

Langhorne Borough Council Meeting Minutes

Date: 12/14/2022

A Langhorne Borough Council Meeting was held in person in Council Chambers on Wednesday, December 14, 2022. President Paul Murdock called the session to order at 7:30 p.m. and invited those in attendance to pledge allegiance to the Flag.

In Attendance:

Vice President Rich Mason, Councilpersons Nancy Culleton, Kristen Farry, Scott Haldeman; Treasurer Elynn Schoen; Manager Steve Bradshaw; Clerk Mary Zimmerman. Councilperson Horwatt joined the meeting at 8:20 p.m.

Absent:

Police Chief John Godzieba; Councilperson Tony Marfia.

Mayors Report:

Mayor Taylor expressed gratitude to Councilperson Haldeman for addressing street light outages.

Police Report:

Chief John Godzieba sent a written report.

Engineer report on the storm water management trench restoration at West Richardson and Hulmeville Avenue.

Pat Digangi and George DiPersio from CKS Engineering presented a packet of information to illustrate the drainage concerns at the corner of West Richardson and Hulmeville Ave.

Issues:

1. The inlet at the north side of 230 W. Richardson Ave is presently clogged. It's not functioning, and it's causing a lot of ponding on both sides of the street.
2. On the south side of the intersection, the inlet is ponding up because of a sunken curb.
3. The roadside swell continues down the road at 230 West Richardson Avenue and 203-205 Hulmeville Ave.
4. At the time of surveying the camera could not get through the debris, indicating that the pipe has disintegrated or collapsed.

CKS Suggestions For Repair:

1. Return the storm water drainage system to the intended pathway of the original design.
2. Replace the inlet. Replace the piping with 15-inch reinforced concrete, which has the greatest longevity.
3. Add a new inlet and slight extension to the curb minor grading to the roadway.
4. The process itself will take approximately 2 weeks.

Note* both of these roadways are PennDot roadways.

Actions:

1. Langhorne Borough would authorize CKS to prepare the bid documents.
2. The bid should be advertised for 3-4 weeks.
3. CKS will make recommendations to the council on who to award the bid, then process the documents.
4. The Borough and CKS will have to go to PennDot to get permits.
5. Have a construction meeting and notify affected residents.

Motion:

Councilperson Culleton, seconded by Councilperson Haldeman, made a motion to-request that CKS Engineering put together a bid package for the storm water management trench restoration repair at Hulmeville and West Richardson. The motion passed 5 - 0.

Public Comments:

Khaled (Kyle) Barqawi 151 Seattle Brook Drive, Bensalem Pa, the manager of Lukoil located at 152 E Maple Ave, Langhorne, requested the borough add a covered shelter at the bus stop in-front of the gas station Mr. Barqawi spoke to the issue that he's having with many people congregating in the gas station store. His employees are being taken away from their duties to monitor the people in the store. He is willing to help in any way to make it happen as he did in the past to have a trash can installed by the current bus stop. Council agreed that it was a very good idea and suggested the following actions.

Actions:

1. Look into how a bus shelter can be funded.
2. The borough should talk to SEPTA.
3. Reach out to The Rotary Club as they helped get a bus shelter across the street installed.

The Trash Contract:

Solicitor Porter reported only one bid received which was from Leck Waste Services. She stated the the bid came in with options of one year, two year and three-year contracts. The increase is about 2.33% each year with the 3rd year being a 7 % increase. The total contract price for three years is \$644,779.80 for the removal of refuse in the Borough, including the collection of bulk items, yard waste, and co-mingled recyclable refuse.

Motion:

Councilperson Haldeman, seconded by Councilperson Farry, to approve a three-year contract with Leck Waste Management for solid waste management in the Borough. The motion passed 5-0.

Street Maintenance:

Councilperson and Liaison Haldeman reported a black decorative street light had fallen down because the washers have rusted away. There is a concern that all the lights may have rust issues which could lead to safety concerns. Councilperson Haldeman pointed out the Borough Hall garage doors were in need of painting and received a verbal bid of \$600.

Motion: Councilperson Farry, seconded by Vice President Mason, to pay for painting the garage doors. The motion passed 6-0.

Actions:

1. Contact Armour and Sons for an evaluation of the street lights and price quote.
2. Question the \$6,000 charge for repair.
3. Check CoStars for repair options.
4. Look for galvanic action corrosion issues and remedies.
5. Research replacing all of the Boroughs light fixtures with LED bulbs.

Reported Street Light Outage: 22 N. Green St and 118 W. Richardson Ave,

Notable Concern:

Councilperson Haldeman commented there is a property owner over on East Richardson who can't get their water on because the house has been vacant for a long time. Now the valve is stuck. BCWSA told them to have a plumber repair it. However, it's in BCWSA's purview of repair and this could be in counter-reaction to the lawsuit pertaining to a similar situation in the recent past.

Manager's Report:

Manager Steve Bradshaw spoke to PECO about removing unutilized poles. The Wi-Fi was upgraded. He has gone through 29,000 emails. Manager Bradshaw has also been attending classes through PSAB [?]

Motion:

Councilperson Haldeman, seconded by Councilperson Culleton, to approve the 2023 Budget. The motion passed 6-0.

Motion:

Vice President Mason, seconded by Councilperson Farry, to have the Borough of Langhorne enact the 2023 Tax Levy Resolution. The motion passed 6-0.

Motion:

Councilperson Horwatt, seconded by Vice President Mason, to approve the Auditor's Contract for three years at the amount of \$10,600. The motion passed 6-0.

Motion:

Councilperson Horwatt, seconded by Vice President Mason, to approve the minutes from the November 1 Work Session and the November 9 Council Meeting. The motion passed 6-0.

Motion:

Councilperson Horwatt, seconded by Councilperson Farry, to approve the Treasurer's report. The motion passed 6-0.

Motion:

Councilperson Farry, seconded by Vice President Mason, to approve paying the bills. The motion passed 6-0.

Environmental Advisory Committee:

Vise President Mason reported that EAC met on November 1st. The primary topic of discussion was the PA Department of Environmental Protection outreach to small municipalities regarding storm water regulations that are now in effect. The DEP sent out a three-page list of issues on which they would appreciate feedback by stakeholders and council people. The Borough's EAC did meet with the DEP and plans to discuss this more at the January's Council Meeting.

Fire Company Report:

Mayor Taylor discussed the need for the workers' compensation insurance to be put back in the Borough's name. He is hoping Manager Bradshaw will accomplish this.

H.A.R.B: No report

LOSI Heritage Farm:

Pat Carr mentioned there may be some maintenance required to the farm particularly to the upstairs bathroom.

Carol Zetterberg presented contracts from the Artists in Residence at the farm for Council to approve.

Motion: Councilperson Horwatt, seconded by councilperson Culleton, to approve the signing of the contracts for the Artists at the Farm. The motion passed 6-0.

Planning Commission Report:

Chairperson Brian Smiley reported that the Langhorne Borough Planning Commission (LBPC) met November 17th with the primary purpose of looking at the draft of the proposed overlay ordinance. In attendance were Evan Stone and Luke Rosanova from Bucks County Planning Commission (BCPC), Tom Comitta, and representatives from CKS Engineering. Discussed was a very dense ordinance which had edits made by Toll's engineer, BCPC and CKS; however, LBPC was not aware of those comments. It was decided that the HARB meeting on December 6 would be a joint meeting including BCPC, CKS, HARB and LBPC. At that meeting, Mr. Rosanova brought the requested information and visuals regarding the overlay. There were a lot of viewpoints discussed by the public but what came up most was the desire to stay in the traditional current town network and concerns about traffic. The proposed plan is not consistent with historic towns. The density was not consistent with the area. Tom Comitta noted that Toll Brothers has a historic division.

Issues:

1. The design does not fit in with the Borough's 2014 comprehensive plan.
2. BCPC provided guiding principles in June that LBPC would like to review. It's difficult to find a framework in the twelve-page overlay draft and the comments.
3. Suggestions for how to include Tom Comitta (TCA) in the drafting process going forward were to have LOSI or CKS Engineering hire him as an independent contractor.

Notable:

1. Toll does not want apartments in the historic houses.
2. There may not be a Borough ordinance to keep garages in the back of the house. It could possibly be found in the codification process.
3. It is important to consider whether there could be an entrance/exit on Pine Street.
4. Perhaps leave Bellevue more natural without changes to the front.
5. Develop a section near the cemetery for public open space.
6. It's possible to develop the other end of Bellevue for green space.
7. It was made clear to Toll that there should be public trails and public areas for borough residents which may include a fountain for storm water drainage, a playground and additional trees.
8. Other ideas for the historic buildings are a Live, work, play scenario and a typical walkable TND (Traditional Neighborhood Development) plan.

Actions:

1. LBPC wants to work on the guiding principles from the Borough's 2014 Comprehensive Plan.
2. The Planning Commission and HARB would like to continue working together with the Council through this process of getting the frame work together.
3. The plan is to keep working with BCPC, CKS, and possibly Tom Comitta Associates.
4. LBPC should decide what aspects it would like TCA to work on.

Recreation Board Report:

Councilperson Horwatt shared with appreciation that Morris Arboretum donated a beautiful oak tree to the Shade Tree Commission, which offered it to the Recreation Board for planting on the Maple Avenue treeline. Amy Johnson's donated bench will be installed soon close to the tree.

Actions:

1. Include in the mowing bid that the sidewalks need to be clear of tree debris along Pine St.
2. The oak trees along Pine need to be trimmed.

Requirements:

1. Three verbal bids are needed.
2. Contact Harvey Spencer for a bid.

Shade Tree Commission:

Councilperson Culleton, met with Mr Gianotti and Mr. Therrien of Toll on Monday December 12th to walk the redevelopment area to discuss old legacy tree that should be preserved. She did not officially speak on behalf of Council or Shade Tree Commission. Toll possibly may trim or remove a tree close to one of the historic buildings that is creating a lot dampness to a structure.

Feeney's Nursery has been paid for the trees they recently planted in the Borough. Chris Blaydon has written to the owner of 209 N Bellevue regarding a tree that should be taken down.

Communications Team:

The team did not meet in December and will reschedule in January. On the Borough calendar, the January 2 Shade Tree Commission meeting should be changed to January 9.

Motion: Councilperson Horwatt, seconded by Vice President Mason, to approve advertising of the Borough meeting schedule for 2023. The motion passed 6 - 0.

Motion: Councilperson Haldeman, seconded by Councilperson Horwatt, to refund Brian Brocwell's \$150. payment for a U&O permit, because Borough vehicles have in the past encroached upon that property. President Murdock, Vice President Mason, and Councilpersons Farry and Culleton voted against. Councilpersons Horwatt and Haldeman voted in favor. The motion failed 4 to 2.

Solicitor's Report:

Solicitor Porter remarked that by January 1 Council needs to pass a resolution in order to pay the police their contracted pay increase.

Motion: Vice President Mason, seconded by Councilperson Horwatt, to set the salary scale for Langhorne Borough Police Department for 2023. The motion passed 6-0.

Solicitor Porter commented that just as we were drafting a Renters Ordinance a resident asked about Air B&B regulations. After discussion it was decided the ordinance should state that Air B&B's are not allowed in the Borough, if it is not already in another ordinance.

Action:

We need to collect snow removal bids again for 2023-2024.

Requirements:

1. Three verbal bids are needed.

Adjournment: Councilperson Haldeman, seconded by Councilperson Farry, made a motion to adjourn the meeting at 10:07 p.m. The motion passed 6-0.

Prepared By,
Mary Zimmerman, Borough Clerk

Respectfully submitted,
Steve Bradshaw, Manager and Secretary