

TULLYTOWN BOROUGH COUNCIL MEETING FEBRUARY 2, 2016

President May Kucher called the meeting of the Tullytown Borough Council to order on Tuesday, February 2, 2016 at 7:00 p.m.

Present at the meeting:

Mayor Cutchineal – was absent due to broken foot
Councilwoman Grady
Councilwoman Kettler
Councilwoman Slemmer
Councilman Pirolli
Councilwoman Gahagan
Councilman Shellenberger
Councilwoman Kucher

Also present:

Michael T. Sellers, Esq., Borough Solicitor
Kurt M. Schroeder, P.E., Gilmore & Associates, Inc, Borough Engineer
Alison Smith, Borough Coordinator
Andrew Bunda, Sergeant, Police Department
Judy Collings, Borough Treasurer
Nancy Conner, Borough Secretary

SOLICITOR'S REPORT ON EXECUTIVE SESSION

Mr. Sellers advised that Council entered into executive session on January 4, 2016 to discuss litigation matter of Armstrong vs Tullytown Borough and one personnel matter. He added they also entered into executive session earlier this evening to discuss the same case Armstrong vs. Tullytown and second case McManamon and one personnel matter.

PUBLIC COMMENT

Paris Colello, 310 Main St, Tullytown, commented on an incident that took place in his apartment complex.

Mike Hammar, 237 Kenwood Drive, S., Levittown, thanked the Street Department for the great job during this past snow storm and thanked the Police Department and Officer Nate Aldsworth.

Donna O'Rourke, 498 Lakeside Drive, Levittown, commented that she has concerns over the original plans of the St. Mike's development property. She asked if environmental study was done, and if results will be made before approval. She objected to development of any

more stores as there are already vacancies and more traffic from the Shopping Center. Ms. O'Rourke also commented that she objects to apartments being built as apartments bring transient homeowners and feels that the Borough and Schools can't accommodate. She also objected to the "cut-through" in Lakeside sections.

Donna Abresia (Parto), Falls Township resident, commented that she is concerned with the building behind St. Mikes. She said it affects them—the traffic will present a problem and this will create more children for schooling, more trash, etc. -- does not just affect Tullytown, affects all of the area.

COUNCIL MINUTES

A motion was made by Mr. Pirolli to approve the minutes of the January 4, 2016 Re-organization and Council Meeting, seconded by Mrs. Kettler. All of Council was in favor of the motion; the motion carried.

TREASURER'S REPORT

MONTHLY BILLS

A motion was made by Mr. Pirolli to approve the monthly bills, seconded by Mr. Shellenberger.

Mr. Pirolli asked the total cost of the Armstrong legal case. Mrs. Collings advised that Mr. Seller's invoice for the month was \$705.00 for a total legal cost to date \$10,647.99. She advised the Lavery Law billing for the month was \$1,379.20 for a total to date of \$12,520.29. The total cost to date for Armstrong vs. Tullytown Borough is \$24,168.28.

All of Council was in favor of the motion to pay the monthly bills; the motion carried.

RECONCILIATION STATEMENT

Mr. Pirolli made a motion to approve the Reconciliation Statement for January, 2016, seconded by Mr. Shellenberger. All of Council was in favor of the motion; the motion carried.

COMMUNICATIONS

Mrs. Conner advised she had no communications for the month.

GENERAL BUSINESS

ST. MIKE'S PROPERTY—SKETCH PLAN PRESENTATION

Mr. Thomas Hecker, on behalf of John McGrath, presented an updated sketch plan to Council and the public. He advised they are not looking for approval this evening. He added they are aware the property has some environmental history which needs to be examined before asking for approval. He added the preliminary step is to hire an engineering firm who specializes in this. Mr. Hecker advised that they have created a work plan which identifies

the various steps. He added the work plan will be submitted to the Redevelopment Authority and they will be working with the Redevelopment Authority to come up with site assessment plan and then determine whether any development is feasible and what if any steps have to be taken for additional remediation and what steps have to be taken for any development to proceed safely.

Mr. Hecker advised they came up with a different plan as there were concerns with the traffic affecting Lakeside Drive. He did indicate that there are about 120 townhouses, apartments, with some recreational features such as clubhouse, exercise room, basketball court and soccer field.

Mr. Hecker advised that this property does not have stormwater management at this time, but they are required to handle it and provide water quality as this plan will illustrate.

Mr. John McGrath was also present to explain concept. Mr. Hecker added that they would be happy to schedule special meetings with residents of Lakeside to answer any questions as they go through the process.

Mrs. Kucher she commented that the last time Mr. McGrath was here, Council let them know they weren't in favor of the apartments; however, they still put apartments on the plan. She commented we have so many apartments in the Borough, she is totally against more apartments. She commented that the apartments are beautiful for the first 10-15 years but then start to deteriorate.

Mr. Pirolli commented that if the apartments don't work we are stuck with them.

Ms. Gahagan commented that the one of the drawings does not include St. Mike's school. Mr. Hecker said they have the option if the school ever closes. Ms. Gahagan also commented that she has read many letters to the editor that Mr. McGrath has reneged on so many promises on different developments such as the farmhouse in Newtown. Mr. Hecker commented this issue is being resolved. Mr. McGrath advised they spent 2 months with the historic committee in Newtown regarding the restoration of the farmhouse.

Mr. Shellenberger commented that it looks like there are 120 townhouses and 160 apartments—he feels it is a tremendous amount of traffic onto the Levittown Parkway. He asked if Mr. McGrath considered professional buildings. Mr. Hecker commented the office market has not proven to be successful. Mr. Shellenberger commented that when our landfill closes, our revenue drops tremendously—professional buildings/businesses could bring in tax revenue.

Mrs. Kettler commented we do have apartments in Tullytown that are unregulated and group homes that are unregulated. Apartments currently in old section are dilapidated and

run down –we do have some good landlords for the most part; however, some are not. She said there is definitely a need for apartments. We need to look at this with an open mind and possibly reduce the number of apartments. She is not totally against this project—likes concept. She added that she is not against this development but would like further discussion about it.

Donna Abresia, Falls Township, commented that when Village of Pennbrook apartments were built they were luxury apartments—they are no longer.

Bernadette Hart, 50 Stream Lane, Levittown, commented that she appreciates the time and money for the planning going into the study. She asked at what point does Council say to Mr. McGrath yes you can go ahead with plan or yes to go ahead with it but without apartments. She was wondering what the time frame is.

Mike Hammar, 237 Kenwood Drive S, asked if there is enough access for our emergency response. Mr. McGrath commented the plan has 2 exits at this time.

Mrs. Kucher thanked Mr. Hecker and Mr. McGrath for their presentation and commented that she feels it's putting the cart before the horse until they find out if they can purchase the property and get environmental approval.

Rich Hart, 50 Stream Lane, Levittown, commented that there were some discussion this evening about some apartments in town and he advised there should be mechanisms in place to address these issues. He commented that the Creek Village apartments create no traffic issues nor does the Village of Pennbrook apartments.

GROUP HOMES ORDINANCE—AUTHORIZE SOLICITOR TO RESEARCH

Mrs. Kucher commented that it might be prudent to do some research on group homes as to what our abilities are as a Borough, since there are questions about group homes in the area.

Mrs. Kettler commented that she doesn't feel that we should re-invent the wheel. She feels there might be violations of Civil rights and she doesn't think we should spend money right now when Falls Township is doing the same—we should see what happens there.

Mr. Pirolli commented that he gave Mr. Sellers copy of Falls Township Ordinance tonight--for the same reason—other ordinances we adopted had to be reverted.

Mrs. Grady advised that this residence is being owned by Barb Williamson. She advised that she met with Barb Williamson who is running the home. Mrs. Grady added that they operate under different rules and regulations—it's not about the money with this owner—it's about people trying to make their lives better. She stated the people there have to work or be

looking for work—there are no sex offenders—or anyone who committed violent crimes. She said there is a house manager there—they do have curfews.

Ms. Gahagan commented that when Falls Township adopted Ordinance, the very next day a law suit was filed against them.

Mrs. Kettler commented that she doesn't think the Borough can regulate who can live in our area—she thinks we should see how Falls Township makes out with the Ordinance they adopted.

A motion was made by Mr. Pirolli to table this matter, seconded by Mr. Shellenberger. All of Council was in favor of the motion.

BOROUGH PICNIC—REQUEST FOR PROPOSALS/AUTHORIZE ADVERTISEMENT

Mrs. Smith commented that with the decision to charge \$5 per person, we feel we will have a reduction in number of participants at the Borough picnic. She asked for Council's permission to advertise for picnic vendors, minimum of 800 residents---per ticket price per adults and children so if a higher count, we would know.

Mr. Pirolli made a motion to authorize the coordinator to complete a request for proposal and authorize it for advertising for the picnic for the following: food, funnel cakes and fireworks. Mrs. Grady seconded the motion. All of Council was in favor of the motion; the motion carried.

AMENDMENT TO POLICE PENSION ORDINANCE—AUTHORIZE ADVERTISEMENT

Mr. Sellers advised that the Police Pension Ordinance and their CBA must coincide. He added that one item does not as was noted in a recent audit performed by Commonwealth of Pennsylvania on the service increment. Mr. Sellers indicated that it's currently at \$100 in the Police Pension Ordinance where the CBA has an amount of \$250.

He advised this amendment to the Police Pension Ordinance will would increase that number to \$250 per month to mirror the Collective Bargaining Agreement.

Mr. Pirolli made a motion to authorize advertising of an amendment to the Police Pension Ordinance with respect to service increment. Ms. Gahagan seconded the motion. All of Council was in favor of the motion; the motion carried.

PENNSYLVANIA ENVIRONMENTAL COUNCIL CONTRACT FOR GROWING GREENER GRANT— AUTHORIZE EXECUTION

Mrs. Smith advised we received 10,000 grant from PECO which has been applied for the PEC to facilitate study of ways to beautify the canal property to make it safe and accessible without considering opening it or anything large scale like that. She added they have a matching grant from William Penn foundation. Mrs. Smith advised this is to authorize the signing of the contract

to hire them with the \$10,000 that PECO has given us to be matched by the William Penn Foundation to do this study.

Mrs. Kettler made a motion to enter into a contract with the Pennsylvania Environmental Council for performance of the PECO Growing Greener Grant, and authorize Council President and Secretary to execute the Agreement. Mr. Shellenberger seconded the motion. All of Council was in favor of the motion; the motion carried.

CONSTRUCTION OF 2ND PAVILION IN BOROUGH PARK—CONSIDERATION OF EXPENDITURE

Mrs. Kettler made a motion to authorize our coordinator to purchase the kit from Amish Design for the 2nd pavilion in the amount of \$17,543. Mrs. Grady seconded the motion.

Roll call vote was taken:

Mrs. Grady—for
Mrs. Kettler—for
Mrs. Slemmer—for
Mr. Pirolli—for
Ms. Gahagan—for
Mr. Shellenberger—for
Mrs. Kucher—for

The motion carried with a unanimous vote of Council in favor of the motion.

Mrs. Kettler made a motion to authorize the Borough Coordinator to contract with Castetter Masonry to construct the pad for the 2nd pavilion in the amount of \$9,780. Ms. Gahagan seconded the motion.

Roll call vote was taken:

Mrs. Grady—for
Mrs. Kettler—for
Mrs. Slemmer—for
Mr. Pirolli—for
Ms. Gahagan—for
Mr. Shellenberger—for
Mrs. Kucher—for

All of council was in favor of the motion; the motion carried.

A motion was made by Mrs. Kettler to hire Hall General Contractors in the amount of \$6,500 for the 2nd pavilion using volunteers. Mrs. Grady seconded the motion.

Roll call vote was taken:

Mrs. Grady—for

Mrs. Kettler—for

Mrs. Slemmer—for

Mr. Pirolli—for

Ms. Gahagan—for

Mr. Shellenberger—for

Mrs. Kucher—for

The motion carried with a unanimous vote of Council in favor of the motion.

PARK BENCH DONATION—DISCUSSION

Mrs. Smith distributed packets to Council with pictures illustrating benches that could be purchased by residents who wished to make that donation. She commented that a resident at the last meeting advised that she would like to donate a park bench in memory of her son who passed away.

She asked Council to review and give their opinion. Mrs. Smith advised she liked the teak wood bench. She commented that she will create a spread sheet with pricing after Council advises what they are interested in.

Mrs. Grady advised that a gentleman named Pete Swinehart is a welder. She added that he builds benches and wrought iron railings, etc. and he might be another person to reach out to get pricing and design.

Mr. Shellenberger asked if we could get a price reduction if we purchase more than one. He added that his stepmother, Kitty Shellenberger, might be interested in purchasing one. It was agreed that there will be more people interested in donating.

Council agreed they are interested in the steel and asked Mrs. Smith to obtain 3 different price points.

COMMUNITY PARK—CONSIDER PENNONI CONTRACT

Mrs. Smith advised that after strong conversation with Pennoni, they have agreed to do the re-design. She commented when they presented their final plan and it changed regarding the storm water management-- it would have been expensive to construct what they designed. She added that Pennoni will redesign plans at no cost.

ONE APPOINTMENT TO ENVIRONMENT ADVISORY COUNCIL (MIKE HAMMAR'S TERM EXPIRED)

Mrs. Conner advised that Mr. Hammar's term expired and he is interested in being re-appointed.

Mr. Pirolli made a motion to re-appoint Mike Hammar to the Environmental Advisory Council for a 3 year term, seconded by Mrs. Kettler. All of Council was in favor of the motion—the motion carried.

TREES ON MAIN STREET—DISCUSSION

Mr. Shellenberger commented that at our last meeting there was discussion regarding the trees on Main Street and feels it's starting to look overgrown which is covering the lights. He commented it might be a good idea to get rid of some trees as it may be expensive to keep trimming. He suggested solar lights could be put in also to save money.

Mrs. Kettler commented that Mill Street in Bristol did a beautiful job and it might be a good idea to see who did that. Mrs. Kettler suggested to remove the trees first that are blocking the lights. Mr. Schroeder commented that his firm has landscape architects on staff. Mr. Schroeder advised they can get a proposal to Council.

Mrs. Kucher commented that we do have a Shade Tree Commission that can give us a recommendation and we should direct them to look into this. She added they did attend Council meeting in the past to present a report. Mr. Pirolli would like the Commission to make a report at the March Council meeting. Mrs. Conner advised the members of the Shade Tree Commission are Karen Wilson, Pat Carroll and Jim Chase.

Mrs. Kucher asked Mrs. Conner to contact the Shade Tree Commission to advise that we need to have some information as to what they plan regarding the trees on Main Street. Mrs. Kucher commented that Mr. Schroeder of Gilmore Associates will get a price to Council. Mrs. Smith added that she will contact Jim Dillon at Bristol Borough.

COMMITTEE REPORTS

Chris Shellenberger, 229 Kenwood Drive, South, advised that next Tuesday, February 9th, at 4:30 p.m. there will be a meeting of the Veterans committee to discuss the Memorial Day parade.

BOROUGH REPORTS

MAYOR'S REPORT

No report as Mayor was absent due to broken foot.

COORDINATOR'S REPORT

Mrs. Smith officially welcomed our new Borough engineer, Kurt Schroeder of Gilmore & Associates Inc. She advised that we worked with Gilmore on the SEPTA review and

construction issues and they have been very good so we are very pleased to have them here.

Mrs. Smith presented the Coordinator's report, a copy of which is attached to the minutes. Mrs. Smith thanked Mike Hammar for his accolade earlier. She advised that our streets were clean during the last snow storm. She commented that our police were out there and volunteer fire department was there digging out fire hydrants. She commented everyone involved did a wonderful job. Ms. Gahagan commented that a lot of residents also helped with shoveling and digging out fire hydrants.

Mike Hammar, 237 Kenwood Drive South, Levittown, commented that a thank you should go out to the fire department as they did all the cooking.

Mrs. Smith commented that during this snow storm, we broke the snow blower. She added we are in the process of fixing it. She indicated it will be ready for the next storm but she proposes we buy another snow blower.

Mr. Pirolli made a motion to buy a new snow blower through Co-Stars in the amount of \$2,210.20, seconded by Mr. Shellenberger.

Mrs. Kettler asked if Mark Snyder is in agreement. Mrs. Smith advised he is in agreement.

Roll call vote was taken:

Mrs. Grady—for

Mrs. Kettler--for

Mrs. Slemmer—for

Mr. Pirolli—for

Ms. Gahagan—for

Mr. Shellenberger—for

Mrs. Kucher—for

All of Council was in favor of the motion; the motion carried.

Regarding the planning study, Mrs. Smith commented that recognizing the loss of landfill fees, the Borough will eventually need a new source of tax revenue. She and Mike Sellers contacted the Bucks County Planning Commission to see if they would be willing to do a planning study around our ability to develop along the railroad corridor – new tax base.

Mrs. Smith added that we received a proposal from Bucks County Planning Commission which they will do for free. She advised that the Borough will have to sign up to be part of their municipal economic development initiative which is free and allow the Bucks County

Planning Commission to do the work for us. She added that the Borough will not be obligated in any way.

After discussion, a motion was made by Mrs. Kettler to authorize the Coordinator to join up with the Bucks County Planning Commission to do the study of the property on the corridor along the railroad tracks from the old box factory below Meenan Oil and up old Rt. 13 with a cost not to exceed \$2,500 for expenses such as postage. Mr. Shellenberger seconded the motion.

Mrs. Grady advised that she thought Mrs. Smith told her this could cost us \$30,000. Mrs. Smith advised that is correct but at that time she did not receive the proposal from the Bucks County Planning Commission which is no cost.

Roll call vote was taken:

Mrs. Grady—for

Mrs. Kettler—for

Mrs. Slemmer—for

Mr. Pirolli—for

Ms. Gahagan—against

Mr. Shellenberger—for

Mrs. Kucher—against

The vote was 5 in favor, 2 against; the motion carried.

Regarding Union contract negotiations, a motion was made by Mr. Pirolli to have the secretary send letters to both Unions to set up times to start their negotiations. Mrs. Grady seconded the motion. All of Council was in favor of the motion; the motion carried.

SOLICITOR'S REPORT

Mr. Sellers advised he has no report for this month.

ENGINEER'S REPORT

Mr. Kurt Schroeder thanked all of Council for the opportunity to be the Borough's engineer on behalf of Gilmore & Associates Inc.

MISCELLANEOUS COUNCIL BUSINESS

Laura Parto, 258 Lakeside Drive, Levittown, commented on the street lights being out and reported for a couple of months. Ms. Gahagan commented there is one on her street also that has been out for months now. She asked if there is any discussion on the LED lights.

Mrs. Smith advised she obtained a cost of the Borough taking over the lights. She added that PECO will not change them to the LED lights—we have to purchase the lights and poles. She added there is a study that still needs to be done. Mrs. Smith indicated that we would need to take over the maintenance which means that we would be more responsive. Ms. Gahagan advised that we could hire Armour Electric to do that. Mrs. Smith commented that the Borough spends \$87,000 a year for PECO to have the lights repaired. We are hoping that with the purchase, we would get better lights, better maintenance and cost less.

Mrs. Smith asked Ms. Parto for the list of lights and advised she will contact PECO. Ms. Parto advised she will drop off an updated list this week.

Mrs. Kettler asked how the research is done on the LED lights, whether it is done by PECO or asked if we have a lighting engineer come in. Mrs. Smith commented the first study is to see how much it would cost to change out the lights and what we would project to be the electrical usage that we would still be paying for and get the records from PECO for how much it cost them to do the maintenance. We would be comparing those costs against the \$87,000 we are paying to PECO. Mrs. Smith indicated that it would cost the Borough \$47,000 to purchase the lights and poles.

Mr. Shellenberger commented that the LED lights save approximately 60-70% in electricity.

ADJOURNMENT

There being no further business, a motion was made by Mr. Pirolli to adjourn the meeting, seconded by Ms. Gahagan. All of Council was in favor of the motion; the motion carried.

The meeting was adjourned at 9:00 p.m.

Respectfully submitted,



Nancy Conner
Borough Secretary

COORDINATOR'S REPORT

February 2, 2016

1. SEPTA:

- a. The ICC turned SEPTA down on their appeal of the two bathroom requirement. SEPTA decided that rather than hold up the permit any longer (although we always offered to do temporary permits) they would do the two bathrooms.
- b. SEPTA was notified January 25th that the permit with conditions was ready to be issued. The permit fee, \$101,000.00, would be due at the same time.
- c. To date, the permit has not been picked up.
- d. One of the conditions was that work on the temporary low level platform not start until a design of the work was provided 10 days before construction was scheduled to start. This would give the Borough time to review and approve the design. (Review time is usually 30 days)
- e. It was noted February 2nd that construction on the temporary low level platform, which would only be allowable once the permit was issued and the design approved, had begun. This could trigger a stop work order.
- f. The Borough's agent, BIU, visited the site and the contractor agreed to stop work. He had not been apprised that the permit was ready.
- g. STATUS:
 - i. Work which requires a permit is stopped until the permit fee is paid and the permit issued.
 - ii. SEPTA may request the fee be assessed only to cover the Borough's expenses.
 - iii. Work on the station permit is stopped until we receive the design and are assured that the special inspections are occurring.

2. PAVILION

- a. We are ready to procure the materials and contractors for the 2nd pavilion in the Borough Hall park.
 - i. The kit from Amish Design was of very good quality, and they are the lowest price. It is proposed to purchase from them again for \$17,543.00.
 - ii. The low bid for the pad was Castetter Masonry for \$9,780.00
 - iii. Hall General Contracting and George Maples led the construction and donated all their services, as did the rest of the volunteers. Hall's price for the construction of this second pavilion is \$6,500.00.

3. SNOW:

- a. The January snowstorm dropped about 18" snow and all hands were on deck. Public Works kept the streets clear, there was a noticeable difference at the Borough's boundary lines.
- b. Our 22 year old snow blower died in the process; it is being repaired, but it is recommended that another snow blower is purchased now. We would then have three snow blowers, the other is 11 years old. When three are working we would finish the work earlier which helps save money as well as improving the safety of employees working long hours in bad weather. It would also help us meet our own ordinances

which this time took a day and a half to complete. The cost is \$2210.20 on CoStars, a \$500.00 savings.

4. PLANNING STUDY:

- a. Recognizing that with the loss of landfill fees the Borough will eventually need a new source of tax revenue we contacted the Bucks County Planning Commission to ask them to perform a study about our ability to develop or re-develop the corridor along the railroad tracks. This would run from the old box factory below Meenan up along Old Route 13.
- b. They replied that they will perform the study for free – although the Borough would pick up any direct expenses such as postage – if we become members of their county wide Municipal Economic Development Initiative. It is free, but needs the agreement signed.
- c. This is a wonderful value as this level of planning study generally runs about \$30,000.
- d. This represents a 10% concept study and is crucial for being able to apply for grants to pursue whatever the Borough decides on.
- e. Doing the study does not obligate the Borough whatsoever.

5. FEMA:

- a. We met with FEMA to get an understanding of the modeling approach. There are some possibilities for positive review. It will be a tough negotiation however.
- b. We have two more weeks to collect information, we have received a number of property owner's surveys, and would consider all who have concerns to get theirs in as well.
- c. We completed a base line survey of some of the new areas.

6. COMMUNITY PARK:

- a. As noted before, Penonni provided a plan that was heavy on storm water management, which we believed was not necessary and expensive.
- b. We, the Borough Engineer and myself, met with Penonni to go over the calculations and Penonni has agreed to provide a new design. It will be based on doing additional perc tests which we will handle with the Public Works department and Gilmore. We will try to complete this by next week weather permitting.

7. CODE COMPLIANCE:

- a. See attached report.
- b. The Simon property will be re-inspected for compliance with FEMA ordinances regarding recreational vehicles.

8. CONTRACT NEGOTIATIONS:

- a. Both the Police and Non-Uniformed contracts are up at the end of the year. The requirement is to start no later than six months before the December 31st date. Council to provide authorization to send a letter to each union stating an intent to negotiate a new CBA.

9. ANNIVERSARY:

- a. February 6th marks 2 years as your Coordinator, I have loved my time here and think we have accomplished a lot:
 - i. Brought In: \$ 639,000.00
 - ii. Saved: \$ 504,000.00
\$1,143,000.00

b. Some Accomplishments:

- i. Changed design and scope, wrote specs, managed project to move us to temporary building, renovate existing building, and move us back. Project looks good, saves energy, was finished early without change orders other than additional scope.
- ii. Did the construction and project planning to construct pavilion with volunteers.
- iii. Met all FEMA requirements and running ambitious appeal program.
- iv. Created games program for picnic
- v. Successfully fought SEPTA on Route 13 traffic light, bathroom, design corrections and oversight
- vi. Directed in-house training and action to complete 18 inlets with Public Works department saving close to \$100,000.
- vii. Managed municipal services with high level of customer satisfaction
- viii. Got easements and design approval for community park
- ix. Received grant and negotiated contract for planning study for canal
- x. Got agreement from Bucks County Planning to perform development study
- xi. Managed open space planning process to get county park grant