

TOWNSHIP OF LOWER MAKEFIELD  
BOARD OF SUPERVISORS  
MINUTES – FEBRUARY 15, 2023

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on February 15, 2023. Dr. Weiss called the meeting to order at 7:30 p.m. and called the Roll.

Those present:

Board of Supervisors: Fredric K. Weiss, Chair  
Suzanne Blundi, Vice Chair  
John B. Lewis, Secretary  
James McCartney, Treasurer  
Daniel Grenier, Supervisor

Others: David W. Kratzer, Jr., Township Manager  
Kenneth Coluzzi, Chief of Police  
David Truelove, Township Solicitor  
Andrew Pockl, Township Engineer

2022 ENVIRONMENTAL STEWARDSHIP AWARD – Friends of the Delaware Canal

Mr. Jim Bray, Lower Makefield Township Environmental Advisory Council member, was present to make the presentation of the annual EAC Environmental Stewardship Award to the Friends of the Delaware Canal. He stated this group in collaboration with DCNR has done amazing things over the past forty years, and they are being honored tonight for those achievements. He stated present this evening from the Friends of the Delaware Canal are Michael Ginder, Executive Director, past Director for thirty years, Susan Taylor, Brett Webber, President of the Board, and Jack Torres, Secretary of the Board. Mr. Bray thanked the Board of Supervisors for their generosity in supplying the EAC with a generous enough Budget to make this award possible.

Dr. Weiss stated the award includes a stipend of \$1,000, and for the past fifteen years the Lower Makefield Township EAC has given out the Environmental Stewardship Award to recognize the accomplishments that have contributed positively to both the environment and the quality of life in the community. Dr. Weiss stated the FODC has filled this role. He reviewed the work done by the organization to restore and clean up the Canal over the past forty years so that the waters are now clean enough to support fish and other aquatic creatures, and invasive plants that have clogged the system have been removed. The Canal

improvements have enhanced the lives of our residents by offering numerous activities adding to the health, welfare, and quality of life of the community along the sixty-mile length of the Canal. Dr. Weiss thanked all of the dedicated community members of the FDOC who have contributed their time and effort over the years to maintain and upgrade the waterway. He particularly thanked Susan Taylor, the past Director, who served the community in that capacity for over thirty years. The plaque and check were presented at this time.

Mr. Grinder thanked the Board of Supervisors and the EAC for the award. He stated their mission is to help promote, restore, and improve the Delaware Canal along its whole length. Last year they helped restore the Sommer's Bridge in Lower Makefield providing all of the funds in order for that bridge to be re-opened after it was deemed unsafe to cross by DCNR. Every year the Friends host a Clean-Up Day where hundreds of volunteers are brought in to clean up the sections of the Canal, and there is a Canal Tender Program so that all year long there is someone who monitors each section. Mr. Webber thanked the Township and commended the Supervisors for this vote of support and confidence.

Mr. Grenier stated the Friends raised over \$30,000 to fix the Sommer's Bridge which is used by hundreds of people on a weekly basis as their primary access to the Canal.

#### COMMUNITY ANNOUNCEMENT

There was no one from any youth groups or other organizations wishing to make an announcement at this time.

Dr. Weiss stated Lower Makefield Township will be hosting a Blood Drive for the Red Cross on Friday, March 10, 2023 from 1:00 p.m. to 6:00 p.m. in the meeting room at the Township Building, 1100 Edgewood Road, Yardley, PA 19067.

#### APPROVAL OF MINUTES FOR FEBRUARY 1, 2023

Mr. Lewis moved, Mr. McCartney seconded and it was unanimously carried to approve the Minutes of February 1, 2023 as written.

APPROVAL OF WARRANT LISTS FROM JANUARY 3, 2023, JANUARY 17, 2023,  
AND FEBRUARY 6, 2023

Ms. Blundi moved, Mr. McCartney seconded and it was unanimously carried to approve the Warrant List from January 3, 2023 for printed checks in the amount of \$469,478.26 and manual checks in the amount of \$31,880.63 as attached to the Minutes.

Ms. Blundi moved, Mr. McCartney seconded and it was unanimously carried to approve the Warrant List from January 17, 2023 for printed checks in the amount of \$333,687.03 and manual checks in the amount of \$2,779.70 as attached to the Minutes.

Ms. Blundi moved, Mr. McCartney seconded and it was unanimously carried to approve the Warrant List from February 6, 2023 for printed checks in the amount of \$102,457.77 and the manual checks in the amount of \$857,270.05 as attached to the Minutes.

Ms. Blundi stated the total of all the above approved was \$1,797,553.44.

PRESENTATION OF THE AUDITED FINANCIAL STATEMENT FOR THE YEAR ENDED  
DECEMBER 31, 2021 – MAILLIE

Mr. Mike Gentile was present from Maillie LLP. He stated he has worked with the Township as an auditor since Maillie got the engagement in 2018, and he is present to review the 2021 audited financial statement results. He showed a slide of the net position of all Governmental activities, but it does not include the propriety funds – Sewer, Golf, and Pool. He stated this is on a full-accrual basis which means that items such as fixed assets are capitalized onto the balance sheet, and long-term debt is recorded as a liability. He stated the net position shown is calculated by taking the total assets less the total liabilities, and for 2021 the Township ended with \$74.3 million in net position which is an increase of \$546,000 from the prior year.

Mr. Gentile showed the slide with regard to changes in net position for the four most recent years. He stated in 2021 the revenues were about \$20 million which is a 2.7% increase from the prior year. He stated the largest component is the Real Estate Transfer taxes. He stated expenses were about \$19.7 million which is an 11.6% increase, and the largest components of that increase were the Police and changes in the benefit terms.

Mr. Gentile stated the Township received American Rescue Funds money in 2021, and that is not included in the Revenues in 2021 and it was all deferred, so it is on the Balance Sheet as a Liability, and it gets recognized as the expenditures are incurred in 2022 or future years. Dr. Weiss asked if the \$3 million deposit we got from the Sewer sale was also a Liability in 2021, and Mr. Gentile agreed.

Mr. Gentile showed the slide of the business-type activities which include the Pool, Sewer, and Golf. He stated it is full-accrual method accounting where you are capitalizing fixed assets and putting debt on the Balance Sheet as well. He stated Sewer ended at about \$13.4 million, Pool was \$730,000, and Golf was \$2.1 million.

Mr. Gentile showed a slide of the changes in the Net Position for the business-type activities from 2018 to 2021. He stated the 2021 Net Position total increased \$4.2 million on the proprietary funds; and of the \$4.2 million increase \$3.8 million was an increase in Sewer, \$464,000 for Golf, and there was a decrease of \$50,000 in the Pool Fund. He stated comparing 2021 to 2020, there are significant increases in Revenue and Expenses, and a big portion of that was the Pool being closed in 2020 and reopened in 2021, and for the Golf Course there were a lot of increases in catering and events with Revenue and Expenses related to that.

Mr. Gentile showed a slide of the General Fund Budget versus Actual for 2021. He stated actual Revenues exceeded Budget by \$688,000, and Expenditures came in just below Budget at \$13.8 compared to \$14.1. He stated the Other Financing Sources, which would be transfers in and out for refunds of prior expenditures, show a variable variance. He stated when looking at Budget to Actual there was a variable variance of \$1.5 million.

Mr. Gentile showed a slide of the General Fund – Fund Balance which is Assets less Liabilities on a modified-accrual basis. He stated the ending balance in 2021 was \$1.5 million; however he reminded the Board as was noted earlier that there were significant deferrals that were there 12/31/21 so there was much more cash than actual Fund Balance including the Sewer advance and the SBA tower rental where the cash was received up front, but is slowly being recognized as Revenue over the course of the Agreement.

Mr. Gentile showed a slide of all of the Governmental Fund – Fund Balances and it includes General Fund. He stated the ending balance was \$8 million in Fund Balance at year end, 2021. He noted the categories that they are required to report on in the GAP Financial Statement including Non-spendable, Restricted,

and Unassigned. He stated Non-Spendable would be anything that is not in the format to be spent such as a pre-paid expense where you have paid out the cash but it is an asset on the books. He stated Restricted Fund Balance is anything that has external constraints on it, and the bulk of this is Capital Projects, but would also include some Special Revenue Funds, Liquid Fuels, Fire Hydrant, and Ambulance. He stated Unassigned is a residual amount. Mr. Gentile stated the Fund Balance of \$8 million is a decrease of \$367,000 from 2020.

Mr. Gentile showed a slide entitled Required Communications; and he stated while a lot of this is done in writing, you want to communicate it here as well. He stated the Audit is conducted in accordance with U.S. Generally-Accepted Auditing Standards. He stated they issued an Unmodified/Clean Opinion on the results. He stated there was a new Audit Standard that required them to communicate a risk assessment process. He stated as auditors, at the onset of an Audit, they always talk to management and the Board, and look at preliminary numbers. He stated they always identify risk, and then tailor their procedures to those risks. He stated they did a risk-based approach rather than just auditing the largest numbers. He stated there was a new standard this year that required them to get the Board involved at the onset, and they met with Mr. McCartney to discuss this. He stated this does not mean that there were any findings or issues related to risks; and if there were, they would be communicated in a separate letter. He stated the risk assessment process is done on every Audit as the auditors are required to identify risk on every Audit. He stated the standard changed where they had to get the Board involved, and the idea is to open the lines of communication so that they might hear more about a risk that they had not thought about. He stated while this process was always done, it is now required to be communicated.

Mr. Gentile noted the final slide stating that there were no transactions lacking authoritative guidance. He stated the most significant estimates would be depreciation, the Pension liability, and the OPEB liability which are calculated by actuaries engaged by the Township, fair value of investments, and compensated absences.

Mr. Gentile stated there were no disagreements or difficulties working with management in order to get the Audit done. He stated all Audit adjustments are provided to management and agreed upon by management. He stated they issued a SAS 115 letter which is a separate letter that discusses timely reporting. He stated while the Audit was finished much later, there were legitimate reasons why it was delayed, and this letter communicates to management and the Board that there is a plan to get back to normal filing. He stated they have discussed the timeline for 2022 with Mr. Kratzer and Ms. Vogel, and that process is already underway.

Mr. Lewis stated he asks these questions each year, and he asked Mr. Gentile if they sampled Inter-Fund Transfers in the Audit; and Mr. Gentile stated he believes that they sampled the Transfers, and looked for Board approval in the Minutes. Mr. Lewis asked if they noticed any contingent liabilities that the Board has not previously discussed or disclosed, and Mr. Gentile stated nothing that is not in the Financial Statements. Mr. Lewis asked if in the review of Lower Makefield's finances does Mr. Gentile feel that they have a favorable or unfavorable debt-to-equity ratio. Mr. Gentile stated when he looks at results there are several different metrics some of which have been discussed including Fund Balance and Net Position. He stated the Township has a positive Net Position which is a positive metric, and the Fund Balance is positive. He stated there are different recommendations on how much Fund Balance to have compared to Operating Expenditures. He stated when looking at all of the different metrics in the Financial Statement, there were some positive indicators. Mr. Lewis asked Mr. Gentile if he is comfortable with the Balance Sheet, and that there is no immediate risk to the long-term safety of the residents of Lower Makefield financially; and Mr. Gentile stated there were none that he had seen.

Mr. Lewis stated Maillie took over from a 2017 Audit and reviewed it, and at that time there were no inconsistencies or failures in terms of internal controls, or improper misappropriation of funds, or anything that was a mistake; and they did not find anything in the 2017 Audit. Mr. Gentile stated he cannot remember if there was a re-statement at that time. He noted that was a 2017 Audit performed by another auditor, and Mr. Lewis agreed. Mr. Gentile stated he cannot remember if there was a re-statement in the 2018 Audit of any beginning balances although he could check on that.

Mr. Lewis stated with the 2021 Audit, the Township received deficiencies in its internal controls to be material weaknesses with actual revised journal entries as noted in the letter that the Board received. Mr. Lewis stated he would like to know how significant that internal control breakdown was and what we should be doing to address that. Mr. Gentile stated the one thing that was called a deficiency was just the delayed reporting. He stated with regard to the Audit Adjustments, they always get attached to the letter to the Board; but there is really nothing that was reported as a deficiency, and is was just in working with management that they indicated adjustments that they were proposing. Mr. Lewis stated we have never had an Audit where there had been a call-out of material weakness or deficiency, and he asked if there are opportunities where we could have avoided that, and were they all communicated to management and staff.

Mr. Gentile stated the deficiency only pertained to the delay in issuance, and delay in issuance, and there were legitimate reasons for the delay in issuance. He stated the deficiency does not relate to additional Audit adjustments that had to have been made.

Mr. Kratzer stated while he was not present at that time, his understanding of those journal entries largely related to customary adjustments associated with the depreciation of assets given the asset profile/portfolio of the Township, and Mr. Gentile agreed. Mr. Gentile stated while he can double check, there were a lot of adjustments that the auditors consider routine. He stated management tracks the depreciation, and they provide the auditors with the schedules to review, and an audit adjustment is proposed. He added that on the Proprietary Funds, there might be Sewer Debt Principal that is being recorded to an Expense Account, and it is an adjustment to take out an expense because on the Proprietary Funds, the Debt is on the Balance Sheet. He stated it could be as simple as moving the Expense to offset the Liability. He stated that is an example where the adjustment can be made by the Township ahead of time, but it is not unusual for the auditors to see that; and when it is tracked separately it is easy to propose the journal entry, and it is nothing unusual.

Mr. Lewis stated it seems that this is relatively minor on the continuum of Audit weaknesses that he has seen; and Mr. Gentile stated they have to communicate it because there are reporting requirements and deadlines for which you can get extensions. He stated because it is an important requirement, it is a standard procedure for the auditor to issue this; and it is a formality since while they issued late, they know why they issued late, and they will get back on track.

Mr. Lewis stated he understands that Maillie audits a number of Municipalities in the area and has context as to how Lower Makefield compares to peer Municipalities. He asked if other Municipalities have similar kinds of material weaknesses that were noted in letters. Mr. Gentile stated while he would not be surprised if they did, he cannot speak to that for certain.

Mr. Lewis stated asked about our Pension Liability and OPEB compared to peers. Mr. Lewis stated he knows that we have a significantly lower unfunded Pension Liability compared to peers, and he asked if that was still the case through 2021. Mr. Gentile stated he cannot speak 100% tonight where Lower Makefield compares to peers although he does remember that the Liability increase according to the actuarial change in benefit terms increased the Police Pension Liability for 2021. He stated without going back and checking figures, he cannot comment on how Lower Makefield compares to peers. Mr. Lewis asked if they could be provided

that. He stated previously Mr. Furman would give a perspective as to where we were compared to peer Municipalities including where we were stronger in many cases and where we were not as strong. Mr. Gentile stated they have Government team leaders, and they could compile more information as to peer data.

Mr. Grenier noted the slide showing changes in net position of the Business-Type Activities for the 2021 back to 2018, and he noted the change in net position row which was at -\$700,000 for 2018, and he asked for an explanation of that row over time. Mr. Gentile stated Sewer rates were significantly increased in 2019 and there was a similar increase in 2020. He stated during 2021 he believes rates were stable. He stated the 2021 fluctuations are on the Golf and Pool side due to COVID.

Mr. Grenier asked Mr. Gentile if there is a summary of all end-of-year balances for each of those years, and Mr. Gentile stated he there is not in this presentation. Mr. Grenier stated there was talk about the end of the year balances and not being able to make payroll, etc.; and he wanted to see if they were able to look into that over time to see how that has changed as that has been a concern for years as to how we are addressing that. Mr. Gentile stated for the General Fund looking at Fund Balance for the US Gap numbers, it will be a lot less than the actual cash you have on hand, and there are the deferrals he had noted which were the \$3 million the Township received up front for the Sewer, the SBA Tower rentals where all the cash was received up front which is being recognized over the life of the Agreement, and the ARP Funds with more cash in 2021 that is not reflected in ending Fund Balance figures. He stated that is all he could comment on tonight for Budgeted figures versus Actual.

Mr. Grenier stated one of the statements that had been made in the past was that we may not have been able to make payroll in 2018 because of how things were paid in 2017 going into 2018. He stated from what he has been told it was more along the lines of not getting in paperwork in time to get refunded on Grant Applications, "and it might have been six months later to get \$900,000." He asked Mr. Gentile if he saw that in his reviews over time so that we could correct the record in terms of where we were back in 2018. Ms. Blundi asked Mr. Grenier if he is talking about the Grant where we acted as if it had been received, but it had not been received, and it was received a year and a half later. Mr. Grenier stated he believes the Grant was for the walkway by the ballfields for approximately \$900,000. Dr. Weiss stated it was stated as Income in 2017; and that is why we had a re-statement of the 2017 Audit.

Dr. Weiss stated what is being discussed this evening is the 2021 Audit. He stated if Mr. Grenier has questions about the 2018 Audit or the re-statement of the 2017 Audit, that can be considered at another time. Mr. Lewis stated there were no



Audit findings in 2017 or 2018. Dr. Weiss stated tonight they are considering the 2021 Audit; and while he understands the questions, he believes that they were discussed previously, and the Minutes could be reviewed as well as looking at the actual Audit reports for those years and we could discuss that at a subsequent meeting.

Mr. Grenier stated they have not yet done the 2022 Audit, and when they look at 2021, that would be pre-Closing of the Sewer sale and does not include any analysis of the Sewer sale. Mr. Gentile stated because they have to report on subsequent significant events it is in the footnotes that the Sewer sale Closed in the spring of 2022; but all of the figures are as of 12/31/21 and nothing like the Sewer sale that was a transaction after year end would be represented in the 2021 Audit. Mr. Grenier stated it was in process in 2021, and he asked if the anticipation makes it into the analysis and the Audit itself; and Mr. Gentile stated the only impact for the 2021 report is through the subsequent event reporting. Mr. Grenier stated anything financially related to the Sewer sale would be part of the 2022 Audit because that is when it took place, and Mr. Gentile agreed other than the one advance deposit of \$3 million which he believes came in 2020. Dr. Weiss stated that was put in as Liability at that time, and Mr. Gentile agreed.

Mr. Grenier asked Mr. Gentile his opinion as to the financial viability of the Township and any anticipation relative to a Bond Rating based on his review for the 2021 Audit and review of the Financial Statements, and Mr. Gentile stated he could not speculate on that.

Dr. Weiss stated the Audit is our financial position for 2021, and the Auditors do not look at whether we are doing better or worse, and they just make sure that all of our transactions were proper and the beginning balances and ending balances make sense. He stated with regard to the financial health of the Township it would be more appropriate to speak to Moody's or PFM about that.

Mr. Grenier stated over the last few years, he has asked this same question of the Auditor; and they have always given a response saying we were financially healthy.

Ms. Blundi stated the 2021 Audit is a clean Audit, and Mr. Gentile agreed it is clean, unmodified, and they are in accordance with US Gap. Ms. Blundi stated while 2021 was late, we are now on track to get 2022 done on time; and Mr. Gentile agreed adding that they met with Mr. Kratzer the end of January and there was a schedule and timeline to get back on track.

PARKS AND RECREATION

Approval to Purchase a John Deere Zero Turn Lawn Mower in the Amount of \$12,303.00

Ms. Tierney was present and stated this would be replacing the John Deere mower we have at Memorial Park that has well over 1,000 hours on it and is often in the shop. She stated that while this was discussed during the Budget discussions, it was not in the Budget.

Ms. Blundi moved and Mr. McCartney seconded to purchase a John Deere zero turn lawn mower in the amount of \$12,303.

Mr. Grenier asked how this will be paid for since it was not included in the Budget. Ms. Tierney stated she and Mr. Kratzer had discussed using Rescue Plan money. Mr. Kratzer stated there will be an additional item that Ms. Tierney will bring up at a future meeting relative to mowers, and that item will be a more significant cost and was also not incorporated into the adopted 2023 Budget although there was discussion about it. Mr. Kratzer stated at this point the thought is to utilize the American Rescue Act fund where there is about \$539,000 remaining, and this would be an eligible expense. He stated initially they looked at the fund balance in the Park & Rec Fund, but there was not a sufficient fund balance at that point. He stated if *expenses come in less or revenue exceeds expectations, there may be sufficient funds in the fund to do that; but in the short term the thought is to use American Rescue Funds for this purchase and the purchase of the additional mower that Ms. Tierney is still waiting on a quote for which will be placed on the Board's next Agenda.* He stated there continue to be supply-chain challenges with mowers so that when we get a quote we need to act on it relatively quickly so that we are able to secure the equipment.

Ms. Tierney stated she received a quote today for the other mower Mr. Kratzer had noted earlier, and it is much more expensive as it is a much larger mower.

Mr. Grenier asked Mr. Pockl when we expect to hear back about the Grant for Maplevalle Phase 2, and Mr. Pockl stated it would probably be April or May. Mr. Grenier stated he understands why they may want to move forward with the equipment so they can be ready for the spring, but from an overall context perspective there are items that are competing for the same funds whether it is mowers for Park & Rec, a civil works project, or some other project we have not talked about; and we are starting to get lower in the fund balance and we

may not get the Grant for Maplevale. He stated he would like to Table this to consider what else may be coming in the future that might be competing for the same funds so that we can prioritize.

Mr. Kratzer stated the \$539,000 is what is contemplated to be in that Fund after all 2023 Budget items are spent out of that Fund, and the \$539,000 has not been allocated and not reflective of what the actual cash balance is in the Fund. He stated the unaudited cash balance in the Fund is closer to \$1.5 million. He stated the Maplevale project was contemplated to use American Rescue dollars, and that is reflected in the adopted 2023 Budget. Mr. Grenier stated if we get the Grant, then we would not have to use American Rescue Plan money; and Mr. Kratzer agreed that the Board would have the ability to re-allocate those funds for other purposes.

Mr. Grenier asked if there are Grants for mowers or similar items, and Ms. Tierney stated she does not feel she could get a Grant as quickly as we need the mowers. She stated the quote for the second mower is about \$69,000. Mr. Grenier stated while he feels we should be developing a broader plan as to how we will spend money, he will not make a Motion to Table this. Mr. Kratzer stated we are looking for opportunities to make sure that we are leveraging our full buying power to generate more attractive pricing.

Mr. McCartney asked if there are any lease programs similar to what we are *doing with the Police vehicles that could maximize the efficiency of the equipment* so that we are leasing them prior to the depreciation point where we are doing maintenance. Mr. Kratzer stated they can look into that as well, and they are meeting with Spirit to understand what they do as they have some leased components; and we could consider the potential of doing that moving forward. Mr. McCartney stated he believes they do that with the golf carts, and he was not sure if that was available for the other equipment that they use.

Motion carried unanimously.

#### Approval of Additional Programming for the Pool and Summer Camp with Associated Fee Schedule

Ms. Tierney stated with regard to Pool registrations/revenue year-to-date we are farther ahead from where we were compared to this time last year.

Ms. Tierney stated she is proposing some new programs that will help generate more revenue at the Pool and Summer Camp and build our staff over time. She stated at the Pool the first new program is the American Red Cross Lifeguard course which would be offered at \$375 per participant. She stated we can have up to ten participants in that program. She stated we can also run the American Red Cross Junior Lifeguard program twice throughout the summer. She stated it is more like a week-long summer camp where you get the experience and education needed to be a lifeguard but are not yet old enough to be a lifeguard. She stated this would be for those ages thirteen and fourteen as you have to be fifteen to be a lifeguard. She stated we are also looking at an Adult Swim Clinic that would take place before the Pool opens, and we would have to bring on board someone who would specifically coach this program. She stated this could be offered a number of times through the season. She stated we are also looking at a Stay and Plan Private Swim, and a non-member could come and have a private swim lesson and then stay and play at the Pool. She stated the cost would be \$60 for a half-hour session, and they can then stay for the day. The parent would pay for a day pass. She stated in this way they can experience the Pool; and should they decide that they want to buy a membership by the end of that day, they can use the money spent that day toward their membership.

Ms. Tierney stated we are also looking at a Summer Camp CIT Program which is a transitional camper to camp counselor. She stated this would be for ages *fourteen and fifteen*. She stated she hopes the Board will approve offering this to six Lower Makefield Township residents at no cost to the participants. She stated she is looking to use some of the Revenues from Camp to be able to offset this cost.

Ms. Tierney stated the Park & Rec Board recommended that these programs be approved.

Mr. Lewis moved, Mr. Grenier seconded and it was unanimously carried to approve the additional programming for the Pool and Summer Camp with the Associated Fee Schedule.

Ms. Tierney stated she provided the Board with the numbers for Summer Camp with a wait list of approximately forty per week, and because of the size of the Community Center, we were not able to offer it to a larger number of campers. She stated since she provided that information the wait list had increased with some weeks being at fifty and some higher. She stated we reached out to Pennsbury School District, and they have

agreed to make Edgewood School available to us at a low rate, and we would have to pay for their staff after hours which would be a cost of about \$15 per camper. She stated we are looking to house about one hundred campers at Edgewood and sixty campers at the Community Center. Those at the Community Center would be the Tween Adventures Program which are the oldest age campers, and the younger campers would be at Edgewood School. She stated Edgewood is walkable to the Pool, and we are able to use a lot of the same amenities that we use during the summer. She stated there will also be a place for campers to go inside in the event of poor weather which has been a challenge at the Community Center. Ms. Tierney stated the cost associated will be covered by Summer Camp Fees even with the expansion of staff.

Ms. Blundi stated she is pleased that we are extending this to as many as we can. She encouraged Ms. Tierney to reach out to the Library as we may be able to work with them for Summer Camp. Ms. Tierney stated we do partner with the Library, and we have done reading programs in the past and visited the Library when they have special events.

#### Zero Waste Plan Implementation and Rain Barrel Update

Ms. Tierney stated we are using a Grant to cover the marketing and outreach for these two programs. She stated the rain barrel sale opened last week, and we have already sold 43 rain barrels. She stated the cost of the rain barrel is very reasonable at \$76, and we are able to offer \$20 off the first rain barrel. She stated these rain barrels can retail at \$140 to \$200. She stated there are 33 rain barrels on a pallet, and we are looking to sell three pallets, and then would have a waiting list after that; and if we are able to sell another 33, we will get another pallet.

Ms. Tierney stated with regard to the Zero Waste Plan implementation, they are doing education at this point. She stated when they were looking at how to market this, the staff felt other parks were using negative messaging; and we developed a plan featuring “Stan the Can” who is retiring and departing the Parks over the next three years. She stated Stan will be featured on the Township Website, and we are creating a “Know Before You Go” section on the Parks page about zero waste and that those coming to the parks will need to be ready to take out any waste brought into the parks or use more reusable items so that they limit their waste overall.

MANAGER'S REPORT

Approve Payment Request No. 2 for Contract SWR 21-3 LMT Buck Creek Lining Project in the Amount of \$22,176.64

Mr. Kratzer stated this is one of the residual Sanitary Sewer projects that was commenced prior to the Sewer sale. He noted the recommendation letter from Ebert Engineering relative to the Contract.

Ms. Blundi moved and Mr. McCartney seconded to approve Payment Request No. 2 for Contract SWR 21-3 LMT Buck Creek Lining Project in the amount of \$22,176.64.

Motion carried with Mr. Grenier opposed.

Approval of a Three-Year Agreement with Hough Associates to Collect Residential and Commercial Recycling Data and Prepare the Recycling Grant Application for Lower Makefield Township

Mr. Kratzer stated this relates to Act 101, Section 904 Recycling Performance Grants that the Township receives each year. He stated this is a multi-Municipal effort that the Township has been engaged in for a number of years. He stated we are a member of a cooperative including Bensalem Township, Bristol Borough, Newtown Township, Solebury Township, Upper Makefield Township, and Yardley Borough; and a joint Application is submitted for these annual Grants. He stated this is a Budgeted item that is reflected in the Schedule of Contracted Services in the adopted 2023 General Fund Budget.

Mr. Lewis moved and Mr. Grenier seconded to approve a three-year Agreement with Hough Associates to collect Residential and Commercial recycling data and prepare the Recycling Grant Application for Lower Makefield Township.

Mr. Grenier stated if it saves us any time and money and they are willing, he would ask that we leverage the EAC as much as possible to leverage data. Mr. Kratzer stated because there is submission of a multi-Municipal/Regional Application, there is some additional financial incentive that the Township receives; and if we were doing this independent of the other jurisdictions, we would get a slightly lesser amount in terms of the annual Grant.

Mr. Grenier asked Mr. Kratzer what the recycling is specific to, and Mr. Kratzer stated this is collection from individual privately-collected waste haulers. He added that he believes that our yard waste/recycling data is also incorporated into the Application as part of our individual performance, but he will check on that since the Agreement as written references data from the waste haulers, even though there is a fair amount of recycling that is also happening through our yard waste facility. He stated he will confirm that all of that data is also being captured.

Mr. Lewis stated originally the EAC did all of the Applications to get us into the recycling program before there were multiple Municipalities, and thanked them for that given how much we have gotten in Grants over the last fifteen years.

Motion carried unanimously.

Approve Proposal from Remington & Vernick Engineers to Prepare the Required Emergency Action Plan for Makefield Glen Dam

Mr. Kratzer stated the proposal establishes a not-to-exceed amount of \$12,900.

Mr. Lewis moved and Mr. McCartney seconded to approve the proposal from Remington & Vernick Engineers to prepare the required Emergency Action Plan for Makefield Glen dam.

Mr. Grenier stated he understands that there is something that qualifies as a dam per the PADEP regulations that did not have an EAP in place, and we are after-the-fact developing an EAP; and Mr. Pockl agreed. Mr. Grenier stated there is a statement in the proposal that states, "This proposal assumes that FEMA data will be available to RVE." He asked Mr. Pockl if he has reviewed the public FEMA data for the site to understand whether or not they have done flood studies in this area that can be leveraged. Mr. Pockl stated they have looked at the FEMA data and it has not been studied at this location. He stated Covington Road is the berm for the dam, and that is why it is under the Township's purview. He stated the inundation between Covington Road and Oxford Valley Road/Heacock Road is the area that has not been studied by FEMA and that is the area where they would have to determine the inundation/area that could flood in the event of a dam failure. He stated they have talked with DEP and asked the level of calculation that is going to be required in order to produce that map, and the proposal is based off their discussions with DEP on that. Mr. Grenier stated the estimate provided therefore includes whatever

analysis they will have to do to quantify the flood level elevations, volume, etc.; and Mr. Pockl agreed. Mr. Pockl stated DEP indicated that a full H & H Analysis would not be required, but would require a Concept Plan to show the flood levels within that area.

Mr. Grenier asked Mr. Pockl if he would be comfortable striking the one sentence he had noted from the proposal to represent the discussion with DEP. He stated he has been part of these studies when a full-blown H & H Analysis is required, and it can be several thousand dollars more in Change Orders to do that; and he wants to make sure the Township is covered given that Mr. Pockl had the discussion with DEP, and he feels that should be captured in the actual proposal language so that it represents what we are going forward with and so that we would not anticipate a Change Order. Mr. Pockl stated while he understands what is being asked, since he was not a principal that signed the proposal, he could not strike language from the proposal.

Mr. Grenier stated he would not be comfortable voting for this proposal as is with that statement in there, and he asked if we could Table this and allow them the time until the next meeting to fix it, or would we have to vote it down, and they would then submit a new proposal. Mr. Truelove stated if the Board desires to have it reconsidered with respect to that one issue and have it re-submitted, it could be Tabled as opposed to voting it down.

Mr. Kratzer asked if there would be an issue with approval contingent upon that language being struck, and Mr. Truelove stated the Board could do that. Mr. Kratzer stated it would be a Motion authorizing execution of the proposal contingent upon RVE removing that provision, and Mr. Grenier stated he would be comfortable with that approach.

Mr. Lewis and Mr. McCartney agreed to Amend the Motion as suggested.

Mr. Grenier stated he leans more toward “RFPing this type of thing” and have our engineer do a third-party review of the work being done by an engineer. He stated we have some PEs on staff, and he asked Mr. Kratzer if there is anyone who could do a third-party QA/QC review before anything is submitted. Mr. Kratzer stated he understands Mr. Pockl has had some discussions with Mr. Fuller about this issue, and Mr. Majewski is generally versed as well; and he feels since they are both PEs, we would have the capacity to work cooperatively with RVE and do the QA/QC that Mr. Grenier is referring to prior to submission.



Mr. McCartney asked Mr. Pockl if the area being discussed is across Covington Road from the Township Dog Park, and Mr. Pockl agreed. Mr. McCartney asked Mr. Pockl if his firm was part of the development of the Dog Park; and Mr. Pockl stated they came in after the Dog Park was constructed, and they were asked to do a forensic analysis on the design and the cost of the Dog Park. Mr. McCartney asked if during their forensic analysis did they do any analysis of Brock Creek along that stretch closest to Covington Road; and Mr. Pockl stated they did not do a full stormwater/flood analysis on Brock Creek, but it was identified that portions of the fence were within the floodplain at that point. Mr. McCartney asked Mr. Pockl if he still has access to the Plans that were done by the prior engineering firm that could be reviewed as part of this project; and Mr. Pockl stated he believes that the Township probably has those documents, and that is something that they could easily reference.

Motion as Amended carried unanimously.

#### SOLICITOR'S REPORT

Mr. Truelove stated the Board met in Executive Session before the meeting starting at 6:30 p.m. and personnel items, litigation items, and informational items were discussed.

#### Approval of the Revised Consulting Agreement for Greg Hucklebridge

Mr. Truelove stated there was an Agreement with Mr. Hucklebridge that expired December 31, 2022 to provide support primarily for the Morrisville Municipal Authority litigation which is ongoing. He added that he has also assisted us with the PUC process with the secondary water meter situation, although there were not a lot of hours involved with that. Mr. Truelove stated when Mr. Hucklebridge submitted the proposal previously, he felt Mr. Hucklebridge wanted to continue at the same hourly rate for his general work; however, he had actually asked for an increase from \$75 to \$100 an hour which Mr. Truelove believes is more in line with what Mr. Hucklebridge considered the market to be. Mr. Truelove stated what is being considered tonight is a Revised Consulting Agreement just to raise the hourly rate to \$100 per hour and to maintain the same hourly rate for any Testimony which is \$150 per hour. Mr. Truelove stated Mr. Hucklebridge is a PE.

Ms. Blundi moved and Mr. McCartney seconded to approve the Revised Consulting Agreement for Greg Hucklebridge.

Mr. Grenier asked if this is just for the MMA work. He stated Mr. Hucklebridge has been under Contract since last spring. Mr. Truelove stated it would be MMA and, as he had noted previously, the PUC litigation involving the secondary water meters although that would be a small part. He added we needed to present written Testimony, and we used Mr. Majewski for one part of it and Mr. Hucklebridge for the other. He stated there may be the need for brief live Testimony at a phone Hearing next week, and he would estimate that it would be at most five to ten hours for that. Mr. Grenier asked what is preventing us from using current staff to review what is in the written Record with Counsel for whatever needs to be evaluated “comparing what was done versus what was said.” Mr. Truelove stated his interpretation is that the learning curve for anyone who would have to step in would probably not be productive and would take staff away from other tasks that they do.

Mr. Grenier asked Mr. Kratzer if Mr. Hucklebridge is still maintaining a Township e-mail/Township computer or are we using “something else for him.” Mr. Grenier stated he is concerned about potential electronic threats when using an unsecured computer. Mr. Kratzer stated it is his understanding that none of the former staff have access to either hardware or access to e-mail accounts, and Chief Coluzzi agreed. Mr. Truelove stated Mr. Hucklebridge has established a separate e-mail account just for consulting, and it is not though the Township. Mr. Grenier asked if he has to carry any insurances, and Mr. Truelove stated he believes that he does as part of his PE maintenance. Mr. Grenier stated he was not sure if he had set up a separate entity/company that the Township would have to address and set up Terms and Conditions. Mr. Truelove stated he does not know if he has a separate LLC, and he could check on that. He added that the Agreement is with him individually.

Motion carried unanimously.

#### ZONING HEARING BOARD MATTERS

With regard to Appeal #23-1995 1566, LLC for the property located at 1566 Newtown-Yardley Road, 1472 Newtown-Yardley Road, 1069 Creamery Road, and Buck Creek Drive, Yardley, PA 19067, Tax Parcels #20-018-001, #20-018-001-002, #20-018-002, #20-016-027 Variance request from Township Zoning Ordinance #200-51.B.(4)(b) and #200-51.B.(4)(d) to disturb 3.2% of the wetlands and 3.2%

of the wetland buffer located on the project site in connection with the installation of two sanitary sewer force mains at the locations shown on the attached exhibit, Mr. Grenier moved that the Township participate. Motion died for lack of a Second, and it was agreed to leave the matter to the Zoning Hearing Board.

With regard to Appeal #23-1996 Hydroscape/Jessica & Alan Roth-Cross for the property located at 1517 Esther Lane, Yardley, PA 19067, Tax Parcel #20-055-067 Variance request from Township Zoning Ordinance #200-23.B in order to install an in-ground fiberglass pool with 3 feet of concrete pool decking which would increase the impervious surface from the existing 22.8% to 26% where 24% is the allowable amount, it was agreed to leave the matter to the Zoning Hearing Board

#### COMMUNITY DEVELOPMENT

##### Approve Proposal for the Patterson Farm Master Plan from Seiler-Drury Architects in the Amount of \$113,900.00 as Recommended by the LMT Ad Hoc Property Committee

Mr. Majewski was present and stated Mr. Steadman and Ms. Stark will make a presentation on the work of the Ad Hoc Property Committee that led to this recommendation.

Mr. Steadman stated the Lower Makefield Ad Hoc Property Committee has worked hard on the assignment the Board of Supervisors has given it. He stated twenty-five years ago Lower Makefield had the foresight to buy the Patterson Farm of approximately 240 acres at a key entrance point to the Township. He stated in addition to the farmland, the property includes the historic Janney Farmstead which has two houses, a bank barn, and six out-buildings and the historic Satterthwaite Farmstead with a house, a bank barn, and four out-buildings. He stated the property is between Mirror Lake Road, 332, 295, and Stony Hill Road, and is a prime and beautiful location in our Township. He stated when it was purchased there was no long-term plan for the use, care, or maintenance of the property. He stated the farmland has been continuously leased, and is currently leased to Charlann Farms and generates approximately \$25,000 a year to the Township in rental income. He stated two houses are being leased to art entities, and that generates about \$19,000 a year to the Township. He stated the average maintenance and taxes that the Township has spent on the property for the three-year period of 2019 to 2022 was about \$48,000 a year so the current rental is not quite covering that maintenance, and we know that the maintenance has been inadequate. He stated the lack of use of many of the buildings and the lack of

maintenance has led to deterioration of most of the buildings except for those few that are being used. He stated many or most of the buildings are in unusable condition. A slide was shown of the interior of the Satterthwaite House.

Mr. Steadman stated repairs, restoration, and/or reconstruction would represent a major financial commitment for the Township in the millions of dollars, and we know that current maintenance has been inadequate.

Mr. Steadman stated the Committee was formed to consider the future of the property, and the Board asked the Committee to analyze the conditions of the buildings, the potential expenses, and to make recommendations; and in March of 2022, the Committee made three summary recommendations one of which was that the Patterson Farm should remain in agriculture as the top priority, and any other uses would need to be designed to accommodate that agricultural use. He stated the second recommendation was that historical buildings should be preserved where possible as they are not only historically important but also important to the character/culture of the community. He stated the third recommendation is that since without a use “buildings die” and will not be maintained, productive uses or re-uses of these buildings are necessary so that they can provide some value/utility/benefit that could generate not only some revenue but also community support. He stated to improve the property we will need community support whether it is private fundraising or taxpayer support. Mr. Steadman stated we need to balance three competing goals – preserve history and agriculture, stimulate and design increased community use and support of the property, and be fiscally responsible.

Mr. Steadman stated a multi-stage approach was recommended, and the first step was to create a comprehensive Master Plan for the site. He stated the Supervisors had earmarked up to \$300,000 for engineering, architecture, site planning, and professional services to support the development of a professional, comprehensive Master Plan that will be able to guide decisions on building uses, site renovations/repairs, and investments.

Mr. Steadman stated the Committee has dedicated a lot of time and energy since being given the assignment and has achieved the following: Retained the services of Avison-Young to provide project management and subject matter expertise, and Ms. Stark has been invaluable in guiding the Committee and this process. He stated they also expanded the participation of the Committee to include invited stakeholders who have been identified with strong interest to participate directly in the Zoom meetings and not just commenting during the Public Comment period, but being part of the dialogue of the meetings and participating fully. He stated the community’s voice in the project is very important, and they have

also formed a Sub-Committee on community outreach and engagement with the goal of informing the community of the Committee's actions and processes, and to insure that community voices are included in our planning. He stated they are taking extraordinary efforts to bring the community into the process.

Mr. Steadman stated they developed an RFP and sent it to qualified firms, reviewed the proposals, and selected a Bidder to recommend to the Board of Supervisors within the Township's procurement policies. He stated the RFP was issued on November 14, 2022, to five qualified suppliers; and there were two responses by the deadline on December 14, 2022. He stated the proposals were leveled and discussed, and interviews were conducted with both bidding organizations at a public meeting on January 5, 2023. He stated the Committee reached a consensus at their meeting on February 9, 2023 on recommending to the Board of Supervisors the proposal from Seiler-Drury and requested from them some additional inclusions of optional services. He stated the Committee recognized that to incorporate a market analysis into the planning process would be a wise decision, and a proposal was received from 4ward Planning that specializes in this kind of community assessment; and that was incorporated into the Seiler-Drury proposal. He stated Seiler-Drury is enthusiastic and engaged, and they are bringing some very applicable expertise to this matter.

Mr. Steadman stated Seiler-Drury will assess conditions of the buildings, provide recommendations for multiple uses to the preservation mission and to preserve *the integrity of the structures, create financially-sustainable enterprise ideas* to support the maintenance, and coordinate across various disciplines and expertise from landscape architecture to engineering to cost estimating. He stated the total cost of the project is \$113,900, and this Bid is considerably less than the competitive Bid with which it was compared, and considerably less than what was earmarked by the Township originally of \$300,000. Mr. Steadman stated they believe that if they can stick to the schedule that was laid out, they will be able to deliver a Master Plan by September, 2023.

Ms. Blundi moved and Mr. McCartney seconded to approve the proposal for the Patterson Farm Master Plan from Seiler-Drury Architecture in the amount of \$113,900 as recommended by the LMT Ad Hoc Property Committee.

Mr. Grenier stated he noticed that much of this is related to the assessments of the buildings so that we can understand what have before we take the next steps to make a plan and see what we can do with what we have. He stated there was a significant amount of discussion previously and Motions were made to approve moving forward with abatement of lead contamination of soils and

“other things,” and he did not see any studies mentioned in the proposal related to asbestos, lead, or other environmental contaminants either within the buildings or in the soils surrounding the buildings; and he asked if that is contemplated within this proposal. Ms. Stark stated it is not, and they first want to find out what the recommended proposed adaptive uses will be; and those will inform as to the level of abatement that would be required. Mr. Grenier stated we know that there are contaminated soils around the buildings that require abatement regardless of use, and the Board approved the Motion to abate that lead contamination immediately, but he has not seen us move forward with that. He stated he is uncomfortable moving forward with trying to develop a Master Plan for the property without first abating some known environmental contamination and known liability to the Township which could be a significant cost. Mr. Grenier stated he feels we need to get the property to a point where we can safely access and do other studies and then develop a Master Plan. He stated he would like to Table this until we can address the lead soil contamination at the property and then move forward with this at a later date.

Mr. Grenier moved to Table. The Motion died for lack of a second.

Dr. Weiss stated in reviewing the Minutes of the Board’s Special Meeting of May 31, 2022 when the Motion was made on Page #3 Mr. Grenier stated he would suggest \$300,000 for a Master Plan that would cover remediation. On Page #4 it indicated that Dr. Weiss moved and Mr. Lewis seconded to fund the Patterson Farm Master Plan including the Satterthwaite Farm and Homestead not to exceed \$300,000. On Page #6, it notes that Mr. Grenier asked whether the funds would be earmarked for remediation or not as he felt that was important, and the Township staff would be directed to develop an RFP for getting cost estimates for doing remediation of the soils, and Dr. Weiss stated he would agree to include in the Motion an RFP for remediation of the soils and the buildings and the houses at Patterson Farm. Mr. Lewis had seconded that Motion as amended, and the Motion carried unanimously. Dr. Weiss stated the approved Motion was to include an RFP for remediation. He stated that remediation RFP would be determined depending on the use since we do not know exactly when or if any of these buildings would be renovated or possibly duplicated. Dr. Weiss stated the RFP would need that information so that any Bidder could give an accurate price.

Mr. Grenier stated “in the environmental world that is not actually how things work, and it is reverse order.” Dr. Weiss stated he is speaking as to the Motion that was approved unanimously. He stated the RFP for the remediation is

separate from the Master Plan. Mr. Grenier stated he understands that the RFP for remediation has not been developed at this point, and Dr. Weiss agreed that is correct since we do not know what the parameters of the RFP are yet. Dr. Weiss stated that if Mr. Grenier feels that the RFP for the remediation should be done that could be done as a separate Motion, but the Motion on the Table is to approve the Master Plan development from Seiler-Drury.

Mr. Lewis stated Mr. Pockl has done prior assessments of the property and identified the lead and asbestos issues and did initial estimates prior to the Ad Hoc Committee being formed, and Mr. Pockl agreed that is correct. Mr. Lewis stated he believes the costs for remediation were significant, and Mr. Pockl agreed. Mr. Lewis stated possibly we could start the RFP process so that when the Master Plan is done in September, we could be ready to quickly respond with remediation and continue development based on what the report says. He stated he feels we could start the RFP process with Alternates for contingencies so that we have a sense of what the remediation would be so that when we have the Master Plan in September we could move quickly thereafter with remediation based on what the report says. He stated he feels we could do two things simultaneously, and he feels that doing that with the alternates would help us understand the costs for remediations. He stated he feels the work done by the Ad Hoc Property Committee has been very positive, and he feels that there will potentially be some difficult decisions to be made, and he would like to do this quickly but effectively and making sure that we are hearing peoples' voices. Mr. Lewis stated his suggestion could be included in the current Motion or it could be a separate Motion.

Mr. Truelove stated in order to meet Act 65 which is the requirement to advertise the Agenda items before the meeting, the Board would want to make this part of the Motion as an amendment; and Dr. Weiss stated he does not want to do that as that would postpone the Master Plan.

Dr. Weiss asked Ms. Stark her opinion of having an RFP for remediation giving the variables for renovation of all buildings, renovation of some of the buildings, demolishing some, copying some, and rebuilding some. He asked if it is feasible to develop an RFP for remediation when there are a number of variables that need to be included. Ms. Stark stated it is, and environmental reports come in phases. She stated Phase 1 would give basic information about what they are finding and provide recommendations as to what the next steps/investigation would be. She stated in Phase 2 you would look at potential uses and the level of remediation required based on that use. She stated Phase 1 could be done to get quantities and the full

chemical breakdown of what is found. She stated all of that information would be great to provide to the people doing the Master Plan as that helps them; and while it would not impact their recommendations much, it would help with the costing that we are asking them to do if they understand that there may be remediation needed.

Dr. Weiss asked if Seiler-Drury is qualified to do hazardous waste mitigation, and Ms. Stark stated they are not. Dr. Weiss asked Mr. Kratzer if the Township has the ability to prepare an RFP for remediation of hazardous materials at the Farm giving variables to work in parallel with the Master Plan, and Mr. Kratzer stated we could explore that. Dr. Weiss asked Ms. Stark if Avison-Young has the ability to manage an RFP process like this; and Ms. Stark stated they can, and they could get the Township a short list of qualified consultants to add to whomever the Township would like to have on that list as well. Dr. Weiss stated this would relate to a second Motion, but the Motion on the table is to approve the recommendation of the Ad Hoc Property Committee to engage Seiler-Drury to perform the Master Plan.

Ms. Blundi stated the Ad Hoc Property Committee has done tremendous work over the years; and they have accessed all prior information that was prepared by other groups who have tried to look at this the past and the work that Mr. Pockl's firm had done, and none of it is being ignored. Ms. Blundi stated we are at a significant point because if we keep delaying this, we may not have to worry about the buildings since some of them are in such bad shape. She stated she feels it is important that we move forward. She stated to the extent that there needs to be a second Motion for an RFP, she would support that. She stated the Bidder that has been recommended for the Master Plan is a conglomerate of experts who have done this type of work throughout Pennsylvania and they bring skills and can interpret what has been done and apply it to help us move forward. She thanked the Ad Hoc Committee for the work they have done so far. She stated if there is a separate RFP for remediation, that does not impact the great work that they have done so far. She stated the Township residents can access information and be part of the planning process, and the Ad Hoc Property Committee is making sure that there is as much outreach as possible including leveraging the social media accounts.

Mr. McCartney stated with regard to the remediation, he feels the scope of work will depend on what the ultimate use of the buildings will be. He stated he understands that there is some data already. He stated Mr. Lewis had indicated there was prior data as to costs for remediation, and Mr. Pockl



could make that available to Ms. Stark so she can provide that to any companies who may be giving us proposals. He stated he understands that we would need to consider what the cost of remediation would be if we were going to rehab the buildings. Dr. Weiss stated that is one option. Ms. Blundi stated that it may be that some of the buildings do not get rehabbed and they would “go away,” and we would not want to spend money either getting information as to remediation costs or doing the actual remediation since the building would no longer be there. Mr. McCartney commended the Ad Hoc Property Committee for the work that they have done considering all of the different components. He stated while he understands what Mr. Grenier is saying, he does not feel we should stop here and start over getting remediation costs, and he feels it is time to move forward to see what the scope is going to be and whether or not remediation is going to be necessary and to what degree.

Mr. Grenier stated he feels the proposed approach the Ad Hoc Property Committee has put forward with a Master Plan has all the key items called out relative to future plans for the property, and he particularly noted the point that agriculture has to be number one and thinking about reuse and adaptive reuse of the buildings. He stated he agrees with the point made about buildings dying if they do not have someone in there, and he feels that is “probably number one” in terms of making sure that these are long-term sustainable plans.

Mr. Grenier stated with regard to remediation, there is remediation of the buildings which is the reuse of the buildings and the rebuild, reconstruction, and clean-out of the buildings themselves. He stated what he is specifically focused on right now is that we know that the soils around the buildings, that are not within the footprint of the building but are within 20’ to 30’ of the buildings, are lead contaminated as we have done those studies. He stated no matter what happens to the buildings, whether they are fixed, demolished, or something in the middle, those soils have to be remediated. He stated remediating the buildings is a separate issue. Ms. Blundi stated she agrees that the soil needs to be remediated no matter what.

Mr. Grenier stated with regard to the phases, a Phase 1 Environmental Site Assessment has a standard which is a desktop review and a site walk. He stated Phase 2 is doing soil sampling which Mr. Pockl has done in the past although that may have to be updated. He stated a Phase 3 is actual remediation work which is removing the soil from the site and putting in new clean soil so that any workers that work on the premises in the future no longer have a safe and healthy safety issue. He stated the numbers we have seen for remediation of the soil a few years ago were in the range of a couple

hundred thousand dollars just for remediation of the soils themselves, and that is what he is focused on. He stated we should take care of that in parallel to considering everything else that is being discussed.

Dr. Weiss stated he agrees with Mr. Grenier. He added that \$300,000 was allocated to do the Master Plan which is \$113,900 and that plus the Avison-Young fee would be about \$125,000 which leaves \$175,000 to develop an RFP for hazardous soil remediation. He stated the Board could direct the Township to prepare an RFP for that now in conjunction with the development of the Master Plan for the buildings, and he would be in favor of that as a second Motion if the Board desires. He stated he does not feel that we could do that this evening as it has not been advertised. Mr. Truelove stated the Board could make that Motion tonight, but the Board would have to make sure that the Board would vote first to add it to the Agenda, and then pass it. He stated in discussing this with Mr. Kratzer, it would go on the Agenda tomorrow within twenty-four hours of tonight just so everyone would know that it was done. He stated there are exceptions to Act 65, and that would be the process to take. Mr. Truelove stated the Board should first consider the Motion on the table, and then if they want to add another Motion about the remediation, they could have a Motion to add it to the Agenda and then vote on it if the first vote passes.

Mr. McCartney asked Ms. Stark if demolition of a building changes the scope of work for remediation of soils around or underneath that building, and Ms. Stark stated it does not. She stated the ground is a different entity, and when you are talking about soils you need to take into consideration if there is stormwater run-off and the impact of those soils to adjacent clean areas. She stated she does not know if there is an opportunity to have an area not get remediated if it is encapsulated or abandoned and is considered benign, and those are things that we would learn through the Phase 2. Mr. McCartney asked if there is an existing structure on the site that has contaminated soils in and around it, would the demolition of that building change the scope or work of what the remediation of the soil would be. He asked if they disturbed a building that may also have contaminants would that change the scope of work for remediation, and Ms. Stark stated it does matter if they are going to disturb the building. Mr. McCartney stated doing a study on scope of work on soil contamination where a building on that soil may add to the contamination may be premature. Ms. Stark stated we know that there is contamination on the site and in the buildings, and it is the sequence of when to remediate and do the actual adaptive use or intervention with the physical structures. She stated they need to gather all the information so that the Township knows about everything.

Ms. Donna Doan, 2814 Langhorne-Yardley Road, Langhorne, commended the Board for finally discussing a Master Plan for Patterson Farm which is long overdue. She thanked Preservation Pennsylvania for placing Patterson Farm on the 2021 At Risk List which was helpful in raising awareness for the Farm's situation. She stated it seems that Seiler-Drury has done some good preservation work and seems open to sustainable and green projects, but it is very costly to hire them. She stated the most-financially responsible option for Patterson Farm is to preserve the remaining unprotected thirty-eight acres with a Farmland Preservation Easement and use those funds of approximately \$486,000 to perform the necessary repairs to keep the farm viable to support agriculture. She stated a "bale of straw does not care if there is lead-based paint on the outside of a building." Ms. Doan asked the Board to support a Patterson Agriculture and Heritage Center to restore Satterthwaite.

Ms. Doan stated that years ago the Township owned the Elm Lowne Farm where there was a barn which was evaluated for conversion into a Performing Arts Center; and after the evaluation of that option was completed at great expense to the taxpayers, the idea was deemed not feasible and was dropped. She stated we know that farming is feasible and has been present for 340 years, and she asked the Board on behalf of Patterson Farm Preservation to base their decision-making process on how to properly preserve this natural resource, and examine how improved management strategies rather than repurposing of the Farm can achieve the greatest overall benefit for this and future generations. She stated Bucks Countians feel strongly about our agrarian heritage and future, and they have worked to preserve Patterson Farm in the past including litigation. She stated we will support you if you support true farm preservation. She thanked everyone for their input tonight.

The Motion to approve the proposal for the Patterson Farm Master Plan from Seiler-Drury carried with Mr. Grenier opposed.

Approve Directing the Township Manager to Develop an RFP for Remediation of Property Around Patterson Farm

Mr. Grenier asked about the Motion for the RFP, and Dr. Weiss stated that could be done at any time. Ms. Blundi stated while she supports the RFP process, she would prefer that it be put on the next Agenda so that there is no question that we have followed the appropriate advertisement rules.

Mr. Steadman stated he feels that this would be a Township task rather than an Ad Hoc Property Committee task, and he would prefer that the Committee focus on the Master Plan and identify the potential future reuses of the different buildings. He stated he understands the need for the remediation RFP, but feels that is a different track although he would like the Committee to have that information. Mr. Grenier stated he feels it is something that is better led by the Township engineer given their staffing and expertise rather than going out to a separate entity/Real Estate company to create an RFP to do something that the engineer can do. He stated he feels that we can handle it in a much different way than the Master Plan process.

Mr. Truelove stated while he has not looked at the Minutes from May 31, 2022, it seems that the Board has already approved the concept so the Board could direct RVE to follow through on what was approved. Dr. Weiss stated he feels it should be more general and we should direct the Township Manager to develop an RFP and it would be up to him to decide how to develop it.

Mr. Lewis moved, Mr. Grenier seconded and it was unanimously carried to direct the Township Manager pursuant to the approval of May 31, 2022 to develop an RFP for the remediation of the property around Patterson Farm.

Approve Pay Application #7 for the Lower Makefield Community Trail Project to Richard E. Pierson Construction Co., Inc. in the Amount of \$75,382.49

Ms. Blundi moved and Mr. Grenier seconded to approve Pay Application #7 for the Lower Makefield Community Trail Project to Richard E. Pierson Construction Co., Inc. in the amount of \$75,382.49.

Dr. Weiss asked if this is the final one; and Mr. Majewski stated there is one large payment that will probably be coming at the next meeting and after that it will just be a reconciliation. He stated he believes that we will be coming in under the overall Budget that was provided by DVRPC for this project. Dr. Weiss stated that he has seen that the pedestrian walkway is finished at Roelofs. Mr. Majewski stated it will get most drivers attention and provide a safe pedestrian crossing.

Mr. Lewis asked if there will be an official grand opening even though the trail is already being used, and Mr. Majewski stated there could be a ribbon cutting. Dr. Weiss stated they can pick a date when it is finished. Mr. Majewski stated

the only things remaining are minor punch list items. Dr. Weiss stated they can consider when to have a ribbon cutting administratively.

Motion carried unanimously.

#### Slate Hill Cemetery Update

Mr. Majewski stated over the last few years, the Historical Commission has been looking into doing some work at the Slate Hill Cemetery which is on the National Register of Historic Places and is owned by the Township. He stated there is a Keystone Preservation Grant opportunity from the State which would allow the Township to possibly reset thirty to forty-five of the markers that have fallen over or are sinking into the ground at the Cemetery. He stated the estimated cost for this is \$21,000 to \$26,000, and the Keystone Grant provides 50% of the funding with the other 50% match coming from the Township. Mr. Majewski stated they reached out to a contractor to find out the approximate cost of the project; and if it is over the Bidding threshold, we would have to go out to Bid for that work. Mr. Majewski stated the Application is due March 1, and the funds would not be available to Lower Makefield until September, 2023, and we have twenty-four months to finish the project. Mr. Majewski stated it would probably be in next year's Budget to expend the funds for the match. Mr. Majewski stated they would like to know if the Board of Supervisors is in favor of the submission of the Grant by the Township.

Dr. Weiss stated the deadline is March 1 which is the evening of the next Board meeting. He asked if we just need a consensus of the Board to proceed with the Grant Application, and Mr. Truelove stated he believes they just need a consensus at this point, and it could be ratified on March 1 if necessary. The Board was in favor of applying for the Grant, and it will be formalized on March 1.

#### SUPERVISORS REPORTS

Mr. Lewis stated the Disability Advisory Board met last Wednesday and there was a presentation from the Bucks County Center for Independent Living. He stated for those looking for support with issues related to disability they provide a consulting service that is free of charge for residents of Bucks County and do excellent work. He stated those dealing with aging in place or aging in general can be helped by the Center as well.

Mr. Grenier stated the EAC is working on some recommendations for tree planting as we will have a significant funding increase in our Tree Bank soon. He stated the EAC asked that he extend an invitation to Mr. Kratzer to reach out to them about the Sustainable PA Program, and they are willing to help to make that process easier and more efficient for the Township to go through.

## OTHER BUSINESS

### EIT Discussion

Mr. McCartney stated Falls Township has recently enacted an EIT, and he asked if we could direct Mr. Kratzer to do some research with Keystone to determine how much of an EIT is being paid out currently by Lower Makefield Township residents as part of an EIT. He stated he believes that the data is relatively easy to get and at no cost.

Mr. Lewis asked if there is a Motion on this, and Dr. Weiss stated he does not believe that a Motion is needed if the Board just wants to give direction to Mr. Kratzer to get that information. Mr. Lewis stated he feels Mr. McCartney could do his own research as well, and it would be fine if he made a call.

Ms. Blundi moved and Mr. McCartney seconded to direct the Township Manager to contact Keystone so that we can gather information as per the request. Dr. Weiss stated the Motion is to have the Township Manger engage with Keystone to get information regarding an EIT.

Mr. Truelove stated there may be concern with having a Motion about this since it is not on the Agenda. Ms. Blundi stated she felt it had to do with expenditure of funds, and there would be no funds being expended. Mr. Truelove stated even if they are just gathering information, he would be more comfortable if it was on the Agenda. Dr. Weiss stated they could withdraw the Motion and just have a consensus to have this happen.

Mr. Lewis asked if Mr. McCartney could not just call and get the data. Dr. Weiss stated if the Township engages with Keystone to get information, he feels it would be put on an Agenda at a future date to have a presentation, and the public would then get the information as well.

Mr. Grenier asked if it costs anything to get the data; and Mr. Truelove stated his understanding is that it does not, and he feels we could do that. Mr. Kratzer stated we would have to confirm that, but it is his understanding that the data is publicly available so it would be an inquiry that should be able to be made to Keystone through its relationship with the Bucks County Tax Collection Committee. He stated he understands that what is being requested is an accounting of non-resident EIT that is currently being paid by Lower Makefield Township residents to other jurisdictions, and Mr. MacCartney agreed. Mr. Kratzer asked if the Board also wants to understand what the Revenue would be if a resident EIT was levied here or are we just looking at non-resident EIT at this point. Mr. MacCartney stated he feels that would depend on what the percentage is of the non-resident EIT being paid out currently. Mr. Kratzer stated they could gather the data as it relates to current payment by Lower Makefield Township residents in the form of non-resident EIT to other jurisdictions that are levying a non-resident EIT, and he asked if we should just focus on that at this point; and Mr. MacCartney agreed. Mr. MacCartney added that we may want to break it down after that. Mr. Kratzer stated there could be a subsequent inquiry.

Mr. Lewis asked if certain Supervisors are advocating for an EIT. Mr. MacCartney stated he is just looking for data gathering, and he feels there should be an understanding of how much of an EIT is currently being paid out by Lower Makefield Township residents which could be an opportunity for discussion.

Mr. Grenier stated it seems that other Townships have put something on their Agendas that would encompass non-resident EITs and what would be a resident EIT and doing a formal study with all of the information at once as to what the impact of an EIT would be. He stated that is a data-gathering study which is getting very close to a policy discussion. He stated he is concerned doing that now in this forum, and he would be more comfortable if we were to put the data-gathering study on as a future Agenda item as he feels we will get public participation.

Mr. MacCartney stated he feels that would be more of a formal process, and if we get data back that says the EIT being spent by Lower Makefield Township residents is \$100,000 to other Municipalities, we will probably “not go down that road.” Mr. Truelove stated this is just a preliminary request which is just about the outflow of EIT money from Lower Makefield residents. Mr. Truelove stated if this was to be done, it would be confirmed that this is to be at no cost to the Township at this point just to gather this information. He stated if it goes beyond that, he believes we would have to have something more formal on an

Agenda at some point. Mr. McCartney stated just gathering raw data does not mean that we are “going down the path of something.” Mr. Grenier stated while he is not saying that, it is developing information for a potential policy item. He stated it has been discussed that it is something that people want to consider, and we are being careful about taking the step into a policy discussion.

Dr. Weiss stated his comments during the Reorganization meeting had nothing to do with pushing an EIT, so whoever is making those assertions “needs to stop.” He stated his comments were about addressing a structural deficit of about \$1 million a year, and how we need to address that is up to the Board whether it is an EIT or other options. He stated everyone should understand that no one on the Board is advocating pushing for an EIT; and if any member of the Board is trying to say that, they are doing the Township a disservice. He stated all he heard from Mr. McCartney was that he wanted to get some data on what Lower Makefield residents are paying to other Townships for an EIT, and he believes we can probably get that information easily. He stated with regard to the wider question that Mr. Grenier is alluding to, if this Township is going down any road, it will be to address the structural deficit. He stated we understand that we are spending more money than we are making although we are not in any danger of problems now. He stated he feels it is good to discuss how we are going to deal with that deficit before we get into a position where we have to do something. He stated when everyone feels it is appropriate, the Chair will put that *discussion on the Agenda whether it is an EIT, a different way of taxing, or a different way of governance.* Dr. Weiss stated Mr. McCartney has asked for data, and he feels the Township Manager can be directed to do that.

Mr. Lewis stated the previous Township Manager had an assessment of that estimate. Mr. Lewis stated the amount paid by LMT residents to Newtown was about \$200,000 at that time so it is significant; however, any research is not going to cover the people who live in Lower Makefield and pay New Jersey Municipal taxes. Dr. Weiss stated we can get that information from Keystone; however, Mr. Lewis stated they would not have it about New Jersey. Mr. Lewis stated when people want to bring up an EIT, it is “not the panacea that those who are looking for it see it to be.” He stated it does inflation adjust, and as people make more money, their taxes increase. He stated one of the drawbacks of a property tax is that it is fixed, and you do not get re-assessments. Dr. Weiss stated he does not feel this conversation is relevant to what Mr. McCartney has requested. Mr. Lewis objected to being interrupted. Dr. Weiss stated the question from Mr. McCartney was if we



want to engage for this information, and Mr. Lewis stated he would object to that. Dr. Weiss stated the rest of Mr. Lewis' comments have nothing to do with the ask. Mr. Lewis stated this is Other Business, and there is no context with the Agenda. Dr. Weiss stated we should be discussing one subject at a time. Mr. Lewis stated what he is saying is directly related to this request; however, Dr. Weiss stated it is not really related to the request although he understands Mr. Lewis' objection. Dr. Weiss stated Mr. Lewis has indicated many times that he is against an EIT, and he questions if Mr. Lewis is saying because of that we do not need this data. He asked Mr. Lewis to relate what he is saying to Mr. McCartney's request.

Mr. Lewis stated he wanted to talk about all of the other things that we need to consider when starting this discussion as there are other things to research. Dr. Weiss asked Mr. Lewis if he would like to expand the scope of the data to include all of that. Mr. Lewis stated he would not. He stated he does not support an EIT, and he is not interested in the research. He stated the core issue as to why you would consider one has not been addressed.

Ms. Blundi thanked Mr. Lewis for sharing the information about the work that had been done by the prior Manager as she was not aware of that. She stated that she is aware that over the last few years most of the other Townships in Bucks County have adopted an EIT. She stated some people have told her that they do not like the fact that they live in Lower Makefield and they pay a tax that supports some other Township. She stated she supports Mr. McCartney's request that we try to find out how many of our residents are in that position. She stated if there are only a few, she does not feel there would be any more discussion; however, if it 70%, maybe we should discuss this more. She stated we will not know that if we do not gather the data.

Dr. Weiss asked if there is a consensus to direct the Township Manager to gather the data. Mr. Lewis had indicated that he is not in favor. Mr. Grenier stated he is still trying to find out what data we are looking for because a few different things were mentioned. Mr. McCartney stated what he is looking for is what the total number is of EIT dollars being spent by Lower Makefield Township residents to other Municipalities. Mr. Grenier stated depending on where that comes out, we will have to get additional data for context if we wanted to advance any discussions; and Mr. McCartney agreed. Mr. Grenier stated if we are going to start looking at data and start having the larger discussion as described by Dr. Weiss, he would prefer to have that as an Agenda item and start to develop what that study needs to be. He stated

if we are going to look at data, he would like to see it in context so that we do not get “little bits of data and use that potentially incorrectly to advance different things.” Mr. McCartney stated what he is requesting is free data. Dr. Weiss stated he understands that Mr. Grenier would rather there be an Agenda item to start a conversation on addressing the structural deficit, and Mr. Grenier agreed.

Ms. Blundi stated she would be in favor of what Mr. McCartney has requested, and she feels that the idea of finding this information will help decide if we take the next step or stop the conversation.

Dr. Weiss stated he believes he has the information he needs from the Board to tell the Township Manager that we are going to hold up on this as he agrees with Mr. Grenier that we need to have a full discussion at a future meeting on how to address the structural deficit and the options of how to solve that. He stated we have time to consider getting preliminary information on all of the options as to how to address the structural deficit.

There was no vote on the Motion that had been moved by Ms. Blundi and seconded by Mr. McCartney.

### Project Updates

Mr. Grenier asked for an update on the Woodside bike path. Mr. Pockl stated we received a three-week look ahead of the schedule for the Woodside bike path. He stated the contractor will be out there surveying and staking out the construction lay-out for the path tomorrow with shovels in the ground to begin excavation for the stormwater management systems and the path beginning on Monday. Mr. Grenier asked if a notice could be put out on social media that this is happening since that is a busy stretch of road.

Mr. Grenier asked for an update on Maplevale Phase 1. Mr. Pockl stated the last report he gave was that PennDOT was waiting on clearance from utilities to proceed with review of the Highway Occupancy Permit, and they did receive the clearance and indicated that they do not need any additional information or authorization from the utilities. He stated today PennDOT indicated that the Highway Occupancy Permit Application is still under review, and he will continue to follow up on this every few days until he gets the answer that we have a Permit. He stated he will then let the contractor know that they can proceed. He stated the contractor has been checking in with him periodically

and he believes they are ready to work as soon as we get the go-ahead from PennDOT. Mr. Grenier stated the neighbors are anxious for that to happen.

#### APPOINTMENTS TO BOARDS AND COMMISSIONS

Mr. Lewis moved, Mr. Grenier seconded and it was unanimously carried to appoint Mr. John DeLorenzo to the Planning Commission effective as of April 1, 2023.

Mr. Lewis moved, Mr. Grenier seconded and it was unanimously carried to appoint Mr. Masood Bilal Sial to the Zoning Hearing Board as an Alternate.

#### PUBLIC COMMENT

Ms. Lisa Tenney, 156 Pinnacle Circle, stated she missed the Planning Commission meeting on Monday when the Planning Commission gave final approval for 1101 Big Oak Development with only one citizen calling in with input. She asked who was notified about this meeting because at the first meeting, there was a “big attendance,” and only one call this time. Dr. Weiss stated the meetings are advertised as required by law. Ms. Tenney stated it did not seem very well advertised. Mr. Majewski stated the meeting Agenda was posted on the Thursday before the Monday meeting, and it was also advertised on our social media platforms on the Township Webpage. He stated it was on Facebook, Twitter, and LinkedIn. He stated he has also been in contact with several residents who asked to be apprised of the next meeting, and they were in attendance at the meeting. He added that he also e-mailed Ms. Tenney the morning of that meeting as he knew she was interested in the project even though she is beyond the notification radius in our Ordinance of 1,000’. He stated he also saw that she was commenting on the meeting.

Dr. Weiss stated the Planning Commission is a recommending body, and the Board of Supervisors will make the decision to approve or deny. He invited Ms. Tenney to make comment when it comes before the Board of Supervisors adding there is still time for the public to make comments on this development.

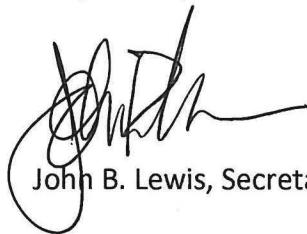
Ms. Tenney stated she did get the message from Mr. Majewski but she thought the meeting was postponed. She stated she did read the RVE comment letter regarding some concerns, and she listened to the meeting which was “absent a lot of the previous citizens for whatever reason.” She stated she knows that Irving Road and “Rock Run Creek” is downstream from the development, and she is very concerned that they are taking out some of the bigger trees because of erosion as the trees draw up the groundwater and transpire that water into the atmosphere. She stated a lot of citizens were concerned.

Ms. Tenney stated when she was reading the RVE comments, she did not realize that the Bucks County Planning Commission had provided the Planning Commission with recommendations, and she feels those are very good recommendations. She stated she did not realize that the developer was planting street trees “nine of ten” on Big Oak Road, and just one next to her neighborhood, and that is where they are taking out a significant portion of the forest buffer between neighborhoods. She stated she is very upset now finding out about that, but she is glad that she can call in again.

Dr. Weiss stated when it is on the Agenda, Ms. Tenney can bring up all of her concerns. Mr. Majewski stated the complete Plans, reports, and review letters are on the Township Website. He added that those with questions or want to review anything on the Plans, can stop into the Township, and he could help them if he is available. Dr. Weiss asked Mr. Majewski if he feels this matter will be on the Board’s Agenda in the next month or two, and Mr. Majewski stated he spoke briefly with the Applicant, and they will determine if they are going to revise the Plans to address all of the last comments. He stated if it does come before the Board, the earliest could be March 1 or a month or so later. Dr. Weiss stated the public will be kept informed.

There being no further business, the meeting was adjourned at 10:55 p.m.

Respectfully Submitted,



John B. Lewis, Secretary

**LOWER MAKEFIELD TOWNSHIP  
BOS MEETING - 02/15/2023**

A/P WARRANT LISTS	1/3/2023		1/17/2023		2/6/2023		TOTAL
	PRINTED CHECKS	MANUAL CKS/WIRES	PRINTED CHECKS	MANUAL CKS/WIRES	PRINTED CHECKS	MANUAL CKS/WIRES	
Fund							
01- GENERAL FUND	239,892.91	12,801.68	147,706.54	2,779.70	8,914.94	510,652.70	922,748.47
02- STREET LIGHTS	2,236.11		550.97			204.70	2,991.78
03- FIRE SAFETY	3,222.78		2,341.00			52,369.01	57,932.79
04- HYDRANTS	12,324.00					21,395.23	33,719.23
05- PARK AND RECREATION	126,285.35	4,138.02	19,625.30		1,223.05	71,425.83	222,697.55
06- P & R FEE IN LIEU							-
07- RECREATION CAPITAL RESERVE		14,940.93					14,940.93
08- SEWER						9,920.81	9,920.81
09- POOL	7,959.44		1,191.66		1,210.78	29,058.31	39,420.19
11- TRAFFIC IMPACT							-
15- GOLF COURSE			125,864.00				125,864.00
18- SEWER CAPITAL PROJECTS					2,700.00		2,700.00
19- SPECIAL PROJECTS	31,696.38					116,343.12	148,039.50
20- DEBT SERVICE							-
21- REGENCY BRIDGE	13,415.38					10,490.60	23,905.98
30- CAPITAL RESERVE	23,763.22		7,044.66			16,640.28	47,448.16
31- POOL CAPITAL RESERVE FUND							-
32- TREE FUND							-
35- LIQUID FUELS							-
36- ROAD MACHINERY FUND	6,998.38		23,933.34		88,409.00	15,536.09	134,876.81
40- 9/11 MEMORIAL	833.35		2,357.14			1,088.98	4,279.47
45- PATTERSON FARM	850.96		3,072.42			2,144.39	6,067.77
50- AMBULANCE/RESCUE SQUAD							-
84- DEVELOPER ESCROW							-
91- UNEMPLOYMENT							-
	<b>469,478.26</b>	<b>31,880.63</b>	<b>333,687.03</b>	<b>2,779.70</b>	<b>102,457.77</b>	<b>857,270.05</b>	<b>1,797,553.44</b>

  
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John B. Lewis

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James McCartney

  
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Fredric K. Weigs

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Suzanne S. Blundi

  
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Daniel R. Grenier