

TOWNSHIP OF LOWER MAKEFIELD
BOARD OF SUPERVISORS
SPECIAL MEETING
MINUTES – DECEMBER 9, 2008

A Special Meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building for the purpose of conducting interviews for the open seat on the Board of Supervisors that was vacated by Steve Santarsiero. Mr. Caiola called the meeting to order at 6:30 p.m.

Those present:

Board of Supervisors: Greg Caiola, Chairman
 Matt Maloney, Secretary
 Ron Smith, Supervisor
 Pete Stainthorpe, Supervisor

Others: Jason Simon, Vacancy Board Chairman

Mr. Caiola stated Mr. Simon will not be asking the candidates any questions, but would be part of the process moving forward if the Supervisors are not able to reach an agreement on the candidates.

DERRICK DOBOS, 3 SPRING LANE

Mr. Caiola asked Mr. Dobos why he was interested in serving as Supervisor, and Mr. Dobos stated there are things he would like to get done in the Township including expanding on some of the things the Board has already done. He would like to have a stronger say in this and help move things along quicker. Mr. Caiola asked Mr. Dobos if he is familiar with the duties and responsibilities of a Supervisor, and Mr. Dobos stated the Supervisors are the governing body of the Township, control budgets, set policy, and are interested in the welfare of the residents. He stated he has never held a political position before. Mr. Caiola asked what he feels the Board has done well and where is there is room for improvement. Mr. Dobos stated he has lived in the Township for six years but grew up in Falls Township. He stated he feels this Board has but Party aside and it does not seem to be Democrats versus Republicans with everyone voting the Party line. He stated he feels this is a well-run Board compared to some other Townships in the area which are very confrontational, and he feels they are able to get a lot done. He stated he feels it is good that the Township is thinking about possibly bidding out for trash collection, but feels it was hasty to go to a vote at the last meeting. He feels it should be put out to bid if they can save the taxpayers money recognizing that they do not have to accept the bids. Mr. Dobos stated he disagreed on how the Board handled the sewer system sale and feels there should have been more limitations on accepting bids. He stated since they only received one bid, he feels the process should have stopped, and

they should have re-evaluated why they only received one bid. He stated the Board of Supervisors also did not speak to other Townships which sold their sewer systems. He stated he feels the Board had time to do this since the process did take awhile. He stated he feels Mr. Stainthorpe should have led the charge on this issue since he was most knowledgeable as he is on the Board of the Sewer Authority.

Mr. Stainthorpe asked Mr. Dobos what things he would like to accomplish, and Mr. Dobos stated he would like to make the Township Budgets more open to scrutiny and have them available on-line, line by line. He does not feel the Township has a long-term Agenda going out fifteen to twenty years that is written down and on the Website. He stated this would be what they would like the Township to look like in twenty years. He would also like to change how they zone for development. He feels the Township rushed into voting for the Referendum to borrow money to purchase open land, and he feels it would have been easier and cheaper to do this if they were to change the Zoning Codes so that you could only build a house on three to four acres. He stated he would like it to look more like Upper Makefield versus more condensed housing. He stated they could also put on a moratorium on building for a period of time. He feels this would have saved the taxpayers from having to pay higher taxes and changing how things are structured. Mr. Stainthorpe stated there is a long-range Master Plan which is updated regularly, and this should be put on the Township Website.

Mr. Smith asked Mr. Dobos if he looked into whether there was a Master Plan, and Mr. Dobos stated he tried to find it on the Website, but he did not discuss it with any individual Supervisor. Mr. Smith asked if he is currently serving on any Township Boards, and Mr. Dobos stated he is on the Farmland Preservation Board and on HARB. Mr. Smith stated Mr. Dobos indicated on his resume that he would be willing to commute or re-locate within a certain area; and asked if he plans to remain in the area. Mr. Dobos stated he does plan on staying in the Township. Mr. Smith asked Mr. Dobos if he studied the vote on the sale of the sewer system, and Mr. Dobos stated he watched the meetings on TV but does not remember how each Supervisor voted. Mr. Smith stated he did not vote in favor of the sale of the sewer system. Mr. Smith asked his opinion on the Referendums, and Mr. Dobos stated he would have to read any Referendum before he could comment; although he is open to any Referendum if it benefits the Township. Mr. Smith asked his opinion on spot zoning, and Mr. Dobos stated if this means changing the zoning in certain areas, he would have to consider it on a case by case basis. Mr. Smith asked if he discussed the five-year financial plan with anyone in the Township, and Mr. Dobos stated he did not. Mr. Smith asked if he has studied the Low Impact Development Ordinance, and Mr. Dobos stated he has briefly reviewed this and feels it is a good start.

Mr. Dobos asked if the Board already has someone in mind for the vacancy, and the Board indicated they did not. Mr. Maloney stated the Board wanted to have the opportunity to see who was in the Township who would be interested in this position.

Mr. Smith commented on the amount of time required of the Supervisors in support of their position in terms of committee and regional meetings, and the amount of preparation required of the Supervisors before attending the meetings.

JACK SPARLING, 200 HYACINTH DRIVE

Mr. Caiola asked Mr. Sparling why he would like to be Supervisor, and Mr. Sparling stated he has a “servant’s heart” and wants to serve the public. He stated he would like to make sure that the residents are safe and are getting the services they need and that the Board is a proper steward of the assets and funds of the Township. He would like to give back to the community that has given to him. Mr. Caiola asked if he has served on any Boards or Commissions; and Mr. Sparling stated he has not served on a Township Board, but is on the Board of Directors of the Bucks County Fellowship of Christian Athletes and is also on a 501C3 Board which provides faith-based Grants as well as the YMS Soccer Board. Mr. Caiola asked his familiarity of the duties and responsibilities of a Supervisor, and Mr. Sparling stated he has done some research on the Internet and talked to a number of people. He feels he is a quick learner and will put in the time necessary to do the job. Mr. Caiola asked Mr. Sparling his personal philosophy on the role of local Government, and Mr. Sparling stated he feels the Board should be involved in the safety of the people, providing quality service for the taxpayer money provided, and to be good stewards and accountable. Mr. Caiola asked what he feels the Board has done well and what could they do to improve. Mr. Sparling stated in 2005 the Board passed the Sex Offender Ordinance which was excellent and makes the community safer. He stated he feels they should done a little more due diligence to make sure that the Ordinance can hold up in Court recognizing that they wanted to get something put in place as soon as possible. Mr. Caiola noted the challenge was that they could not exclude every neighborhood in the community.

Mr. Smith asked what position he holds for YMS, and Mr. Sparling stated he is responsible for the turf field and getting additional revenue to help pay down the loan. Mr. Smith stated Mr. Sparling’s resume indicated he is a “committed team player,” and asked what this means. Mr. Sparling stated he feels this means that at times it is necessary to take your own personal opinions and views, and while not compromising your values, take someone else’s point of view and make sure that they have a fair opportunity to present their opinion and take their opinion into consideration when making decisions. Mr. Smith asked Mr. Sparling what he feels the Board could have done better. Mr. Sparling stated he feels possibly they could do a better job of advising the public what they are doing aside from the Website and the TV. He stated maybe there is a way to be even more transparent. Mr. Smith asked for an example noting that until 2006 none of the meetings were televised and none of the interviews were done in public. Mr. Sparling stated without knowing what occurs in Executive Session he is not

certain what else could be more open. Mr. Smith asked for his position on Referendums, and Mr. Sparling stated he feels they have to consider this on a case-by-case basis so that you can be fair recognizing that they will not be able to satisfy everyone all the time. He feels it is necessary to do the research and explain your position as to why you came to the conclusion you did.

Mr. Maloney stated the word “risk” appeared on Mr. Sparling’s resume and he asked his thoughts on what are the risks he views as most important to be managed on the local level recognizing the difference in the role played by private enterprise versus the public. Mr. Maloney stated he has clients and oftentimes is focused on the exposure his clients have in their business. He stated in private enterprise this is primarily financially-related, but in the case of Government, their focus tends to be much longer term; but at the same time there are things in their purview that they need to be stewards of and to be prepared when things go wrong. Mr. Sparling stated they need to know their goals and objectives, what their responsibility is, and what could get in the way of meeting those goals and objectives. He stated if they feel safety is important, they need to make sure they have the right Police force, fire safety, and consider the flooding that took place and whether they were prepared for this and to learn from their experiences. He stated with regard to the financial risk, he wants to make sure that they have the reserves set that could be used in situations that come up. Mr. Maloney stated people in the public sector often discuss a “rainy day fund,” and Mr. Maloney stated the competing view is that the government should not be a savings bank and should hold on only to the funds they need to do business and nothing more since they feel the individuals do better with their own money. Mr. Sparling stated a majority of the time he feels this way, but he still feels the Board needs to make sure they have some way that they can continue the services in the event of an emergency. He feels they should consider this and make sure that they have this balance and not take too much.

Mr. Stainthorpe stated many of the things done by the Supervisors are routine, but there are issues which are contentious. He stated when faced with a difficult decision like this, what would be the most important thing to consider when making such a decision – personal judgment and convictions or the response from the public. Mr. Sparling stated the Board does answer to the public and they need to listen to the people, but he feels his values would also come into play. He stated he feels they need to decide what is in the best interest of the taxpayer; and if the public does not understand what the Board is doing, the Board is not communicating to them. He stated he would try to make sure that he has a good understanding of the values of the community as well as his own. Mr. Stainthorpe asked if there are any specific things he would like to accomplish as a Supervisor, and Mr. Sparling stated he would like to leave the community a better place than when he joined the Board. Mr. Stainthorpe asked if he would run for re-election, and Mr. Sparling stated he would.

RON SCHMID, 2 FERNWOOD PLACE

Mr. Caiola stated he knows that Mr. Schmid comes to meetings on occasion and asked his sense of what it means to be in local government. Mr. Schmid stated he feels the role of local government is to effectively represent the people and to provide leadership. He stated he has seen a lot of leadership provided by the Board to the community. He stated he has been very impressed with the process set up by the Board where everyone has the opportunity to comment on various issues. He stated he feels it is important to get as much input from the community as possible recognizing that the Board is actually the one to make the decision. He stated he also feels their role is to be stewards of police, fire, parks, considering issues such as the trash issue and closing off streets, development, and representing Lower Makefield to other communities in the area. Mr. Caiola asked Mr. Schmid what he feels he can offer the Township as a Supervisor, and Mr. Schmid stated he has lived in the Township for ten years and he loves the area. He stated the people have been wonderful and he enjoys living on the River and the recreational opportunities. He stated he feels he can effectively represent the people in the Township. He noted this particular position is not an elected position as he would be serving out the term of someone else. Mr. Caiola asked if he would run for election, and Mr. Schmid stated he feels it is premature to answer this now, and he would evaluate this at some point. He feels it is important to serve for the year and provide some leadership. Mr. Stainthorpe stated it is necessary to consider this early on, because of the timing of the primary. Mr. Caiola asked if he feels there is something the Board could have done better. Mr. Schmid stated he does not really have a criticism, and he was particularly impressed with the discussion about the trash hauling issue; and the Board not only made an effective presentation of data, but also discussed the fact that they did not want further government intrusion and the impact taking on this role would have on the Township staff.

Mr. Stainthorpe stated according to his resume, Mr. Schmid has been involved in public relations most of his career and asked how that background could prepare him for government. Mr. Schmid stated he has a Masters in Public Administration and he originally wanted to get into government; and he enjoyed working for State legislatures for ten to fifteen years, and then representing the pharmaceutical industry in Washington, before going into the corporate world. He stated he feels his public affairs and issue management experience, and the ability to handle complex issues and help people make a decision would help him serve the Board well.

Mr. Maloney stated on his resume he used the phrase “metric driven,” and asked what Mr. Schmid feels they should be measuring in the government. Mr. Schmid stated in the corporate world everything is metric driven, and he feels it is important to establish a metric. He stated this is easier in the corporate world than in a government environment. He stated one of his first jobs with the New York legislature was doing performance audits of State agencies; and they were auditing one of the original mental health

facilities in New York and he would go into the governmental agencies asking how they used the \$5 million to help people get out and into the local community or some other setting besides the mental health facility. He stated he feels it is important whether you are the public sector or government to show how you are “marching to success.” Mr. Maloney noted Mr. Schmid’s most recent experience marketing products and message management, and asked where in the process of what the Township does can they improve on their ability to communicate with the public in addition to the televised meetings, newsletters, etc. Mr. Schmid stated he feels it is important to apply a discipline to this which starts with core messaging and a determination of the “Lower Makefield brand.” He stated you can then begin to look at each of the audiences and there would be core messaging and then messaging for each of the audiences. He stated he would start at the beginning by having the Board decide what the core messaging is and then take it to the community with a series of tactics. He stated he is not sure whether putting resources behind this is the best thing to do at this time, however. He stated for next year they must consider the economic lens and making sure all of the services are being delivered in a cost-effective way. He stated they should also consider how they can get additional funds. He stated he feels they need to look at some of the other issues that are taking place in Bucks County.

Mr. Smith asked if he has been involved with RAFT since its inception, and Mr. Schmid stated he has been involved for three years. He stated his home does not flood, but he felt it was important to help RAFT; and now they are trying to be more educationally oriented, and he is working with Mr. Burgess on educating the public on how to get help, etc. Mr. Smith asked what has the Township done right with RAFT and where could they have improved. Mr. Schmid stated he received a call at his home from Nevada, and the message indicated there was a disaster about to occur, and he needed to leave his home. He stated he did not understand why someone was calling from Nevada to encourage him to leave his home. He stated later on he received a call on his cell phone from the Police Department advising of the flood and encouraging him to leave his home. He stated he feels it was important that he got a call from the Township about this. He stated he feels that in the future the Township should provide leadership to tell people what they need to do if something is happening and give the residents the tools to make effective decisions if there is another flood. Mr. Smith stated recently someone complained about money that was used to fight the floods and indicated he felt they should fill in the Canal. Mr. Smith stated there are different parts of the Township facing different issues – I-95 noise, BRRAM, RAFT issues, etc. and the Township spent a lot of money on these. He asked when the Township should do this, and when should they not. Mr. Schmid stated he feels the flooding issue is extremely complex, and it is difficult for anyone to solve the flooding problem. He stated he feels the Township is doing the right thing and feels the Canal as a natural resource should be maintained and dredging it is a good idea. He is also in favor of the backflow preventers. He stated he feels they should think about how they can use Macclesfield to help with this problem although they need to study this.

He feels they should study everything that is practically possible but also feels there are many ideas that need to be dismissed as too far a field for the Township to try to take on. Mr. Smith asked if he feels the Township should have spent money on behalf of the residents living in the area near the River, areas impacted by plane traffic, and in areas needing sound barriers. Mr. Schmid stated he feels the public good is such that these items need to be seriously considered; and in its role as trying to solve problems, these are valid issues for the Township to address.

TERRI APPELSON, 9 DELAWARE RIM DRIVE

Mr. Caiola asked Ms. Appelson her philosophy of government and when the Board should step in and when they should not. Ms. Appelson stated she feels it is important as a government body to be a safety net for the community for whom they are charged to serve. She feels there are complicated issues and stated it is a difficult balance but the government body has the responsibility to be fiscally responsible and to utilize the funds they are entrusted with in the best way possible to serve the entire community. She stated she also feels it is important to maintain the integrity of the community which sometimes means looking at specific projects like sound barriers, the issue of flooding, planes, etc. and if it is deemed appropriate to spend funds to serve the greater good, she feels it is appropriate to do so. Mr. Caiola asked Ms. Appelson why she wants to be a Supervisor. Ms. Appelson stated she has lived in Lower Makefield for eighteen years, has had three children in the public school system, and utilized the recreational services. She stated she is an attorney and has determined it is time to give back to the community. She feels she brings an ability to problem solve and analyze issues which is what she does as a lawyer; and if she can do that for the Township, she would like to do so. Mr. Caiola asked what she feels the Board has done well and where could they improve. Ms. Appelson stated she has seen a transformation with the Board over the years and feels there is now a level of transparency which was not there in the past. She feels televising the meetings has made a tremendous difference in the community's ability to understand what the Board of Supervisors does and what the issues are. She feels there has been more community involvement and people coming to the meetings which did not happen in the past. She feels the Board has tackled issues such as open space and traffic congestion that were not tackled in the past and have done so in a very responsible way. She stated the community has changed a great deal in the last eighteen years, and the needs of the community are different; and with that, the Board had to change. She feels the Board has done a tremendous job in recent years to address the issues that are important to the residents.

Mr. Maloney asked Ms. Appelson about her experience on the Yardley Zoning Board. He stated he personally has struggled with the inherent conflict that exists in the Board's interests in making sure that the Township is preserved and protected versus protecting the land rights of individuals and their right to do with their property what they will. He stated he has some misgivings about Pennsylvania's land use laws and what it does and

does not allow the Township to do. He asked her opinion on the need to balance those two interests noting that there are people who have owned a piece of property for forty years who bought it with the intention of doing something with it. Ms. Appelson stated this is the difficulty of the issue of Zoning; and when she served on the Yardley Zoning Hearing Board, this was the issue they had to struggle with every day. She stated people have the right to develop their land as they see fit, but that right ends when it infringes on someone else's rights. She stated the Board of Supervisors must not only address the individual rights of the homeowner but also the community at large. She stated she agrees with Mr. Maloney's feelings about Pennsylvania. She stated as a governing body and elected officials, the Board is charged with the responsibility to look at the Township at large. Mr. Maloney stated there are individual lots where the lot has sat dormant and homes have been built around it, and now the property owner wants to develop it, and the issue is there is a single building that on its own is not going to change everything but when added to the bigger picture, it has an incremental effect. He asked how she would look at this problem. Ms. Appelson stated this is a difficult question and someone who owns property has a right to develop it, but they must look at specific factors, how it will impact the entire community; and sometimes people will not be able to do what they initially wanted to do with their property, just as developers cannot always do what they want to do when they submit their initial proposal. She stated the Board must also be cognizant that people have a right to, within reason, develop their land. She stated it is often a matter of balancing; and there may be a particular plot of land where it is appropriate and in another part of the Township it may not be appropriate.

Mr. Smith stated Ms. Appelson was at one time employed by DYFS. Ms. Appelson stated she was employed by the Attorney General's office, and her client was DYFS. Mr. Smith asked how she feels about the role of family in Lower Makefield compared to other areas. Ms. Appelson stated the role of family is very strong in Lower Makefield and in many ways more so than in other communities. She stated the recreation opportunities and family involvement in these activities and in the School District is overwhelming. She stated it is important as a governing body to recognize this, and continue to perpetuate the desire of families to be involved in the community. Mr. Smith asked if tax increases are justified and when would Ms. Appelson impose one. Ms. Appelson stated she feels it is the responsibility of local government to look at tax increases as a last resort, and it is important to be fiscally-responsible particularly in this economic climate. She stated it is important to make certain that the tax funds that are available are utilized in the best way possible and the most effective way possible. She stated she also feels it is important to provide basic and necessary services to the community as this is what a governing body does; and if there comes a time when those necessary services such as safety and the welfare of the community cannot be met with the existing budget, a tax increase must be considered.

Mr. Stainthorpe stated the essential responsibilities of the Board are spelled out in the Second Class Township Code which is public safety, public works (roads), and to manage the land development process. He added they are voluntarily involved in parks and rec, historical and open space preservation, environmental initiatives; and he asked Ms. Appelton her thoughts on historic preservation, recreation, environmental stewardship and how far the Board should be going in these areas. Ms. Appelton stated those are the areas which enhance the community. She stated the initial areas are basic necessities; but part of what makes Lower Makefield what it is are those additional services. She stated it is important to keep in mind that the governing body is charged with being fiscally responsible; and if there comes a time that the expenditures exceed that fiscal responsibility, then it is the extras that need to be cut back. Mr. Stainthorpe asked how she would balance the desire of the public with her own judgment and the application of any pertinent Ordinances when faced with a difficult decision.

Ms. Appelton stated as an attorney she would look to Ordinances first as these are what govern what you can and cannot do. She stated she feels elected officials are charged with the responsibility to serve the public and feels that being elected or put into a position, you are asked to call upon your own judgment, although she does not feel personal views or opinions should come into play. She stated with any difficult decision, there will be pros and cons and balancing issues so that judgment has to come into play. She stated the Board needs to serve the community but also use their own judgment.

Mr. Stainthorpe asked if she would run for election if she were appointed, and Ms. Appelton stated she would.

GEOFF GOLL, 5 SOUTH HOMESTEAD DRIVE

Mr. Caiola asked Mr. Goll what he feels are the most important things local government should be concerned with. Mr. Goll stated they should be concerned with public safety and welfare and provide services necessary to insure police and fire protection, provide financial security so that the Municipality is spending the taxpayers' money wisely on essential goods and services, and make sure that they are protecting the environment which leads to an improvement in the quality of life. Mr. Caiola asked what he feels the Board has done well and what could they do better for the community. Mr. Caiola stated he feels the transparency has improved immensely since he has moved to the Township eight years ago. He stated he would like to see a more integrated approach to the land development process. He stated in the past the Board of Supervisors has been presented development applications before other Boards such as Planning and the EAC have had an opportunity to provide their input, and he feels there needs to be more of a coalescence of the approach to the land development process. Mr. Caiola asked why he would like to be Supervisor, and Mr. Goll stated he has enjoyed contributing to the community on the EAC, and he feels he would like to help continue this effort; and with the absence of Mr. Santarsiero he feels he can bring to the Board that environmental approach that Mr. Santarsiero had as well as some of his own experience with business.

Mr. Stainthorpe stated Mr. Goll has been an important part of the EAC has been very involved in the review of land development plans in terms of environmental impact. He asked how this is working out since this is relatively new and asked if there are improvements or changes that could be done to make this area better. Mr. Goll stated the process has been working well; and the EAC has been providing input to the Planning Commission which they have appreciated, and the Planning Commission has looked to the EAC for input on environmental issues. Mr. Stainthorpe stated for the first time since the EAC has been recommending items to the Board of Supervisors, there has been some “push back” from the community on the trash collection issue and on the naturalized basins. Mr. Stainthorpe asked in moving their agenda forward, how much should the Board listen to the community and how much should they lead the community. Mr. Goll stated the Supervisors do have a responsibility to the community. He stated he understands the trash hauling issue has become controversial, and it is also a matter of philosophy. He stated he first looks to see if things make financial sense; and if it were shown that it could be a savings to the taxpayers, he feels it would provide a needed benefit to the community. He stated with regard to the basins, the EAC has shown the potential cost savings. He stated residents have expressed concern with the basins being unkempt and possibly resulting in flooding, and he feels the Township engineer can address this so that they can weigh the pros and cons. He stated the EAC is now trying to set up test cases with regard to the basins. Mr. Stainthorpe asked Mr. Goll if he intends to run for Supervisor if he is appointed, and Mr. Goll stated he does intend to run as he does not feel one year is sufficient to accomplish what he would like to accomplish.

Mr. Smith asked if 90% of the residents are not in favor of the single-trash hauler despite favorable financial and environmental concerns, should the Board of Supervisors proceed. Mr. Goll stated with regard to the trash hauling issue, he personally feels it will save money and will benefit the environment; but if 90% of the people do not want it even after providing all the facts, as a representative of the people, he does not feel they should be forced to take it. Mr. Smith stated many times residents come to meetings and try to persuade the Board to support a position they may have. He stated when the Board has not agreed, many times they ask for a Referendum, and he asked Mr. Goll’s position on Referendums. Mr. Goll stated he feels there is a difference between wants and needs. He stated if roads or bridges are in disrepair and people could get hurt, this is a “need”; but if they want recreational facilities these would be a “want.” He stated what the community needs to stay safe and feel protected and be assured of financial stability, is very important and these are needs. He stated the difference between a need and a want is when you go out for a Referendum.

Mr. Maloney stated according to Mr. Goll’s resume he is one of the founding partners of a firm of forty, and he asked the greatest challenge of running a business that size. Mr. Goll stated they are an environmental consulting firm, and one of the biggest challenges is to take a number of individuals with different opinions and ways to approach things and getting the most out of them. He stated he has tried to surround

himself with qualified people who can get the job done. Mr. Maloney stated this is very much what happens with the Board of Supervisors as they rely on the Township staff. Mr. Maloney asked what he feels are the most important things that need to be improved on a Statewide basis that would give the Township the tools necessary to control development. Mr. Goll stated the Commonwealth of Pennsylvania really undermines the local Municipality's ability to protect itself. He stated too many times at the Zoning Hearing Board it is not a matter of whether it is right or wrong for the community, it is that the Board is concerned that whatever decision they make may go up to the County and be overturned. He stated he is concerned particularly with the Zoning Hearing Board that the Applicants do not have to show any evidence that what they are proposing is a detriment to the environment or the community and yet are still approved. He stated the Board of Supervisors is faced with making land development decisions which are very important such as the proposed Hospital and Matrix in the past. He stated he is concerned about these decisions being made very late in the night and he questions how astute people are at these times. He feels they need to look to the State to see if they can change the way the Municipal Planning Code operates.

A short recess was taken at this time. The meeting was reconvened at 8:05 p.m.

STEVEN HILDEBRAND, 1561 REVERE ROAD

Mr. Caiola asked Mr. Hildebrand why he would like to be a Supervisor, and Mr. Hildebrand stated he has lived in the Township for eight to nine years and his children are grown. He feels it is time to give back to the community. He stated he runs a business; and while he has not served in any public forum, he feels his experience with people and managing problems would be of help to the Township. Mr. Caiola asked what he feels the Board has done well and where they need to improve. Mr. Hildebrand stated he does not know a lot about the Board. He stated he saw the notice on Channel 22 and felt this would be an ideal position for him to bring his expertise to the Township. He feels his experience managing people at the executive level is similar to what the Supervisors do, and he feels he can help in this. Mr. Caiola asked Mr. Hildebrand his philosophy of local Government. Mr. Hildebrand stated he feels local Government should provide leadership in an oversight position, analyze issues, deal with problems, and lead and counsel the constituents.

Mr. Smith asked Mr. Hildebrand what he likes about Lower Makefield and what he would like to see improved. Mr. Hildebrand stated he likes living in Yardley Hunt and stated it is very family-oriented. He stated shopping at the local stores is a pleasant experience. He stated he purposely moved to Lower Makefield after living elsewhere because he liked the area. Mr. Smith asked what he would like to change, and Mr. Hildebrand stated he has no pre-conceived agenda, but would like to get on the Board as he feels his experience would make him helpful to the Board and the community.

Mr. Maloney stated the building phase in the Township is coming to a completion; and he asked Mr. Hildebrand what he feels are the important issues that confront the Board that they should focus on. Mr. Hildebrand stated he feels they need to maintain Lower Makefield as a top-notch community and they should maintain safety and provide the Police with all the equipment they need as well as maintain the open space in the Township which is an attraction. He added he likes being in an open environment both physically and mentally, and this needs to be maintained going forward. He wants to make sure families keep coming to Lower Makefield to keep the cycle going for the generations to come. Mr. Maloney stated one of the points of friction in governing at the local Government level as opposed to other levels which have their revenue stream indexed to inflation so that as income goes up all the revenue streams which are tied to income automatically rise, but with real estate taxes this is not the case. He stated the Township is faced with a fixed income stream in the future given the lack of future development and an almost inevitable increased cost of expenses because most of the expenses are human or materials, neither of which show much of a sign of slowing down adding that health care and commodities costs tend to grow at a faster rate. He asked how this positions the Board as a body to manage what is oftentimes described as being fiscally-responsible by not raising taxes versus the need to provide critical services. Mr. Hildebrand stated he has looked at the Budget, and he feels there are certain costs to provide certain services that the community needs, and they must have the revenue to cover this. He stated if this means taxes have to be raised, they have to do so. He stated in his business, he deals with Budgets every day; and before a decision is made to raise taxes, he would go through the Budget to find out if there is anything that could be changed or taken out, etc. before he would raise taxes. He stated he is fiscally conservative, and he knows how to manage Budgets.

Mr. Stainthorpe stated the Township is known for having a good recreation program, and the facilities were built at a time when the community was being developed so fees were coming in from developers. He stated there are parks which have not been developed and financing those will be much more difficult. He asked Mr. Hildebrand how he would determine if a new park was really needed. Mr. Hildebrand stated he would want to look at the use of the existing facilities; and if there is a great need, they should look into this. He stated he realizes these are expenses and they would need to look into how they could get additional revenue. Mr. Stainthorpe asked Mr. Hildebrand how he would make a decision on a difficult decision if the public feels one way, and he feels another. Mr. Hildebrand stated he does a lot of listening; and if a great majority of the residents wanted something, he would probably go that way. He stated if it was marginal, and he had a strong opinion about it, he would make sure he was very clear about his opinion and why he had that opinion and try to convince the residents. He stated if it was something he was adamantly opposed to, he would not agree to it. Mr. Stainthorpe asked if he would run for election if appointed, and Mr. Hildebrand stated he would.

DANIEL MCLAUGHLIN, 600 KINGS ROAD

Mr. Caiola asked Mr. McLaughlin why he was interested in becoming a Supervisor. Mr. McLaughlin stated he has lived in the Township for eight years and has two children. He stated in the last twenty-four months, he has felt the need to contribute back. He stated during the last Election cycle, he was very impressed with the Candidates, especially for President, and the amount of service they have given throughout their lives; and he felt since he was privileged to have a good education, good work experience, and to be able to live in Lower Makefield, he feels it is time for him to use the skills and experiences he has gained to give back. Mr. McLaughlin stated he printed out most of the information on the Website about the Township. Mr. Caiola asked his philosophy on local Government and what he feels are the critical functions of the Board of Supervisors. Mr. McLaughlin stated as a father he feels he wants to provide safety, quality of life, and fiscal-responsibility, and he believes those same tenants need to be a part of any type of Government. He stated while doing his research, he was amazed at what the Township provides to the residents. He particularly noted safety aspects including the Traffic Commission. He also noted the information he read about deer management, Emergency Management Services, and the sex offender legislation. He stated he was impressed at the level of which the Board takes as a priority the safety of the residents. He stated with regard to quality of life, he was not aware of the concerns about low-flying aircraft until approximately twenty-four months ago. He also was made aware of open space and environmental issues. He stated fiscal responsibility is something he faces in his job. He stated in addition to the economic downturn, he also feels we are seeing a systemic change in the way we live. He noted the prior discussion regarding “wants” and “needs” and stated he is faced with this everyday in business. He stated he feels the number one priority going forward in the next five to ten years will be fiscal responsibility, and this will be one of the most challenging aspects for the Board of Supervisors. He stated he feels he is well versed in this and ready to face these challenges.

Mr. Stainthorpe asked Mr. McLaughlin about how tough decisions are made. Mr. McLaughlin stated every day in his business, he is faced with tough decisions such as lay-offs, promotions, and walking away from a specific client. He stated not every decision made is popular. He stated he feels the smart people are those who listen to other smart people and take time to think things out in a logical and reasonable manner. He feels if they listen to smart people, rely on their experience, and try their best with a logical, defensible position, most people will understand this. He stated those who govern and manage by popularity may be popular for the short term, but results are the barometer of success. Mr. Stainthorpe stated one of the Board’s responsibilities is the land development process, and over the years there were controversial issues with regard to development. He asked Mr. McLaughlin if a development met the “letter of the Ordinances,” and is permitted by Zoning, yet people do not want it, how would he vote on it. Mr. McLaughlin stated he would have to consider what the use of the land was for. He noted the proposed Hospital and stated if something were to happen to his family

now, he would have to drive to St. Mary's or the hospital near the Mall which he feels is a long drive if there were an emergency situation. He stated even if the people did not recognize the benefit of this but the use was within the letter of the Ordinance, he would support it. He stated he does not support any kind of development that would jeopardize the quality of life in the Township. He stated laws are supposed to be amendable. He stated if an Ordinance allows you to do something today that would jeopardize safety, fiscal responsibility, or quality of life in the future, he feels it is the role of the Board of Supervisors to intervene. Mr. Stainthorpe asked if he would run for election if appointed; and Mr. McLaughlin stated he would, and he plans on running even if not appointed this evening.

Mr. Maloney noted his previous question regarding the non-index nature of the Township's revenue stream versus other Government bodies, and asked that he consider this. Mr. Maloney stated he personally has struggled with the instinct to believe that public entities should function in all ways as a business and stated he has run into ideological flaws in this thinking; and while he wants to believe that this should be true, there are times when it cannot stand up to the purpose of Government versus the private sector. He stated businesses have the opportunity to raise debt, which the Township has but also equity; and no one is buying into the Township. He stated this is sort of what the nature of real estate taxes are as you are basically buying equity in the value of your home by investing further in the Township, but they are fundamentally different. He asked Mr. McLaughlin what he views as common purpose between the private and public sector and places where they cannot philosophically be aligned. Mr. McLaughlin stated local Government is not business – there is not a profit motive and there is not an ability to change direction with product mix, investments in terms of where to build a factory, etc. He stated where he believes local Governments sometimes fails is that costs need to be controlled and expenses cannot go up if revenues go flat or go down. He stated costs have risen from \$18.9 million to \$21 million from 2005 to 2007 while revenues have not followed pace. He stated he believes that fiscal responsibility is going to be the number one struggle for the Board for the next five years. He stated they cannot tax their way out of this problem. He stated revenue shortfalls are a systemic problem that need answers. He stated they cannot continue to tax and raise expenses the way they have or they will jeopardize the quality of life which he feels is essential to the success of the Township. He stated the residents are business people in their own homes and they have a salary, they have expenses, and they have to have a profit that is put in the bank to save for their children and their retirement. He stated he feels taxation is the number one item they struggle with as a people and a Township. He stated when he looked at the Township's expense growth, he was shocked. He believes that they need to do a better job through fiscal responsibility and judging the wants versus the needs. He stated they are reaching an inflection point in their lives and they cannot believe that salaries and the cost of education are going down and taxing people over and over again is going to be a problem in the short run rather than in the long run. Mr. Maloney stated there are some empty lots in the Township within residential neighborhoods where there are many stormwater

issues and if they further reduce the ability for water to infiltrate the ground and run its natural course if an individual owns a piece of property where they want to build a home, it must be taken into account in the broader framework of what is going on in the neighborhood. He asked Mr. McLaughlin how he would balance the desires of the individual and their rights and liberties versus the common good. Mr. McLaughlin stated the individual good cannot and should not ever impact the quality of life or other people's individual goals. He stated if a Township or a lot owner sees that something someone else is doing impacts their property, he does not feel it is beyond the mandate of the Board to step in and it is part of Government to mitigate conflicting and sometimes controversial interests. He stated if there is a lot that will be developed that would impact other peoples' lots, he believes it would be the role of Government to step in. He stated possibly what they are planning could be mitigated, but if it cannot be mitigated, he does not feel that you have a right to hold if it is something that effects someone else's quality of life.

Mr. Smith asked Mr. McLaughlin what he feels the Board of Supervisors has done right and what they have done wrong. Mr. McLaughlin stated he works in New Jersey and is very happy to live in Lower Makefield because he feels safe and the Township is committed to the quality of life of its inhabitants. He stated Community Day is very special to him and everyone who comes to his home that day who does not live in Lower Makefield is amazed at the event particularly the fireworks. He stated the emphasis on community the Township has is very important. He stated when McCaffrey's had the fire, he was amazed at the generosity of the residents. He stated he was also amazed at the depth of the Traffic Study Report and the Board's concern for the safety of the residents. He also feels the work done when they were considering the sale of the sewer system was a very good initiation and he is happy to be part of a Township that thinks this way. He stated he has also noted that there are under-funded Pensions and there was a failure of the emergency company. He stated he wishes more people came to the meetings and were more involved. He feels there is not enough done to bring "thought leaders" into this type of forum. He stated there are some very smart people in his neighborhood and he feels there is a natural apprehensive to become involved in local Government. Mr. Smith asked what expenses he found which were higher, and Mr. McLaughlin stated it seems that there has been a significant increase in public safety costs from \$5.5 million to \$6.3 million, and the cost of sewers which rose from \$4.2 to \$4.5. He stated rising expenses are the number one problem for businesses. He particularly noted health care which rose 18% last year. He stated at his work, they had a smoking cessation program that everyone had to join. He stated they also enforced a weight loss program. He stated business leaders have been asked to come up with ideas, and he feels this type of "out of the box thinking" is essential. Mr. Smith stated there has been discussion about transparency in Government, and he asked Mr. McLaughlin if he was aware that until 2006 none of the meetings were televised; and Mr. McLaughlin stated he was not aware of this. Mr. Smith asked if he was aware that interviews for Board and Commission vacancies were previously not done in public, and

Mr. McLaughlin stated he was not aware of this. Mr. Smith asked Mr. McLaughlin how he feels about open space and the Open Space Referendum which was just recently passed. Mr. McLaughlin stated he did not know about the Open Space Referendum which was just passed. He added that environmental issues are difficult and he faces these every day in terms of sustainability – what is good in terms of the environment and is that the right thing in terms of the overall good of the community. He stated he feels open space in the Township is important and people live here to feel a bit of the open space and he feels it is one of the top priorities that falls under quality of life. He stated he would be committed to open space, but every decision needs to be weighed.

FRANK TRAYNOR, 1086 BANCROFT LANE

Mr. Caiola asked Mr. Traynor his philosophy on what local Government should be doing, and Mr. Traynor stated he feels most people would feel local Government should stay out of their life and the less they have to deal with local Government, the better off they are. He stated most of the people who live in Lower Makefield or the surrounding area probably do not know what the local Governments actually do with the tax dollars they collect. He feels probably the only time the Board sees most of their constituents is when they have a problem so that a good indicator to the Board may be if you are not hearing from residents, you are probably doing a good job; but if they are hearing from them it probably means there is a problem in their neighborhood that they hope the Board can help with. Mr. Caiola asked Mr. Traynor what he can bring to the Board that would have a positive impact. Mr. Traynor stated during the other interviews there was discussion about the transparency of Government and the role of the Supervisors and local Government. He stated from his years of professional development he feels since the Township owns a Website and owns a full TV channel, it would be a good idea to determine a way at either no cost or low cost, how to use high impact videos showing what the Township is all about. He stated they could show where all the parks are that are paid for with tax dollars and tell about the recreation that is available. He stated unless you have young children who take advantage of the recreation programs, new residents may not have any idea what Lower Makefield has to offer. He stated he feels most people probably think they live in Yardley and not Lower Makefield since a lot of the marketing that went into the development he lives in was geared toward “Yardley.” He stated he moved from Maryland and had lived in the area when he was younger although he had never lived in Bucks County. He stated when he was settling on his house, he was told his address was Yardley, and it was explained to him later that he actually lived in Lower Makefield. Mr. Traynor stated he feels the reason many people come to live here is because of the proximity to New York and Philadelphia, a great School system, and a variety of housing. Mr. Caiola stated recently they have been trying to hold different events that are “Lower Makefield Township” events to gain more identity and distinguish Lower Makefield from other communities. He stated the

Economic Development Commission is currently working on a map to outline some of the businesses and historic sites in the Township.

Mr. Traynor stated if he is a new resident to the Township he questions where he would go to find out about the services and recreation available. He stated he feels the Township television channel is probably underutilized for the way that media is consumed by most people today. He stated while they do need to be fiscally conservative, there are probably a lot of internship programs with the local schools that could help the Township develop educational pieces that could be run on a loop constantly so that they could have their own marketing tourism channel celebrating Lower Makefield.

Mr. Stainthorpe asked Mr. Traynor to prioritize the non-essential functions that the Township does such as Park & Rec, historic preservation, and open space and asked if he feels these are important weighing what they need to do in terms of safety and infrastructure. He asked where he would make cuts if necessary. Mr. Traynor stated these decisions would have to be weighed very carefully based on your own future aspirations if you are a politician and want to get re-elected. He stated if you are a realist, he feels you should consider the services that you are paid to provide and make sure they are all done as cost-effectively as possible and then plan for the future. He stated open space, parks, and historic preservation are all unique to the character of this particular area and make it special; and it is a balancing act that local and States Governments are involved in on a daily basis to try to balance economic development and quality of life. He stated he feels it would be best to listen to the constituents, find out what they feel are the priorities, and try to be the best representative for them that you can be.

Mr. Stainthorpe stated the Township has two things which are unique to the Township – the Pool Complex where residents pay to attend and the Golf Course. He asked Mr. Traynor if he feels a Township should be in those businesses. Mr. Traynor stated he feels these are economic engines and something that is part of any good development and future planning for the residents. He stated you do not want your residents to spend their dollars elsewhere so having a Golf Course is a good idea, is a good economic engine, and keeps people in the Township and the money in the Township. He stated other things like that are smart business when you balance the quality of life with the space you have to provide those additional aspects of recreation, and he feels it is prudent to look at all those options to make sure that people can find as much in their own back yard as possible and spend the dollars they have in their own back yard. Mr. Stainthorpe asked if he will run for election if he is appointed, and Mr. Traynor stated he would although he does not feel he would be a long-time career politician and feels they would look to other people coming into the area with newer ideas after a period of time.

There was some discussion about Mr. Traynor's experiences working in Baltimore with Donald Shaffer and working for Michael Bloomberg. Mr. Traynor stated he feels it is the little things that matter and when the little things are neglected, things do start to fall apart.

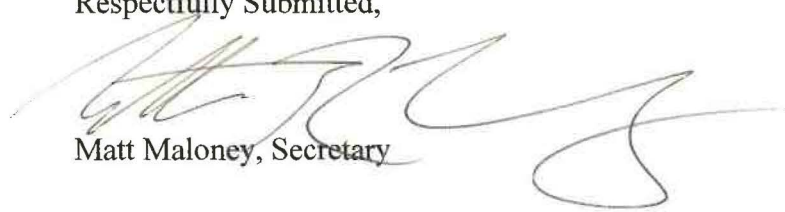
Mr. Maloney noted Mr. Traynor's mention of the lack of identity for Lower Makefield. Mr. Maloney stated while they have spent a lot of time and energy trying to develop a sense of community, he feels it is often done with the perspective that the members of the Board and the committees can bring. He asked Mr. Traynor what he feels they are not offering as a community which should be here. Mr. Traynor stated he does not feel they are using their assets to maximize the potential of letting people know what the Township is doing with their tax dollars. He stated he is a television and film producer and putting effective pieces of video together to tell a story is important and is the way most people consume their information. He stated he saw in the Budget that the Township is getting approximately \$450,000 a year from Comcast and he feels there is a lot that could be done at very little cost to put together a Lower Makefield channel on Government Access Channel 22 and create their own marketing vehicle. He stated there are many students who need to get community service hours before graduation and they could be involved in something for the Township. He stated he feels this would help sell the Township and would probably help residents get more involved. Mr. Maloney noted the business entities and stated he feels the Golf Course is an example of the Township taking a business risk which is exposed to the possibility of failure adding there are many other things the Township needs to be focused on. He stated while he appreciates the consideration of creating more for the taxpayers, he feels there is a competing argument you hear of where are they doing more for the residents and where are they getting involved in things they should not be. He asked Mr. Traynor if he feels in those cases it makes sense for the Township to be taking those risks or should they avoid these opportunities for expense and revenue shortfall. Mr. Traynor stated he feels the Board should take a hard look at economic development opportunities, the cost involved, and the infrastructure needed to support an operation on the land that is available to them. He feels it is matter of balance and they must decide what is a potential economic engine that would generate jobs and keep jobs in the Township versus something that would not be fiscally-prudent. He stated he feels a pool is a good business to be in. He feels the Golf Course is an attractive element for someone coming into the area to look to buy or rent knowing that these facilities are available. He feels they should balance the risk versus the opportunity of any new economic development, and he feels the constituents will help the Board decide the right answer.

Mr. Smith asked if the Township should be in the business of historic preservation and does he feel they are doing a good job with this. Mr. Traynor stated he has lived all over the United States including places that do not have a lot of history and in places that have a rich history. He feels this area is very interesting in its ties to the Colonial Period and it is attractive for tourism which is important to any community. He stated he does not really know how much the Township has on the books that support historic preservation, and he feels it would be a question of what they feel would be a prudent expenditure. He stated the rich history of this area is important and it is a responsibility that has been handed down to protect the legacy and pass it on. He feels most everyone in the community would support protecting the historic elements of the community as much as

they can afford to. He stated he is not that familiar with what are the important historic structures to be protected. Mr. Traynor stated he feels they would get feedback from the constituents on what they would like the Board to do. Mr. Traynor stated he could have lived in any area, and he and his wife liked the community mainly because of its geography and proximity to New York, Philadelphia, and places in New Jersey where they might work. He also feels it was a great place for his children to grow up. He stated he feels the Board is doing a good job or he would have made himself known to the Board if he had any complaints. Mr. Smith stated last year they had a question as to whether they should post “Welcome to Lower Makefield” signs and there were costs associated with that. He stated they decided not to do this because of budgetary reasons and asked Mr. Traynor if he feels this was a mistake. Mr. Traynor stated if he was on the Board and this came up, if they could not afford this but they felt it was a good idea, he feels he would have gone to the Technical School to see if they would help them with this project noting that many of the tax dollars from the Township go to fund that School. Mr. Smith noted some of his family members have filmed Township events and provided them with videos for the Township Channel and asked Mr. Traynor if he feels it would be worthwhile to work with the High School on this; and Mr. Traynor stated he feels this is a great idea and also noted the proximity of Bucks County Community College where there are talented students taking courses in video production. He stated there are also a number of other college students in the area who commute to Temple University which has the single largest audio/visual concentration of experts between here and New York. He stated he has worked with them in the past on different film projects, and they are very interested in getting their students involved in as many projects as possible. Mr. Smith stated since 2006 the Supervisors meetings have been televised, and he asked Mr. Traynor how he compares Lower Makefield to other Townships he has lived in. He also asked about the Township’s transparency in Government. Mr. Traynor stated he has lived in two planned communities in other States where he felt Government was omnipresent, and he does not feel most people want this kind of Government. He stated he feels most people want the kind of transparency he sees in Lower Makefield – televising meetings, the Website, and Newsletters. He stated in other areas he lived in Government felt that they needed to do everything. He stated it is a pleasure to be in an area like Lower Makefield which is low impact on his life.

Mr. Smith stated the Board has a difficult job ahead and he hopes whoever is not chosen will come back to serve the Township in whatever way they can. Mr. Caiola stated the Board will vote on the appointment on December 17, 2008. The meeting was adjourned at 9:25 p.m.

Respectfully Submitted,


Matt Maloney, Secretary

