

BUCKS COUNTY CONSORTIUM

Thursday, February 1, 2018

Meeting Minutes

1. Call to Order:

A meeting of the Bucks County Consortium was held at 9:00 a.m. at the Warwick Township Administration building, on February 1, 2018, and called to order by Consortium President John Boyle.

2. Roll Call, Introductions and Community Updates:

The following Bucks County communities were represented at the meeting:

William Cmorey, Bensalem Township
Scott Swichar, Bristol Township
Tom Scott, Bristol Township
Dana Cozza, Buckingham Township
Sandra Zadell, Chalfont Borough
Stephanie Mason, Doylestown Township
Marianne Morano, East Rockhill Township
Terry Fedorchak, Lower Makefield Township
James Majewski, Lower Makefield Township
John McMenamin, Lower Southampton Township
Stephanie Teoli Kuhls, Middletown Township
Sam Bryant, New Britain Borough
Robert Pellegrino, Northampton Township
Bill Wert, Northampton Township
Carolyn McCreary, Plumstead Township
Dave Nyman, Upper Makefield Township
Joseph Golden, Upper Southampton Township
Gregg Schuster, Warminster Township
Amanda Zimmerman, Warminster Township
Christian Jones, Warrington Township
Kyle Seckinger, Warwick Township
Greg Lippincott, West Rockhill Township
John Boyle, Yardley Borough

Sponsors:

Chris Englebert, Beirne Wealth Consulting
Chris Tomlinson, InR
Jeff Hugo, InR
Dave Woglom, Lafayette College
Michael Davisson, Univest
David Ohman, Univest

3. Presentations:

Bucks County Planning Commission Executive Director Evan Stone: Mr. Boyle introduced Mr. Evan Stone as the recently appointed Executive Director for the Bucks County Planning Commission (BCPC).

Background- Mr. Stone introduced himself indicating that he has been a resident of Bucks County for 29 years, a Landscape Architect for 30 years, a member of the BCPC for 4 years, and a member of the Northampton Planning

Commission for 16 years. He informed the membership that the BCPC is a resource for Municipalities and proceeded to refer to his prepared PowerPoint presentation.

Transitions- Mr. Stone indicated that there have been and continue to be many transitions in late 2017/early 2018. There have been retirements, attrition, changes in Row offices/officers, and the County is poised for growth.

Budgets- Mr. Stone informed membership that the County was forced to raise taxes for the first time in 12 years due primarily to the Opioid Crisis. The County has also increased Land Development Application fees in conjunction with approximately 247 reviews in 2017. Mr. Stone indicated that the BCPC has been doing more with less and plans on continuing to diversify services offered.

Bridges- Mr. Stone informed membership that the County owns 114 bridges. The BCPC introduced a \$5 vehicle registration fee which was supposed to generate \$2 million in funding annually. He indicated that there were 10 bridges under construction in 2017 and that the BCPC is doing what it can to expedite the process.

MEDI- Mr. Stone discussed the Municipal Economic Development Initiative (MEDI) which looks into Zoning Codes to improve Economic Development. He indicated that 34 out of 54 municipalities have participated in this program so far. This program grants participants access to ESRI and EMSI data.

Open Space- Mr. Stone indicated that Open space applications were closed in 2016. The BCPC has now moved on to the administrative phase. 206 farms and approximately 16,500 acres have been preserved. The next step is to shift to Trail development.

Trail Development- Mr. Stone indicated that the BCPC is looking into rail trails, greenways, and additional trail-related projects. The BCPC is also looking forward to a Bicycle Task Force Plan in the future.

GIS- Mr. Stone indicated that the BCPC has been proactive in community service. Many Bucks County municipalities opted out of the Cat 4 Casino Expansion with the County opting out of the videogame gambling initiative. GIS has helped the DA's office with the Opioid Crisis by putting the drug drop-off centers on the public maps. The BCPC GIS is also acquiring updated aerial photometry this month. EMS will receive this data first. Mr. Stone informed membership that the BCPC is also able to help produce maps and that physical maps are currently being prepared for those that prefer them over digital versions.

What's Next-

- New logo
- Newsletter (every other month)
- Standardized mapping
- Design guidelines for things you cannot Zone
- New staff
- Autonomous Vehicles? (Looking ahead)
- Small Cell Facilities (HB 1620)
- Air BnB (Tough to regulate)
- Parking (Hives)
- State of Retail (Shifting to online)

4. Treasurer's Report and Payment of Bills:

Upon motion by Robert Pellegrino, seconded by Stephanie Mason, the Treasurer's Reports for November 2017, December 2017, and January 2018 were unanimously approved.

5. Approval of Minutes:

Upon motion by Stephanie Mason, seconded by Sandra Zadell, the November 2, 2017 meeting minutes were unanimously approved.

6. Discussion:

- Air BnB Ordinances-
 - Mr. Boyle indicated that a number of municipalities had questions concerning Air BnB and opened the floor to membership for discussion.
 - Ms. McCreary indicated that Plumstead Township had looked at a possible Zoning Ordinance, but ultimately decided not to adopt it. Significant staff time would be required to uniformly investigate and enforce any such Ordinance.
 - Ms. Teoli-Kuhls indicated that the Middletown Township Zoning Hearing Board looked into Air BnB. It was determined that it would be a “nightmare” to enforce as previously indicated by Ms. McCreary.
 - Ms. Cozza indicated that Buckingham Township had experience with Air BnB matters. Their solution was to include Air BnB within the definition of a “Boarding House”. Effectively, Air BnB rentals could only occur in Zoning Districts that allow the “Boarding House” use.
 - Lower Makefield has a situation where a house is rented via Air BnB every weekend with about 10-20 people staying there each time. The property owner even hired a property manager to manage the rentals. There is currently an appeal at the Zoning Hearing Board concerning this matter.
 - Tincum Township was looking into limiting the time that one could stay at an Air BnB, but membership was not certain if this measure was brought to fruition.

- MS4 Update-
 - Mr. Jones informed membership that Congressman Brian Fitzpatrick is awaiting MS4 “Impact Statements” from Bucks County municipalities following a meeting held with Consortium members in November 2017. Mr. Jones requested that these write-ups be sent to him as described within a December 2017 email so that the Consortium can utilize Congressman Fitzpatrick’s assistance as an advocate in addressing our concerns regarding MS4 requirements.

- Verizon Franchise Negotiations Update-
 - Mr. Wert indicated that the Consortium has been in communication with the Cohen Law Group concerning Verizon Franchise compliance reviews. Meetings are to be held between February 28th and March 2nd in Fort Washington with participating municipalities. There is a major focus on “Build-Out” records. Mr. Pellegrino indicated that Verizon may not have met their obligations concerning the “Build-Out” provisions of the agreements.
 - Mr. Jones conveyed the Warrington Township Communications Advisory Board’s (CAB) concerns over “cord-cutting” and how that might affect municipalities’ future franchise revenues. Membership indicated that they are aware of that future possibility, but indicated that there isn’t anything that can be done about it at this point in time. It was recommended that the CAB reach out to Federal Representatives as the FCC would need to address the possible situation in the future.

7. Other Business:

- Ms. Zadell informed membership that the 2018 APMM Conference at Kalahari will have a lot of awesome programs and encouraged all members to attend.
- Mr. Pellegrino congratulated Terry Fedorchak on his retirement from Lower Makefield Township. It was noted that Mr. Fedorchak continues to serve, but under a contract with the Township.
- Ms. Teoli-Kuhls congratulated Kyle Seckinger on his promotion as the new Township Manager of Warwick Township.

- Ms. Mason informed membership that the 2-day ICMA Regional Conference would be held in Hershey on March 22nd and 23rd.

8. Upcoming Dates:

- BCATO Annual Convention – February 17, 2018, Spring Mill Country Club
- New Britain Borough Manager Sam Bryant informed membership that the next BCBA meeting would be held on March 27, 2018.

8. Adjournment: The meeting was adjourned at 11:00 AM.

The next meeting is scheduled for 9:00 AM on March 1, 2018 at the New Britain Township Administration building.

Respectfully Submitted,

Christian R. Jones
Consortium Coordinator

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