

TOWNSHIP OF LOWER MAKEFIELD  
BOARD OF SUPERVISORS  
ORGANIZATIONAL MEETING  
MINUTES - JANUARY 3, 2011

The organizational meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on January 3, 2011. Mr. Smith called the meeting to order at 7:35 p.m. Mr. Caiola called the roll.

Those present:

Board of Supervisors:           Greg Caiola, Chairman  
  Pete Stainthorpe, Vice Chairman  
  Ron Smith, Secretary  
  Dan McLaughlin, Treasurer  
  Matt Maloney, Supervisor (joined meeting in progress)

Others:                             Terry Fedorchak, Township Manager  
  David Truelove, Township Solicitor  
  James Majewski, Township Engineer

PUBLIC COMMENT

Mr. Zachary Rubin, 1661 Covington Road, stated he feels there was an oversight at the last Board of Supervisors meeting when the new sewer rates were passed, but the Board did not indicate whether or not there was an increase or decrease in the rates.

Mr. Fedorchak stated there was a 20% increase as recommended by the Sewer Authority and the Township sewer engineer. Mr. Rubin stated this is really a tax. Mr. Stainthorpe stated it is not a tax, but is payment for use of the sewer system. He stated those who use the sewer system, pay for what they use.

Mr. Maloney joined the meeting at this time.

Mr. Rubin read the definition of a "tax" from Webster's dictionary. Mr. Stainthorpe stated this would indicate that the green's fees at the Golf Course and Pool membership are taxes; and he feels Mr. Rubin is wrong. Mr. Rubin stated he feels the Board should have advised the public of the amount of the sewer increase. Mr. Fedorchak stated there was an extensive public presentation by the sewer engineer and Mr. Hoffmeister where they went over the details behind the increase. Mr. Rubin stated this was not done at the last meeting.

Mr. Harold Koopersmith, 612 B. Wren Song Road, wished the Board a happy new year. Mr. Stainthorpe thanked Mr. Koopersmith for his attendance and participation at the Supervisors' meetings. Mr. Koopersmith stated he feels everyone else in the Country should operate how the Lower Makefield Township Supervisors operates.

#### ELECTION OF CHAIRMAN OF THE BOARD OF SUPERVISORS FOR 2011

Mr. Smith moved, Mr. Caiola seconded and it was unanimously carried to appoint Mr. Truelove as Chairman Pro Tem. Mr. Truelove called for nominations for Chairman of the Board of Supervisors for 2011. Mr. Smith moved, Mr. Maloney seconded and it was unanimously carried to elect Greg Caiola as Chairman.

The meeting was turned over to Mr. Caiola.

#### ELECTION OF OTHER OFFICERS

Mr. Caiola asked for nominations for Vice Chairman of the Board of Supervisors for 2011. Mr. McLaughlin moved, Mr. Smith seconded and it was unanimously carried to elect Pete Stainthorpe as Vice Chairman.

Mr. Caiola asked for nominations for Secretary of the Board of Supervisors for 2011. Mr. McLaughlin moved, Mr. Stainthorpe seconded and it was unanimously carried to elect Ron Smith as Secretary.

Mr. Caiola asked for nominations for Treasurer of the Board of Supervisors for 2011. Mr. Stainthorpe moved, Mr. Smith seconded and it was unanimously carried to elect Dan McLaughlin as Treasurer.

Mr. Caiola asked for nominations for Assistant Secretary/Treasurer for 2011. Mr. Stainthorpe moved, Mr. Maloney seconded and it was unanimously carried to elect Terry Fedorchak as Assistant Secretary/Treasurer.

#### REMARKS BY THE NEW CHAIRMAN

Mr. Caiola thanked Mr. Smith for his leadership in 2010. He stated the Board realized some substantial accomplishments in 2010 including the sale of Elm Lowne and getting it back on the tax rolls, moving forward with better utilization of the Patterson Farm, and refinancing of the Bonds which will save the Township a substantial amount of money. He commended the Board for working together to realize these accomplishments. He stated in 2011 they will begin work on the Samost project and Memorial Park and making a decision on options for a Senior/Community Center. He stated he also feels

work will begin in Edgewood Village and the over-55 community to be built by Toll Bros. He stated the Board of Supervisors will continue to work closely with the Township professionals, other elected officials, the dedicated volunteer Boards, and the residents. He stated they will acknowledge the Police and Fire personnel and the work they do. Mr. Caiola stated he pledges to continue to provide stability, accessibility, and transparency to the community. He stated he looks forward to a very positive year ahead and is proud to serve as Chairman once again with his colleagues.

#### APPOINT CHAIRMAN OF THE VACANCY BOARD

Mr. Stainthorpe moved and Mr. McLaughlin seconded the appointment of Tim Malloy as Chairman of the Vacancy Board. Motion did not carry as Mr. McLaughlin and Mr. Stainthorpe were in favor, and Mr. Caiola, Mr. Maloney, and Mr. Smith were opposed.

Mr. Maloney moved and Mr. Smith seconded the re-appointment of Tony Bush as Chairman of the Vacancy Board. Motion carried with Mr. Caiola, Mr. Maloney, and Mr. Smith in favor and Mr. McLaughlin and Mr. Stainthorpe opposed.

#### APPOINTMENT OF CURTIN HEEFNER AS TOWNSHIP SOLICITOR FOR 2011

Mr. Maloney moved and Mr. Smith seconded to appoint Curtin Heefner as Township Solicitor for 2011. Motion carried with Mr. Stainthorpe abstained.

#### APPOINTMENT OF REMINGTON VERNICK AS TOWNSHIP ENGINEER FOR 2011

Mr. Maloney moved and Mr. McLaughlin seconded the appointment of Remington Vernick as Township Engineer for 2011.

Mr. Stainthorpe stated he will abstain on this vote since from the beginning he felt there were ethical issues with Remington Vernick regarding campaign financing and problems in New Jersey. He stated he does feel the service provided by Mr. Majewski is excellent, and he does not want to reflect badly on Mr. Majewski so he will abstain rather than vote no.

Mr. Smith stated Mr. Majewski has done an excellent job on behalf of the Township while working for a number of different engineering firms over the years that he has been the Township engineer. Mr. Smith stated that he would like to keep the stability of the Township engineer.

Motion carried with Mr. Stainthorpe abstained.

APPOINTMENT OF TRAFFIC, PLANNING AND DESIGN AS TRAFFIC ENGINEER FOR 2011

Mr. Maloney moved, Mr. McLaughlin seconded and it was unanimously carried to appoint Traffic, Planning and Design as Traffic engineer for 2011.

APPOINTMENT OF PICKERING CORTS AND SUMMERSON AS CONFLICT ENGINEER FOR 2011

Mr. Stainthorpe moved, Mr. McLaughlin seconded and it was unanimously carried to appoint Pickering Corts and Summerson as Conflict engineer for 2011.

APPOINTMENT OF GILMORE AND ASSOCIATES AS ENVIRONMENTAL ENGINEER

Mr. Stainthorpe moved, Mr. Maloney seconded and it was unanimously carried to appoint Gilmore and Associates as Environmental engineer.

APPOINTMENT OF VARIOUS PROFESSIONAL SERVICE PROVIDERS

Mr. Caiola provided a list of the other professional service providers as follows:

Pension Investment Advisors	Glenmede Investment Mgt LP
Pension Actuaries	Beyer-Barber Company
Bank	Sovereign Bank
General Property, Liability and Workman's Comp Insurances	Delaware Valley Insurance Trust
Auditors	Stanley Booz
Public Official Bonding	Vaughn Insurance Managers
Hospitalization	Modell Consulting Group
	Brokerage Concepts Inc.
	Independence Blue Cross
Bond Finance Consultants	Public Financial Management Corp.

Mr. Maloney moved to accept the list as read by Mr. Caiola.

Mr. McLaughlin stated he has concerns with Stanley Booz. Mr. Fedorchak stated there was a discussion with the Board of Supervisors some months ago, and the Board was asked at that time to consider re-appointment. He stated this is for just one year. Mr. McLaughlin stated he would ask that there be more timeliness in the delivery of the financial statements. Mr. Fedorchak stated they will be on site beginning January 14, and he hopes they will be before the Board of Supervisors in June. Mr. Caiola stated he feels this feedback should be shared with Mr. Booz, and Mr. Fedorchak agreed to do so.

Mr. McLaughlin seconded, and the Motion carried unanimously.

APPOINT DELEGATE TO THE ANNUAL CONVENTION OF PENNSYLVANIA  
TOWNSHIP SUPERVISORS TO BE HELD APRIL 17 TO 20, 2011 AT THE  
HERSHEY LODGE

Mr. McLaughlin moved, Mr. Smith seconded and it was unanimously carried to appoint Mr. Stainthorpe as the Delegate.

ANNOUNCEMENT OF SUPERVISOR LIAISON ASSIGNMENTS FOR 2011

Mr. Caiola stated he provided a list to the Supervisors and noted them as follows:

Mr. Smith:	Budget, Planning, HARB, Disabled Persons
Mr. Caiola:	Bucks County PAC, Sewer, Citizens Traffic Commission, Farmland Preservation
Mr. Stainthorpe:	Seniors, Golf, Economic Development, EMAC
Mr. Maloney:	EAC, Park & Recreation, Historical Commission, Pension
Mr. McLaughlin:	Emergency Management, Veterans Committee, Special Events, Zoning Hearing Board

Mr. Caiola asked that the Supervisor liaisons for Planning and Zoning contact another Supervisor to attend those meetings if they are unable to attend.

ESTABLISH AMOUNT OF TREASURER’S BOND AT \$2,000,000

Mr. Stainthorpe moved, Mr. Maloney seconded and it was unanimously carried to establish the amount of the Treasurer’s Bond at \$2,000,000.

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ESTABLISH AMOUNT OF ASSISTANT TREASURER’S BOND AT \$2,000,000

Mr. Maloney moved, Mr. McLaughlin seconded and it was unanimously carried to establish the amount of the Assistant Treasurer’s Bond at \$2,000,000.

OTHER BUSINESS

Mr. Truelove asked that the Board sign the Settlement Agreement related to a citation matter following the meeting. He also asked that that the Board sign the Development Agreements for Regency at Yardley that were passed in November.

There being no further business, Mr. Stainthorpe moved, Mr. Maloney seconded and it was unanimously carried to adjourn the meeting at 8:00 p.m.

Respectfully Submitted,

Ron Smith, Secretary