

TOWNSHIP OF LOWER MAKEFIELD
BOARD OF SUPERVISORS
MINUTES – OCTOBER 23, 2024

A meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on October 23, 2024. Mr. Lewis called the meeting to order and called the Roll. Mr. Lewis thanked the Historical Commission and volunteers for the amazing Slate Hill Cemetery event held on Saturday.

Those present:

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

Others: David W. Kratzer, Jr., Township Manager
 Maureen Burke-Carlton, Township Solicitor
 Melanie Aroniss, Township Engineer
 Kenneth Coluzzi, Chief of Police

Absent: Matt Ross, Board of Supervisor Treasurer

COMMUNITY ANNOUNCEMENTS

Mr. Lewis stated residents and youth organizations can contact the Township at admin@lmt.org to request a special announcement. There was no one wishing to make a special announcement at this time.

Mr. Lewis stated if you have free time on the weekends and would like to volunteer your time, you can join the Friends of Five Mile Woods Clean-Up days. They are held the second Saturday of the month at the Five Mile Wood starting at 8:30 a.m. Please come in comfortable clothes.

Mr. Lewis stated on October 26, 2024 the 11th Annual Slay Sarcoma 5K Run/Walk will be held at the Core Creek Park in Langhorne, Pennsylvania. The primary objective of this event is to raise awareness and research funding for Leiomyosarcoma (LMS).

Mr. Lewis stated Lower Makefield Township's Environmental Advisory Council is hosting another Styrofoam & Recycling event this Saturday, October 26 from 10:00 a.m. to 12:00 p.m. in the parking lot of the Township Building. Ms. Blundi

stated while they do not accept packing peanuts some of the Mail N More stores will take them.

Mr. Lewis stated Lower Makefield Township is hosting a Blood Drive for the Red Cross on Friday, November 1 from 12:00 p.m. to 5:00 p.m. in the meeting room at the Township Building. You can sign up at RedCrosBlood.org and the Sponsor Code is LowerMakefield. If that time does not work, you can select other locations.

Mr. Lewis stated on November 9, Lower Makefield Township will be hosting its 1st Annual Arbor Day Celebration at 10:00 a.m. at the Municipal Building, 1100 Edgewood Road.

Mr. Lewis stated also on Saturday, November 9 will be the Veterans Day Parade and Ceremony. The parade starts at 1:00 p.m. on Edgewood and Longacre and concludes with the ceremony at Veterans Square, and there will be a fly-over. For more information visit the Township Website at lmt.org or call 267-274-1105.

PUBLIC COMMENT

Mr. Hasib Abdur-Rahman, representing the Zubaida Foundation in the Township, thanked Chief Coluzzi and the Police Department for the job they have done over the years partnering with the Zubaida Foundation. He stated he does not feel that the Police get enough credit for the work that they do. He also thanked Parks & Recreation for what they provide to the community as well as the "Maintenance Department." He stated he and the Zubaida Foundation are honored to be a part of the community, and he thanked the Board of Supervisors. He invited all in the community to come to an interfaith gathering at the Zubaida Foundation.

Mr. Lee Pedowicz, 247 Truman Way, stated he is trying to find a resolution to the Ordinance and Code violations that were incorporated into the design and construction of the Regency at Yardley Development. He stated on October 9, he met with Representative Perry Warren, Representative Jared Solomon, Chairman of the Veterans Affairs and Emergency Preparedness Committee, and Michael Hillman, Executive Director of the Veterans Affairs and Emergency Preparedness Committee. He stated he also met separately with Rosemary Wuenschel, Chief of Staff for Senator Santarsiero. He stated he explained to them the issues he is having with the gates and island installations in the Regency at Yardley community, and the responses of the

Township Board of Supervisors to his concerns. He stated he sent a copy of his notes to Mr. Kratzer. He stated Representatives Warren, Solomon, Ms. Wuenschel, and Mr. Hillman had no comments on them as written. He stated Representative Solomon and Mr. Hillman agreed to investigate and let him know what he needs to do to get this matter resolved.

Mr. Pedowicz stated no gates have been installed on the entrances/exits at the Carriage House side of the development. He stated a Fire Department vehicle was brought over and could enter. He stated based on what was demonstrated on the Renaissance Boulevard entrance where a fire truck could enter with the gate and island installation, this was not a valid test despite being told that the approvals went through a vigorous SALDO review process.

Mr. Pedowicz stated Regency at Yardley by definition is not a gated community as a gated community is defined by a physical barrier such as a wall, fence, or gate that limits access to residents and their guests. He stated Regency at Yardley is accessible to the public, and there is no wall or fence, and the gates will not provide security. He stated there is unrestricted pedestrian access from Oxford Valley Road, Dobry Road, Big Oak Road, and I-295; and that has been proven many times. Mr. Pedowicz stated it is obvious that not having gates makes accessibility for emergency apparatus that much easier.

Mr. Pedowicz stated at the September 18 Board of Supervisors meeting, he requested that the Township engineer look at the gate/island installations and render his/her professional opinion as to whether or not they met the applicable Codes at the time of design and construction; and he asked if that was done.

Mr. Lewis stated as was discussed previously, the Township had investigated Mr. Pedowicz' claims and referred them to the solicitor who reviewed them. In this case, a letter was rendered explaining the situation to Mr. Pedowicz and also demonstrated entrance into that gate process with a video of our largest apparatus entering the gate. Mr. Lewis advised Mr. Pedowicz that when he asks the Township to ask the professionals to do something, that incurs costs; and costs are borne by all taxpayers. Mr. Lewis stated we need to be judicious as to whether we use our professional services to answer questions. He stated in this circumstance the HOA has all of the power it chooses, and it can remove the gates if they choose to do so. He stated the issue is between Mr. Pedowicz and the HOA, the owners of the island area and who are the ones who manage it. Mr. Lewis stated his understanding is that the Township cannot force the HOA to take down the

gates. Mr. Lewis stated when Mr. Pedowicz came to the Board with a safety concern, the Township immediately addressed the safety concern by doing a test with the largest apparatus, and videotaped it; and he believes that was shown to Mr. Pedowicz at the August 21 meeting. He stated that and the solicitor looking into this matter incurred taxpayer expense, and he does not believe there are three Board votes to incur additional professional services expense when we do not have the legal authority to tell the HOA to change the approved gates. Mr. Lewis stated if Mr. Pedowicz is unhappy with that, it would be between Mr. Pedowicz and the HOA.

Mr. Lewis stated he understands Mr. Pedowicz' comments from the concept that there is a difference between what was enacted in 2000 versus 2018, and Mr. Pedowicz suggested that this would meet the 2018 standards. Mr. Lewis stated it is also important to remember from a safety perspective that there are three entrances into Regency and only two are required by law. He stated it has also been noted previously this development was subject to litigation and the Court decided how the process went about and that pre-dates everyone on the Board. Mr. Lewis stated he feels the Board has been very helpful in addressing safety concerns. He stated this is not the first time that safety concerns were dealt with at Regency as there was a serious mold issue that Toll Bros., the builders of this development, refused to investigate. He stated the Township invested \$30,000 of taxpayer money working with an environmental engineer to solve the situation. Mr. Lewis stated in this instance, he does not feel that there is more expense that we should incur on something that we feel that is a difference of opinion between Mr. Pedowicz and the HOA and does not impact safety.

Mr. Pedowicz stated this is between he and the Township for approving Plans that were an obvious violation of Codes and Ordinances. He stated while he understands that they do not want to incur costs, for an engineer to determine whether or not the entrances and exits meet the requirements of the Code, they would not even have to get out of their car and could just look at it from their car to see the obstruction. He stated he does not know what an engineer would charge to do that. He stated with regard to the letter he received from the solicitor, Ms. Carlton indicated that there was a vigorous review done of the Plans; and he asked how vigorous it could have been if you cannot get a fire truck in one of the entrances which is what was determined.

Mr. Lewis advised Mr. Pedowicz that if he has a concern with this, he could work with the HOA which has oversight and determinative action they could take on this; or if he feels that the Court made a mistake when it approved

the Regency process, he could provide to Mr. Pedowicz the names of the people who were part of that litigation, and Mr. Pedowicz could address this with the Court. Mr. Lewis stated this was not a typical land use decision, so the Township was hamstrung in some ways. He stated he feels the Township has done the maximum of what we can do.

Mr. Lewis asked if Mr. Pedowicz was asking that the traffic engineer or the Township engineer look at this; and Mr. Pedowicz stated it could be whoever the Board likes adding that if they wanted a professional engineer to do it free of charge, he would do it as a Licensed professional engineer and send the Township a letter that the entrances and exits do not meet the Codes in effect at the time of construction. Mr. Pedowicz stated if the Courts mandated that it is okay, he feels there is “something wrong with the Courts because there should have been a Variance listed on the Plans.” He stated this is a safety, financial, and insurability issue that can be corrected.

Mr. Lewis stated the Board is not interested in engaging more professional services to research this. He stated even if Mr. Pedowicz feels strongly about this and wants to provide the funding for it, he still does not feel that would change the Board’s outlook. Mr. Lewis stated with regard to the Court decision, he would be willing to put Mr. Pedowicz in touch with the people involved; however, he believes that once the Court sees the video that was shown to Mr. Pedowicz during the public meeting of the entrance as well as the letter and other documents, Mr. Pedowicz may not get the decision he is looking for. Mr. Pedowicz stated he would appreciate having the names of those involved.

Mr. Pedowicz stated the Regency at Yardley Development’s curbs, curb ramps, and cross walks, “after a vigorous SALDO review for approval,” are not ADA-compliant. He stated the ADA applies to public streets, sidewalks, etc. He stated the Lower Makefield Township Ordinances specifically say that private developments will meet ADA requirements. He stated he brought this to the attention of the Township, and he assumes Toll Bros. is doing the remediation work to get this problem remediated. He asked how this design got through if there was a vigorous SALDO review when it is a violation of someone’s civil rights. He stated he is a handicapped American citizen, and his civil rights are being violated. He stated this and the problem at the entrance where fire vehicles could not get through were approved through the SALDO process and are two serious violations of Lower Makefield Township Ordinances.

Mr. Pedowicz stated having gates and their associated islands at the Regency at Yardley Development obviously violates Township Ordinances. He stated he is vigorously pursuing and will continue to pursue this because getting it resolved can only protect the residents of Regency at Yardley and ultimately Lower Makefield Township from safety, financial, and legal liabilities. Mr. Pedowicz stated when you talk about going to the HOA, if they do anything with the gates, it would be at the HOA's expense; and he maintains it should not be at their expense because they are there illegally. He stated it would benefit both the Township and the residents of Regency at Yardley if this could be resolved without having to resort to legal action which will include filing complaints with the Pennsylvania Department of State against the professionals that approved this Plan and are allowing it to continue.

CONSENT AGENDA ITEMS

Mr. Grenier moved, Mr. McCartney seconded and it was unanimously carried to approve the following Consent Agenda Items:

Approved the Minutes for the October 9, 2024 Meeting
Approved the Warrant List dated October 16, 2024 in the amount of \$225,325.05 (as attached to the Minutes)
Approved Payment Application #5 to Keystone Sports Construction in the amount of \$19,232.25 relating to Memorial Park Basketball Courts

PATTERSON FARM MASTER PLAN IMPLEMENTATION COMMITTEE

General Project Update and Presentation of Recommendations

Mr. Joe Camarratta and Mr. Ron Schmid were present. Mr. Camarratta stated the Committee was formed in February, 2024 and met for the first time in April. He stated they were tasked with moving forward with the eight Stage One initiatives identified in the Patterson Farm Master Plan. At their September meeting the Committee approved three recommendations to the Board of Supervisors.

Mr. Camarratta stated one of the initiations was to identify or establish a dedicated, focused, non-profit to manage the property and another was to identify and prepare a few buildings that are early leasing opportunities. Mr. Camarratta stated the Committee did an exhaustive search in speaking

to a number of non-profits in the region trying to convince them that they should manage the Patterson Farm for us in terms of implementation of the Master Plan. He stated what they heard unanimously was that it was too big of a project for them to take on, and it would either go outside of their current mission or exhaust their resources; and they were advised by all of the non-profits to form a non-profit that has specific focus of preserving and managing Patterson Farm.

Mr. Camarratta stated the Committee is recommending to the Board of Supervisors the formation of a non-profit for the improvement and property management of the Thomas Janney Homestead Historical Agricultural District. He stated the name comes from the work that the Historical Commission is doing with the National Register submission and it fits with the appropriate historical name for the Farm. He stated the recommendation is also to have that non-profit pursue 501C3 status so that it can accept tax-exempt donations.

Mr. Camarratta stated the second recommendation involves the individual campuses – the Patterson/Janney Farmstead and the Satterthwaite Farmstead. He stated the Master Plan called for establishing the Satterthwaite Farmstead as an Agricultural Heritage Center for Lower Makefield Township, and there have been very productive conversations with Patterson Farm Preservation on being the lead tenant there in order to make the Agricultural Heritage Center come to life. The Committee is recommending to the Board of Supervisors entering into preliminary Lease discussions with Patterson Farm Preservation on select buildings on the Satterthwaite Farmstead.

Mr. Camarratta stated the other campus – the Patterson/Janney Farmstead was identified in the Master Plan to be an art center. He stated we have a current tenant, AOY – Artists of Yardley – who would like to expand their presence on that Farmstead. The third recommendation to the Board of Supervisors is to enter into preliminary Lease Agreements with AOY Art Center on select buildings on that farmstead in order to expand the arts mission of that farmstead.

Mr. Camarratta stated with the Board's approval, they will work with Township management on taking the next steps.

Mr. Camarratta stated there was an initiative with regard to paint and necessary light carpentry to protect and enhance as many buildings as practical. He stated the Township had identified a contractor to do the

painting, and the Committee vetted them to understand how they would handle the issue of the lead-based paint on the property and how they would handle the historic materials that are on the property. He stated the Committee was satisfied with the responses they gave, and they were open to some of the suggestions that the Committee had provided. He stated the Committee prioritized which buildings should be worked on first, and this was sent to the Township to consider in the Budget process.

Mr. Grenier thanked the Committee for the work they are doing. He stated the Board has the information with regard to the painting, and that will be discussed as part of the Budget process. He stated moving forward with the 501C3 is key so that we can start funding. Ms. Blundi thanked the Committee and all of the Township Committees for the work that they do.

Mr. Lewis also thanked the Committee for their work. He stated we will have to work together on the Lease Agreements as any time it involves a public asset we need to make sure that the asset is protected, that the participants are safe, and that there is a solid path forward. He stated the Committee has done a great job building general support within the community, the infrastructure, and the broader plan which he does not feel the Board of Supervisors could have done separate from their work in terms of the amount of time it took, and the Board appreciates that. He stated the Board will be discussing funding sources as part of the Budget process.

2025 BUDGET – DEPARTMENTAL PRESENTATIONS

Community Development

Mr. Jim Majewski was present. He stated the Draft Budget has been circulated. He stated in the Community Development Department Revenues and Expenses are slightly off from what had been Budgeted, but we are in line with the average of where we have been for the last five years. He stated for next year, we are looking to maintain that, and no increased expenditures are anticipated from this year to next year. He stated they anticipate a slight decrease in Revenues as the building boom that had been going on since 2019 has leveled off, and there are not as many major projects going on. He stated they are looking at some Fee adjustments for next year – lowering a few and raising a few to adjust them to be more in line with the level of service and effort required to maintain the Department.

Mr. Majewski stated for next year they broke out a few items for education and training, dues, and subscriptions as those had been lumped into other categories in the past. He stated they also have Engineering Inspection Fees, and some of the Fees for reviewing Sewer Lateral Inspections which had previously had been under the Sewer Department; but now that we no longer have that, those Fees are now incorporated into the Community Development Department as we review and process Sewer Lateral Inspections for those moving out of their homes. Mr. Majewski stated there is also another category for Fees associated with the Fats, Oil, and Grease Program which had previously been in another category as well.

Mr. Lewis stated we are showing a decline in Contracted Services, and he asked what causes that to go from \$83,000 to \$60,000. Mr. Majewski stated when we got the new Permit software, there was a one-time charge to migrate all of the information over to the new system; and that has now gone away, and resulted in a savings of \$23,000. Mr. Majewski stated we also eliminated some other services that we had.

Mr. Lewis asked Mr. Majewski his assessment of the Permitting system in OpenGov as he understands it has been positive in terms of customer satisfaction and cost savings for the Township. Mr. Majewski stated it has been positive for the Township, the contractors, and the residents and has far exceeded expectations. He stated there were very few issues upfront, and they were easy resolvable. He added that there are some people who do not want to use a computer at all, and they have them come in and work with them through the process especially if they are residents. Mr. Majewski stated the walk-in traffic with regard to Permits has gone down by almost 70% and phone calls have dropped off dramatically as well. He stated response time has also improved. Mr. Lewis stated the Supervisors are no longer getting calls about Building Permits which is a good sign.

Mr. Lewis stated there is an increase in Inspection Fees of about \$60,000 (Item 310). Mr. Majewski stated that is the Sewer Lateral Inspection which was previously in another category. He stated also some of the engineering fees from the Township engineer were categorized under General Engineering and those that are involved with Building Permits are being moved over into this category so it accurately reflects the level of effort and we can better track how our Expenses and Revenues relate directly to a Building Permit.

Mr. Grenier stated there are some large developments being considered although they have not been approved, and he asked if the Revenue contemplates everything associated with those developments as well or are they too far in the future. Mr. Majewski stated it does contemplate some of that Revenue. He stated if the developers continue with their projects, they will be in a position to possibly get approval and get Building Permits toward the end of 2025. Mr. Majewski stated there is also the Park & Rec Fee-In-Lieu, Traffic Impact Fee, and Tree Bank Fee which all contemplate a certain percentage of the developments moving forward in 2025. He added that they do try to be conservative on that and capture what they realistically think could come through.

Mr. Grenier stated there has been discussion about a potential Fee for inspections related to Variances that have been approved for impervious surfaces where they need to install some BMP and some type of Fee would be associated with inspecting that. He stated he assumes that is not contemplated yet, and Mr. Majewski stated part of the category 310 – Engineering Inspection Fees contemplates some of that work.

Mr. Lewis stated the Board will consider any Fees that Mr. Majewski feels should be raised or any that should be lowered. Mr. Lewis stated approximately eight years ago the Board looked at how our Fees compared to our peers, and ours were much lower; and those were adjusted to reflect the work output done.

Fire Services

Mr. Tim Chamberlain was present. He stated he is proposing the possibility of hiring a full-time firefighter/Code Enforcement Officer. He stated this position would work out of his Department and help with the inspections that are being conducted with the Building Permits, which he has done over 100 this year and takes time away from the Office. He stated this individual would help with Special Event Permits, U and O Inspections, etc. He stated this position will also help the Building Code Official who has a lot of issues and inspections that he has to go out on with regard to complaints. He stated if this position is approved, and some of the work load is taken off of him, he would be willing to get fire training to help out with the manpower shortage during the day. He stated this position would also help with the manpower of the volunteers either driving the fire apparatus, riding the Officer seat, etc. since the manpower during the day is getting older and slimmer. He stated while we are recruiting volunteers, their

time during the day is limited; and the two top drivers during the day are 78 and 81 years old. He stated if it is not them it is either the Chiefs or himself driving during the day which takes away from their other duties. Mr. Chamberlain stated if this position is approved, the individual could work out of the fire house, and we would not have to provide a vehicle since there are vehicles that the individual could use.

Mr. Chamberlain stated he will forward a packet to the Board explaining all of the Accounts.

Mr. Lewis stated there have been recent changes in State Law that give authority to increase millages for full-time staff. Mr. Lewis stated he understands that we have the third most calls in Bucks County. Mr. Chamberlain stated currently we are second in the County, and are on pace to hit almost 660 calls this year which is up from last year even though we have not had any major storms, floods, or hurricanes, etc. which can inundate call volume. He added that even with the lack of rain, we have not had many woodland fires.

Mr. Lewis stated we appreciate and rely on our volunteer service, and we want to retain those volunteers; however, over time he feels we will need to have a blended circumstance, and he wants there to be a smooth transition. Mr. Lewis stated he believes some of the members will be considering this additional position. Mr. Chamberlain stated with this position, if the volunteers know that there is a driver at the Fire House during the day, it might entice them knowing that they will be able to get out and help the community.

Golf

Mr. Mike Attara, Mr. Kevin Beirne, and Mr. Brian McCloskey were present. Mr. Attara stated they have had another strong year tracking to hit over 50,000 rounds of golf. He stated Food and Beverage has improved over the years with banquets and ala carte doing well. He stated there is good support in the kitchen with Chef Mark Miller coming back this year.

Mr. Attara stated net income is up from prior years. He stated they are going to try to capture additional credit card fees next year. They are projecting Revenue of \$4.169 million next year.

Mr. Attara stated the Golf Course is twenty years old and there are things that need to be updated. He stated with regard to Sewer and Water, they are hoping to get the deduct back on the Sewer charges. He stated water this year has been very challenging, and they just received a water bill for about \$40,000 in addition to the \$32,000 bill; and that does not include the Sewer charges which were even more than that. He stated depending on what happens with the Sewer, the number could be up to \$180,000.

Mr. Attara stated Equipment Lease is going in a positive direction, and all the Leases fell off this year. He stated mowers, which were discussed last year never came in, but they will be coming in now. Some additional items are listed later on the Agenda to be considered for purchase since almost none of the Lease money was spent this year. Mr. Attara stated he is still Budgeting \$86,000 for next year, but with the two pieces he is requesting Leases for this year, it will be about \$70,000.

Mr. McCartney stated he assumes that with regard to the Sewer and Water, for the sprinklers/irrigation done on the course, they are getting hit on the back end for the Sewer processing of that water. Mr. McCartney asked if there is a separate meter, and Mr. Attara stated there is. He stated there is a meter at the road; and when they turn on the water, they can see the difference between what they are putting in the pond versus what they are spending at the Club House. Mr. Attara stated they were not put on the deduct for the Sewer when they did the changeover for the purchase. He stated Mr. Fuller has been working on this.

Mr. Fuller stated like a lot of things with the Sewer sale the deduct meters at the Golf Course were not clean from the PUC standpoint. He stated the Township did not keep records because we did not charge ourselves for Sewer, and the meters were not installed in a deduct fashion. He stated we have a meter that comes in from the street that PA American Water charges water for, and we have two separate private meters that measure domestic water into the buildings. He stated the delta between those two is what goes into the ponds when they fill up the irrigation ponds. He stated Aqua never knew about that during the purchase because we never had records of those meters since we never charged ourselves and we only paid what PA American charged for water. Mr. Fuller stated Aqua is trying to determine how to accept this and credit the Township money for the 2024 season. He stated Aqua viewed the meters and are somewhat in agreement

although it is not “100% kosher” how the meters are set up. He stated they may be willing to accept them this year as a deduct, but moving forward they may want to see an entirely different metering system because it was not done the proper way in terms of a traditional deduct system.

Mr. McCartney asked if there is the opportunity for us to install the proper deduct system, and Mr. Fuller stated they are working on how to do that. He stated they can see clearly that we are using 1.2 million gallons of water which is not going down the Sewer; and that at 2 cents a gallon which is the Sewer rate right now, the one bill was for \$68,000 and the Water bill was only \$42,000. Mr. Fuller stated as we use more water, the Water rate goes down, but the Sewer rate for Commercial service is a flat 2 cents per gallon no matter what you use. Mr. Fuller stated we have not yet paid the Sewer bill, and Aqua was fine with that and are trying to determine how to work this out. Mr. McCartney stated he would prefer not paying that bill until this is worked out, and Mr. Fuller stated Aqua has been understanding about this.

Mr. Grenier stated with regard to Food and Beverage non-banquet, it seems it will be relatively similar from 2024 to 2025; and Mr. Attara stated they did keep that flat given that 2024 was our best year. He stated their goal is to continue to grow some of the banquets recognizing that does impact ala carte at times so they are trying to manage between the two. Mr. Grenier asked if they feel they have hit the upper limit as to Revenue with regard to Food and Beverage, and Mr. Attara stated they do not which is why they want to discuss some Capital improvements. Mr. Attara stated covering the deck would provide another outlet for events and/or ala carte. Mr. Grenier asked if they would need improvements to increase the Revenue for Food and Beverage, and Mr. Attara agreed. Mr. Attara stated with the increase in rounds of golf, more golfers are eating there along with some additional ala carte from people coming in off the street. He stated to continue to do that, we need more of a bar and deck to provide that opportunity.

Mr. Attara noted the Capital list being shown which has been growing over the years. He stated there has not been a big push to recapitalize the Golf Course as we were working on the Debt over the years. He stated since the Sewer sale and the payoff of the Debt, they still know that there is a need for a minimum of \$750,000 up to \$1 million of what can be produced before paying any transfers back to the General Fund. He stated they feel that number gives sufficient money to try to achieve some of the Capital items. He stated they ran numbers for Debt Service, and if we could

take out a loan for between \$1.9 and \$2.7 million, and we would have that money available to start tackling the items on the Capital list. He stated they would be able to cover the Debt Service in the Operation and get through these Capital items rather than doing them piecemeal year after year since in five to ten years, there will be irrigation and building needs. He stated Capital is an important piece to continue to maintain and grow what we are doing.

Mr. Attara stated looked at the list as to priorities, the ponds have been discussed frequently. He stated if the ponds are done, that could cover the Debt Service on all of the other things since we are spending \$100,000 a year on water.

Mr. Kratzer stated Debt Service numbers were run on a \$1.5 million borrowing using a twenty-year level Debt Service pay back, and that number was about \$127,000 annually for both principal and interest on what would be due. He stated looking at what was paid over a sixty-five day period for Sewer and Water charges, we were at \$121,000. He stated while there is still the discussion about the deduct meter and potential credit, we could almost pay Debt Service for a fairly significant borrowing just by avoiding costs associated with the current Water and Sewer charges.

Mr. McCartney stated the ponds at 7 and 9 would be the water source for the course, and Mr. Attara agreed. Mr. McCartney asked if there were long periods of drought, would they still need to fill the ponds. Mr. Attara stated we are constantly filling the ponds, and we have wells that we fill them with; however, the ponds are losing more than we can replenish. Mr. McCartney asked if the wells have ever gone dry; and Mr. Attara stated they have not although they have done some service to them over the years including putting new pumps in and they also did some water fracking a few years ago which increased the gallons per minute. Mr. McCartney asked if they feel if we did the pond liners at 7 and 9, we could essentially get off Aqua/Water; and Mr. Attara agreed.

Mr. Grenier stated he understands that the liners are not working and we are losing water, and Mr. Attara stated it deteriorated many years ago. Mr. Kratzer stated the liner is original to the construction of the Course. Mr. Grenier stated as part of his job when he has designed these, he integrated them into the stormwater management system and did wet detention ponds so that there would be standing water in the pond that also served as stormwater management, and the gray water could be used for irrigation etc. He asked if these are stormwater ponds. Mr. Attara stated when it rains

they do capture a lot of the water run-off. Mr. Grenier asked if they are placed in the landscape such that water will naturally flow there, and Mr. Fuller stated they are on the higher terrain on the Course, but they do capture a good amount of stormwater. Mr. Attara stated they capture it for a portion of the Golf Course, although the back nine are lower.

Mr. Grenier asked if there is an opportunity to retrofit them as a wet detention basin so that the need for a liner would be reduced. Mr. Fuller stated due to the geography of rock there which is all fractured shale, you would need a liner. He stated he feels they probably used a cheaper liner which had a ten-year life-span, and there was no cover soil on it, and the top was exposed to UV for the last twenty years. Mr. Fuller stated there is probably only 5' of water in it when they are designed to hold 12'. Mr. Grenier stated when they do the liners it may be an opportunity to do some green infrastructure around the edge of the ponds and the shallow portion to make it look nice, add habitat, and add some additional stormwater management to the pond for relatively little expense. Mr. Attara stated that could all be incorporated into the RFP.

Mr. Lewis asked if we could go deeper, and Mr. Fuller stated he understands that when they were constructed, they were not as deep as intended because they hit so much rock. Mr. Attara stated he understands that is correct from his conversations over the years with those who were on the Golf Committee and who were here when the Course was constructed.

Mr. Grenier asked if we know if there are any other locations on the Course that would be well suited to support a wet detention basin. Mr. Attara stated he does not believe that there would be an opportunity for that for irrigation.

Mr. Attara noted other items on the Capital list that was provided. He stated the Driving Range is doing well with regard to Revenue, but there is a need to make improvements there as the field is down to the shale and there is no more topsoil. Mr. Attara also noted the bar renovations adding that there is a need to do something with the plumbing because they need to meet Board of Health standards. Mr. Grenier asked if that includes anything with the kitchen or is that just outside the kitchen. Mr. Attara stated with the \$175,000 number, they could potentially increase the size of the kitchen a little bit and move the bar out. He stated this relates to capturing the banquets versus the ala care business, and it will make it a better ala carte space inside. He stated they would focus all of the efforts on the larger

banquets outside and do the small banquets inside. He stated the deck piece is a huge opportunity because we could continue to do ala carte there if we are using the inside space for a banquet.

Mr. Attara stated another item is the cart paths since they are like roads and only last so long adding that the cart paths are twenty years old at this point. He stated the walk-in is also original and needs to get done. He noted the bunkers have been shown as well; and while they have been piecemealing the bunkers, the balance needed to be done will cost about \$250,000. Mr. Attara stated they also want to improve the 18th hole by moving the tee box.

Mr. Attara stated it is important to get this work done, and he feels the way to do that would be to create the Debt Service and spend the money as it comes and work on the items on the list. Mr. Lewis stated his concern is that some of the items have a quicker pay back than others, and he particularly noted the pond liner. He stated he would like to know a rough idea of what the payout/cost savings would be on an annual basis on the items. He stated he would also like to know which items would be a priority. He stated he feels the pond liner would be number one, and Mr. Attara agreed. Mr. Attara stated the range covers and range field are being worked on with the contractors and will be pushed into 2025. He stated he also feels the bar and deck should be done with the bar possibly in the off season, while the deck will involve some engineering and time.

Mr. Lewis stated his other concern is that when we try to do too many projects too quickly we are not effective in getting them done on time, on Budget, and on scope. He stated this is a lot to manage. He stated with regard to the financing, there are other options we might choose that are shorter duration loans and also a line of credit depending on the bank rates. He asked that more detail on that be provided. Mr. Attara stated they are happy to come back and provide the Board with more detail.

Mr. Fuller stated most of the items on the list could not even happen in 2025. He stated even the pond liners could not start until fall of 2025, and this would be the same with the cart paths. He stated this would probably be a one to three-year plan to implement everything on the list, and Mr. Attara agreed. Mr. Fuller stated after that, there will be items needed to be done to the building such as roofs, etc. Mr. Attara stated he was just looking to start the process, put Bids together for the pond liners and cart paths, get the Bids out, and get the engineering done on the deck and schedule the items accordingly.

Mr. Lewis stated he does not see that there will be a heavy hit in 2025, and Mr. Attara agreed. He stated the bar and the walk-in would be the easiest to do, and range covers will probably happen in 2025. He stated the bunkers could be the fall of 2025, and the pond liner may start in 2025. Mr. Blundi stated she feels the pond liner has to start and we need to do everything we need to do to make that start; and Mr. Attara agreed.

Ms. Blundi stated she would also like to see a Plan for what else will need to be done. Mr. Attara stated they were hoping to tackle what is on the list provided in the one to three-year range and make the payments back. Mr. Attara stated they will also need to address irrigation since thirty years is usually when that needs to be addressed, and that will be a big number of about \$1.5 million to \$2 million. Ms. Blundi stated those are the items she wants to know about it so we know what else will be coming.

Mr. Lewis asked if we start talking about roofing or improvements to the building that would change its footprint, if those are coming in a five-year time period, would they do the same things proposed with the deck and bar renovation. Mr. Lewis stated he has seen the bar and the kitchen; and while the equipment is there, it could use some fixing operationally and there is not enough space. Mr. Lewis stated if they are going to come back in five years asking to make the building much larger, we should consider how much of the money being spent now is not being spent as wisely as possible. Mr. Fuller stated he believes the proposal was to work on the roofs and the siding, and it was just upkeep and not making the building much larger.

Mr. Grenier asked if LandStudies looked at the Golf Course in their storm-water management watershed review; and Mr. Fuller stated he does not believe it is part of the tributary that they were directed to, and he believes Woodside Road was the break point. Mr. Fuller stated he believes that the Golf Course drains down to the small stream in the back, and Mr. Attara agreed. Mr. Grenier stated there is significant drainage coming off the Golf Course even though it is grass. He asked if there is a way to leverage some of the studies and funding that might come out of those studies that would improve drainage there and stormwater management downstream. Mr. Fuller stated he feels that all the water needs to go the pond at 9, and a liner needs to go there. Mr. Grenier stated there may be opportunities to add more ponds or something else long term when they upgrade the irrigation system using gray water, etc. so that they are paying for even less water.

Mr. McCartney asked how many General Fund repayments we have that are going back. He stated he felt it was four years at \$455,000 each year. He asked if instead of paying ourselves back, we could use that money for Capital.

Mr. Lewis stated it would then be incurring the cost for the taxpayers on that.

Mr. Attara stated we know that the Golf Course has annually re-paid Debt of about \$700,000 to \$800,000 a year. Mr. McCartney stated he understands that there are two more years of those repayments from the original plan

Mr. Kratzer stated that was for a subsidy that was occurring for a limited duration. He stated he understood that the Township's intent was to continue to have that revenue stream. Mr. McCartney stated he feels that would be until you come to a point where the asset that is providing that income stream needs Capital improvements. He stated you would not deteriorate the asset to the point where it is no longer producing income by not paying attention to the Capital piece of it. He asked if in two years we are going to free up close to \$900,000 worth of Revenue that was being kicked back to the Township, why would we not use that money. He asked if we have that Revenue stream, and we have a Capital need at the asset, why are we pulling debt out.

Mr. Lewis stated while he understands what Mr. McCartney is saying, we also have other sources of cash that we could borrow against with an Inter-Fund. He stated a bank loan would provide some flexibility although the rates are slightly higher than we would like at this time, but he believes that they will come down over time. He stated if the money is taken out of the General Fund, we need to fill the General Fund gap which is an issue and we would have to raise the millage to cover that. Mr. McCartney stated the millage has already been paid, and the money that was being subsidized to the Golf Course was on prior millage for prior tax years. He asked if Mr. Lewis is saying if we withdraw that money going into the General Fund, there will be a shortage. Mr. Lewis stated there will as it was Budgeted that we were going to be getting that into the General Fund. Mr. McCartney stated we are therefore building our Budget based on the Golf Course giving us \$450,000 a year, and Mr. Lewis stated that was part of the premise.

Mr. Lewis stated the General Fund should not be subsidizing service elements like this because you are having taxpayers subsidize the Golf Course.

Mr. McCartney stated the Golf Course should not subsidize the General Fund if our Budget is off. He stated if our expenditures are over what our Budget is from a General Operating Fund based on the millage, we should not be using the Golf Course to increase our income to balance the General Fund.

Mr. Lewis stated those who approved the Golf Course pre-date everyone present, and their premise was that the Golf Course would generate a lot

of money and that would help the General Fund and they would not have to raise taxes. He stated in 2013 with the Dalgewicz Settlement, the Township had to pay an additional \$5 million because the Township used eminent domain to take the property. He stated prior to the Sewer sale we had been taking money from the General Fund to subsidize the Golf Course which was wrong.

Mr. McCartney stated we do that for the Pool as well. Mr. Lewis stated while that is done, that uses Park & Rec funding which is different than the General Fund which is technically the one which we are most constrained on.

Mr. Lewis stated with regard to the Golf Course, he feels there are a number of options, and he might be in favor of making this a twenty-year loan depending on where we are rate wise.

Ms. Blundi stated she feels we should continue to discuss this at some other time. She stated she feels that if the Board at the time had not done eminent domain, we would not have the Golf Course. She stated this is also true if we wanted to buy a large piece of land since the Township can only pay the appraised value and builders can pay whatever they want. She stated if the Township wants to compete for land, it is at a disadvantage. She stated the prior Board got the land, but the Courts indicated they had to pay more. She stated she believes that we need to invest in the Golf Course so that it can continue to be profitable and pay something back.

Mr. Kratzer stated 2025 is the last year in which repayment of the subsidy is contemplated. He stated the final \$455,000 was expected to be repaid at the end of 2025. He stated it is his understanding that the Golf Course was going to continue to push some of their Net Income back to support other Township-related functions. Mr. McCartney stated the \$450,000 would equate to a mill, and Mr. Kratzer stated \$553,000 at 100% collection would be about a mill. Mr. McCartney stated his understanding was that we were going to repay the General Fund for what was taken over the years for shortages at the Golf Course, and moving forward the Golf Course was going to be profitable and be able to accept the challenges of the Capital issues that they were going to have coming up. He stated he feels it makes sense that if there is an asset that is performing, we would want to make sure that the asset continues to perform.

Mr. Kratzer stated as part of the 2023 Budget process, the Board established what was called the Golf Bond Repayment Fund; and it was a nominal contribution that was coming back from the Golf Fund to this Golf Bond Repayment

Fund. He stated he understands that was intended over time to re-capture Sanitary Sewer Sale proceeds that were used to pay off Debt that was still being attributed to the Golf Course at the time the System was monetized and sold. He stated while the subsidy was no longer necessary, the \$455,000 would essentially go to the Golf Bond Repayment Fund which would be an amortized contribution back to the Township for the use of the Sanitary Sewer Sale proceeds to pay off the Debt.

Mr. Kratzer stated Mr. Attara has indicated that from his perspective, the Golf Course was paying \$700,000 to \$800,000 in Debt Service; and yet in 2023 it was still showing \$15 million in outstanding Debt. Mr. Kratzer stated he does not know all of the history related to this, and there is probably some rationale behind that. Mr. Kratzer stated it does not mean that this has to stay this way. Mr. Attara stated the way the Debt Service was structured is the question, and they are either going to look at this as its own Revenue Fund which pays its own bills or in the beginning it was rolled into a lot of the other Bonds and Issuances that occurred so it is hard to see a straight line as to what the Golf Course really paid versus what it did not pay. He stated if you took a twenty-year Note on a \$15 million property, you would pay that off with a \$700,000 payment per year. He stated if you look at it from a straight line, the Golf Course has paid \$15 million of Debt Service over the last twenty years. He stated moving forward we know that the Golf Course can pay its bills and the Debt Service and continue to make these improvements so that we continue to lead the area in the number of rounds of golf and Revenues that we should be doing.

Mr. Kratzer stated the issue of duration and options as to forms of Debt need to continue to be explored once a decision is made. He stated they ran a few Debt Service scenarios, and the reason he referenced twenty was that the Debt Service on the twenty-year bank loan was generally equivalent to the Operating Expense that is currently being paid as it relates to Sanitary Sewer and Water as a result of the failing pond liners that are on the property.

Mr. Lewis stated he has heard good things about the condition of the greens this year. Mr. Attara stated the maintenance crew has done a great job given the last five months of the dry spell.

Public Works

Mr. Fuller stated we bring in some Revenue through Road Permits which this year was \$68,000, and this is what the Utility Companies pay us to open up

our roads. He stated we also get Revenue from PennDOT Winter Maintenance which is the payback for us to maintain some of PennDOT's roads, and that is estimated to be about \$11,000 this year. He stated there is also the Leaf Assessment, and we are on track for 2025 for \$857,917. He stated this is the \$90 per property owner for the leaf collection in the fall, which this year will begin the first week in November. He stated he ran an analysis and that fee which was increased in 2023 will cover the costs in 2025.

Ms. Blundi asked Mr. Fuller to speak about the tub grinder. Mr. Fuller stated we received an LSA Grant for a tub grinder. He stated we requested \$1 million, and we received \$827,000; and we need to work through details to see what kind of equipment we can fit in that budget range. He stated that will keep the leaf operation and the recycle yard moving forward as the machine we currently have is about twenty years old.

Mr. Fuller stated Public Works uses Liquid Fuels which is the money that comes from PennDOT charged by tax on the gas, and the allocation is based on how many miles of roads we have in the Township that we maintain. He stated our allocation for 2025 is about \$1,003,000 which is down from 2024. He stated it may decrease again in 2026 because there are more electric cars and therefore less fuel tax being paid. Mr. Fuller stated in order to help the General Fund a little bit, in 2024 we tried to use a little more on labor as there are certain tasks that Public Works does that are eligible to charge to that Fund. He stated they were a little aggressive on that and were not able to hit that labor projection. He stated the next option is that we can charge a lot of materials to Liquid Fuels such as the asphalt for patching, stone, pipe, vehicles, and parts, etc. Mr. Kratzer stated traffic signal maintenance is another item. Mr. Fuller stated if that is eligible for Liquid Fuels about \$70,000 will come out of the General Fund and go into Liquid Fuel Expenses.

Mr. Fuller stated overall in Public Works there was an increase from 2024 of about \$143,000. He stated there are two major reasons for that, and one of them is that in 2025, we are contemplating the use of a contracted service for janitorial services for the buildings. He stated we have limited manpower; and while we have a full-time employee who does building maintenance/janitorial, he spends the majority of his days cleaning which does not allow him to do other tasks that need to be done in the building. He stated they are looking to sub-contract that out a couple days of week to help with deep cleaning. He stated the other item is Labor increases

adding they are currently in Contract negotiations as the Public Works Contract is due this December and there are some penciled in Budgetary numbers for Labor depending on how negotiations go.

Mr. Fuller noted Capital Expenses adding it is mostly equipment purchases which are funded through two Revenue sources. He stated this year they are going to use Liquid Fuels for the purchase of a large dump truck and a small dump truck, and we also have the Road Machinery Fund which has historically been used to finance Leases, and there is another small dump truck in there. He stated we are limited as to how much equipment we can buy under Liquid Fuels depending on our Fund Balances, and we are trying to utilize this as much as possible to not hurt the Road Machinery Fund and to look for a six-year projection to keep the millage at .3 mills steady and pay for the Lease payments.

Mr. Kratzer stated part of the strategy of using Liquid Fuels for Capital purchases is to maintain the future capacity of the existing millage rate. Mr. Fuller stated he ran an analysis of the equipment that needs to be purchased over the next six years, and the Road Machinery Fund would have needed a millage increase in 2026/2027 to pay for Leases and vehicles. He stated by getting some of the machines using Liquid Fuels Fund in 2025, we can keep the .3 mill steady for the next six years and not need a millage increase.

Mr. Fuller stated some of the trucks have over 100,000 miles; and while other large dump trucks have low mileage, they are twenty years old and are at their useful life due to road salt and degradation.

Mr. Fuller stated the Road Improvement Fund was discussed last year, and in 2024 it was set at 2 mills which brought in approximately \$1,068,000. He stated Ms. Stewart did show an increase from 2 mills to 4 mills to bring in Revenue of \$2,171,000. Mr. Fuller stated he keeps a three-year list of what he knows needs to be done with regard to the roads, and the list of roads that he knows need to be paved total 26 miles of our 140 miles of roads which has a price tag of \$10,665,000 in today's dollars. He stated if the Board wants to keep the millage in the Road Improvement Fund the same we could do about \$1 million worth of road which would be about 2.5 miles of the 26 miles. He stated if there is an increase in the millage, we could possibly do closer to 5.9 miles.

Mr. Fuller stated some of our roads have not been paid since 1985, and we need to plan for how to tackle the 26 miles. He stated some of the roads have a large price tag including Township Line Road which will need to be done in the next five years and could cost almost \$800,000. He stated some of that needs to be Budgeted with Middletown Township as they share some of that.

Ms. Blundi asked if they are using the new program. Mr. Fuller stated they have had training with the new program and they just got the new iPhones that are needed. They hope to use this during the leaf collection season so that as the trucks are driving, they are gathering data.

Mr. Lewis stated with the 4 mill scenario there would be \$2.17 million and \$1.3 million from Liquid Fuels so that would be roughly \$3.4 million; however, Mr. Fuller stated it was decided in 2024 to use Liquid Fuels to help the General Fund and moving materials that are purchased, such as equipment, and parts, and labor as much as we can. He stated if the Board wanted to put the Liquid Fuels just toward roads, the General Fund would be down \$1 million. Mr. Lewis stated when he first joined the Board they spent \$400,000 although it had been cut from \$800,000 to \$400,000. Mr. Fuller stated over the last twenty years, this has been underfunded, and we are at a point that due to the age of the roads, it is coming due all at once. He stated you would not want to do \$10 million worth of roads today because that would create an issue for a Board 30 years from now.

Mr. Lewis asked if the Board has the list of suggested roads, and Mr. Fuller stated he has not provided that yet since it could change. Mr. Lewis asked if it is felt that when the Vialytics program is run, it will change anything. Mr. Fuller stated he feels that 75% of the roads that he has listed are severe. He noted Makefield Road between Yardley-Morrisville and Sutphin needs to be done in 2025 as it is in terrible shape; and that would cost \$400,000.

Mr. Grenier stated there have been discussions about a potential Stormwater Management Fee; and the prior solicitor had been looking into a Court Case but we did not get a final answer as to whether a Stormwater Management Fee could be implemented in the Township. He stated he knows that in other places around the Country and the Commonwealth where it has been implemented it has provided a huge benefit to the Public Works Departments specifically because it generates a Fee not a Tax and can be used for Public Works projects. Mr. Grenier stated he feels we need an update in terms of the Court case and what we are able to do; and as a result of that seeing if there is any opportunity in 2025 to get this implemented assuming we can legally do it so that we can take some pressure off of the Tax base.

Mr. Kratzer stated he feels that there can be steps taken in 2025 but it would not have a potential implementation date until 2026. He stated at the last meeting it was indicated that the Township was the recipient of funding through DCED's Strategic Management Program and some of this multi-year trend information will come out of that; and in turn there will be discussions about both the Expense side of the ledger and tools that are available on the Revenue side. He stated he feels the Stormwater Fee would be integral to that discussion. Mr. Kratzer stated he has some information from one of the Law firms that participated in the Case, and he can provide that to Ms. Carlton and the Board. He stated there is specific language in the Second Class Township Code that permits us to levy that Fee and there is also specific language out of what the Legislature passed within the Authorities Act as well. He stated the Case in West Chester involves a Home Rule Borough, and he does not feel that it will result in a Court decision that says we cannot levy this Fee. Mr. Grenier stated he would like to see that move forward soon so that we can leverage it any way we can.

Mr. Grenier stated with some recent Township infrastructure projects, he has seen some good synergies between different Departments primarily Park & Rec and Public Works and he also saw Public Works working with the Golf Course this evening. He stated there seems to be individuals in Park & Rec and Public Works that have shared/complimentary skill sets, and he asked if there has been any consideration for re-organization of the Departments to allow for more efficient implementation of Public Works related projects with the entire staff. Mr. Kratzer stated those discussions are taking place. He stated there has been a lot better cross-utilization across Departments leveraging strengths, and they will continue to discuss that.

ENGINEERS

General Project Updates

Ms. Aroniss stated with regard to the Highland Drive Drainage Project, the old utility pole was removed and all aerial utilities are complete at this point. She stated the Water Company continues to work on their relocation of the water line and laterals. She stated the remaining underground utilities will be done during the construction phase.

Ms. Aroniss stated the Township purchase from Contech was Tabled at the October 9th meeting. She stated some alternative options and costs will be presented at an upcoming meeting once prepared by the Public Works Department and Remington & Vernick.

Ms. Aroniss stated they are coordinating with the Township solicitor with regard to the Easement documents which RVE prepared and have been okayed by the resident, and they will continue to move forward with that.

Ms. Aroniss stated with regard to the Woodside Road bike path, Verizon is almost done removing all of the cable from their old poles; and they are still targeting to have all of the poles removed by the end of October. She stated they have received updated pricing for another fence option which is currently being reviewed with Township staff.

Ms. Aroniss stated with regard to the Taylorsville Road Sidewalk and Drainage Improvement Project they met with Township staff on October 16th to review the draft Plans and received good feedback. She stated they will schedule a meeting with some of the utility companies to discuss potential conflicts coordination, and they will begin preliminary discussions with DCNR and PennDOT.

Ms. Aroniss stated with regard to the Fieldstone/Harris Project, they met earlier this month with arna Engineering, Inc. the design engineer for the project, to discuss the technical comments from the May review letter. She stated hopefully their re-submission will be forthcoming. Ms. Blundi asked if this is the Harris Tract on Edgewood Road, and Mr. Kratzer agreed. Mr. Kratzer stated there are two parcels, and there is a former unregulated landfill on one of the parcels.

Ms. Aroniss stated there are some Grants in progress, and the earliest we may hear from them would be in November after the Election.

GOLF

Approve Authorizing the Township Manager to Execute the 60-Month State and Local Government Lease-Purchase Agreement with De Lage Landen Public Finance LLC for the Previously-Approved 3 Toro Reelmaster 3555 Fairway Mowers Being Lease-Purchased Under COSTARS Contract #4400020108

Mr. McCartney moved and Ms. Blundi seconded to authorize the Township Manager to execute the 60-month State and Local Government Lease-Purchase Agreement with De Lage Landen Public Finance LLC for the previously-approved 3 Toro Reelmaster 3555 Fairway Mowers being Lease-Purchased under COSTARS Contract #4400020108.

Mr. Lewis stated while a family member once worked for De Lage Landen Public Finance, she no longer works there so he does not feel he has a conflict.

Motion carried unanimously.

Approve Authorizing the Purchase of a Toro SandPro 5040 at a Cost of \$30,671.20 from Turf Equipment and Supply Company under COSTARS Contract #4400028342

Mr. McCartney moved, Ms. Blundi seconded and it was unanimously carried to authorize the purchase of a Toro SandPro 5040 at a cost of \$30,671.20 from Turf Equipment and Supply Company under COSTARS Contract #4400028342.

Approve Authorizing the Purchase of a Top Dresser at a Cost of \$15,950.00 from Lawn & Golf Supply Co., Inc. and Authorize the Trade-In of the Used Turfco 1530 Top Dresser

Mr. McCartney moved and Ms. Blundi seconded to authorize the purchase of a Top Dresser at a cost of \$15,950.00 from Lawn & Golf Supply Co., and authorize the trade-in of the used Turfco 1530 Top Dresser.

Mr. Kratzer stated there is no COSTARS Contract noted on the Agenda; however, as required by Law three written quotes were obtained, and this was the lowest of the three quotes. Mr. Lewis stated it is also below the \$20,000 Bidding threshold.

Motion carried unanimously.

Approve Authorizing the Lease-Purchase of an Aerator at a Cost of \$52,745.00 from Lawn & Turf Golf Supply Co., Inc. under COSTARS Contract #4400028329 and Authorize the Township Manager to Enter into a 60-Month Lease-Purchase Agreement

Mr. McCartney moved, Ms. Blundi seconded and it was unanimously carried to authorize the Lease-Purchase of an aerator at a cost of \$52,745.00 from Lawn & Turf Golf Supply Co., Inc. under COSTARS Contract #4400028329 and authorize the Township Manager to enter into a 60-month Lease-Purchase Agreement.

MANAGER'S REPORT

Approve Resolution #24-24 Authorizing the Chair or Township Manager to Execute an Automated Red Light Enforcement Project Funding Extension Request for the Intersection of Big Oak Road and Makefield Road (New Completion Date – December 31, 2026)

Mr. Kratzer stated the Township received an Automated Red Light Enforcement Grant in 2018 in the amount of \$260,00 to make improvements to the intersection of Big Oak and Makefield Roads. He stated the current deadline for completion of the improvement per the Grant Agreement is December 31, 2024. He stated PennDOT has agreed to extend the completion deadline to December 31, 2026. The Resolution authorizes the Chair or the Township Manager to execute the Extension Agreement.

Ms. Blundi moved and Mr. Grenier seconded to approve Resolution #24-24.

Mr. Kratzer stated the intent is not to wait until 2026 to complete the project. He stated the issue with the extended duration of this project is that when you submit a Grant with costs that are determined in 2017 which was \$260,000 and was an amount that was felt to be sufficient to pay for those improvements is likely no longer sufficient to fully pay for those improvements. He stated the intent is to advance the project as soon as possible.

Motion carried unanimously.

SOLICITORS REPORT

Ms. Carlton stated the Board met in Executive Session prior to the meeting to discuss a litigation matter.

General Updates

Ms. Carlton stated they were tasked with reviewing/revising and drafting a good part of the Employee Handbook, and that has been completed in Draft form and has been presented to the Township Manager for review.

Ms. Carlton stated the Police Pension Amendment as well as the changes required to the Wireless Ordinance required by the Bucks County Planning Commission have been revised and will be before the Board at the next meeting for review.

Ms. Carlton stated the Board was provided with a copy of the proposal for the Historic Demolition Ordinance, and this afternoon she received feedback from the Historical Commission. She will review their comments and bring those to the Board's attention for potential changes.

Ms. Carlton stated her office was recently tasked with working on an Ordinance to codify noted stop intersections within the Township, and they are will work on that.

Ms. Carlton stated they are also working on Easement Agreements related to Highland Drive as noted earlier by the Township engineer, and they will finalize those in the next few weeks.

REAPPOINTMENTS TO BOARDS AND COMMISSIONS

Mr. Grenier moved, Ms. Blundi seconded and it was unanimously carried to reappoint the following:

- Peter Solor – Zoning Hearing Board
- Tejinder Gill – Planning Commission
- Stephen Heinz – Historical Architectural Review Board
- Liuba Lashchuk – Historical Architectural Review Board

ADDITIONAL PUBLIC COMMENT ON NON-AGENDA ITEMS

There was no one wishing to make public comment at this time.

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There being no further business, the meeting was adjourned.

Respectfully Submitted,



Suzanne Blundi, Secretary

