment in the amount of \$5,625.00 to K.C. Mechanical Service for work completed on the Water / Sewer Department Garage.

The motion was approved by a vote of 5 to 0.

Request for Payment – Central Complex at Hopewell Park – Certification No. 1 (Contract 2 – Mechanical)

Motion made by Mr. Inglis and seconded by Mr. Benner to authorize payment in the amount of \$17,268.75 to K.C. Mechanical Service for work completed on the Central Complex at Hopewell Park.

The motion was approved by a vote of 5 to 0.

Request for Payment – Central Complex at Hopewell Park – Certification No. 2 (Contract 3 – Plumbing)

Motion made by Mr. Inglis and seconded by Mr. Wagner to authorize payment in the amount of \$22,840.00 to Integrity Mechanical for work completed on the Central Complex at Hopewell Park.

The motion was approved by a vote of 5 to 0.

Request for Payment – Central Complex at Hopewell Park – Certification No. 4 (Contract 4 – Electrical)

Motion made by Mr. Benner and seconded by Mr. Inglis to authorize payment in the amount of \$15,457.50 to Orlando Diefenderfer Electrical Contractors for work completed on the Central Complex at Hopewell Park.

The motion was approved by a vote of 5 to 0.

Request for Payment – Central Complex at Hopewell Park – Certification No. 3 (Contract 1 – Site Work and General Building)

Motion made by Mr. Spaeth and seconded by Mr. Benner to authorize payment in the amount of \$116,849.39 to Perrotto Builders for work completed on the Central Complex at Hopewell Park.

The motion was approved by a vote of 5 to 0.

Inter-Governmental Municipal Projects Agreement – Traffic Improvements at Route 309 and Lanark Road

Motion made by Mr. Inglis and seconded by Mr. Benner to approve the Inter-Governmental Municipal Projects Agreement between the Township and Southern Lehigh School District whereby the parties agree to share the cost of constructing traffic improvements at the intersection of Route 309 and Lanark Road, and to authorize the Township Manager to execute said Agreement on behalf of the Township.

The motion was approved by a vote of 5 to 0.

Request for Payment – Water / Sewer Dept. Garage – Certification No. 5 (Contract 4 – Electrical)

Motion made by Mr. Benner and seconded by Mr. Inglis to authorize payment in the amount of \$45,765.00 to Wind Gap Electric for work completed on the Water / Sewer Department Garage.

The motion was approved by a vote of 5 to 0.

CORRESPONDENCE & INFORMATION ITEMS

None

DIRECTION/DISCUSSION ITEMS

Landowner proposed zoning ordinance amendment which would allow a broader range of manufacturing, processing and wholesale uses in the Enterprise Zoning District
Attorney Catherine Durso, of Fitzpatrick, Lentz, and Bubba, was present on behalf of Transwestern Development Company. She explained Transwestern Development Company is asking the Board to consider a proposed zoning ordinance amendment which would expand the types of manufacturing, processing and wholesale uses permitted in the Enterprise Zoning District.

Mr. Beil said Township staff does not support the proposed zoning ordinance amendment. He expressed concern that the amendment would promote inappropriate warehousing and logistics uses in the Enterprise Zone.

Mike Jeitner of Bohler Engineering, Brian Banaszynski of Transwestern Development Company and John Wichner of McMahon Associates spoke in support of the proposed zoning ordinance amendment.

Attorney Durso briefly explained the rationale for the proposed amendment.

Samantha Falcone, 3515 Sunnyside Road, offered her comments and observations regarding the proposed zoning ordinance amendment.

After a brief discussion, the Board decided it was not interested in pursuing the proposed zoning ordinance amendment.

Solicit proposals to lease Tumblebrook Golf Course and associated properties

Mr. Beil reviewed the draft Request for Proposal (RFP) for the lease of land encompassing the Tumblebrook Golf Course and three other associated properties.

Messrs. Beil and Dinkelacker responded to questions posed by Board members.

Doris Clegg, 4137 Bunker Hill Drive S, said the Board should consider turning the properties into playing fields.

A discussion ensued concerning the possibility of condensing the timeline for accepting and reviewing the RFPs. Mr. Beil said he would look into making adjustments to the timeline.

It was the consensus of the Board to move forward with issuing the RFP and soliciting proposals for the lease of the Tumblebrook Golf Course and associated properties.

Cancellation of Board of Supervisors meeting scheduled for October 26, 2020 due to lack of agenda items

It was the consensus of the Board to cancel the meeting originally scheduled for October 26, 2020.

BILLS, PAYROLL, AND COMMISSIONS

Motion was made by Mr. Inglis and seconded by Mr. Benner to authorize payment of Prepaid Invoice List Dated October 9, 2020 for Check Issue Dates 9/29/2020 – 10/31/2020 and Warrant Detail Invoice List dated October 9, 2020 for Report Date: 10/12/2020

- Prepaid Invoice List.....\$ 224,592.74
- Warrant Detail Invoice List.....\$1,182,404.02

The motion was approved by a vote of 5 to 0.

ADDITIONAL BUSINESS

None

COURTESY OF THE FLOOR

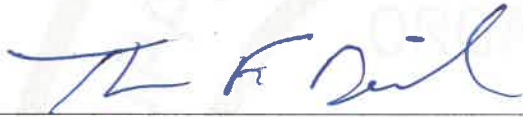
None

ADJOURNMENT

Motion made by Mr. Benner and seconded by Mr. Spaeth to adjourn the meeting.

The motion was approved by a vote of 5 to 0.

The meeting was adjourned at approximately 7:45 p.m.



A handwritten signature in blue ink, appearing to read "T. F. Seil", is written over a horizontal line.

Secretary