

TOWNSHIP OF LOWER MAKEFIELD
BOARD OF SUPERVISORS
MINUTES – DECEMBER 19, 2012

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on December 19, 2012. Chairman Stainthorpe called the meeting to order at 7:30 p.m. A moment of silence was held in memory of those who died in Newtown, Connecticut.

Those present:

Board of Supervisors: Pete Stainthorpe, Chairman
 Dan McLaughlin, Vice Chairman
 Dobby Dobson, Secretary
 Jeff Benedetto, Treasurer
 Kristin Tyler, Supervisor

Others: Terry Fedorchak, Township Manager
 John Koopman, Township Solicitor
 Mark Eisold, Township Engineer
 Kenneth Coluzzi, Chief of Police

PUBLIC COMMENT

Mr. Zachary Rubin, 1661 Covington Road, stated he feels it is time to discuss gun control. He stated a number of months ago the Township was forced to amend its Ordinance about banning guns in the Township parks; and at that time the Supervisors agreed to send a letter to the State Representatives asking them to change the State law, and he asked if this had been done. Mr. Fedorchak stated he believes so, but he will double check. Mr. Rubin also stated that there are certain types of ammunition in the Commonwealth that have been banned for hunters because they are too destructive to animals, but they are not banned against human beings.

Mr. Arthur Cohn, 7906 Spruce Mill Drive, stated he does not feel there is any need for anyone to have assault weapons in our society. He stated he feels there will be a Bill before Congress to ban these weapons, and he asked that the Board of Supervisors send a letter to Mike Fitzpatrick asking him to support this ban when it comes up for a vote; and he also asked the Chief of Police to sign that letter.

Mr. Stainthorpe stated typically he feels the Board should keep National issues like this out of local Code. He stated each of the Supervisors could have an opinion on their own.

Mr. Cohn stated he disagrees, and he feels the Board should write the letter and sign it. He also feels it could be put in the paper as a public letter asking the other Townships to sign on.

Chief Coluzzi stated he has authored letters in the past for the International Association of Chiefs of Police which is a strong supporter of renewing the ban on assault weapons, and Police Chiefs across the Country are in favor of renewing the ban on assault weapons.

Mr. Benedetto stated he would be willing to sign such a letter. Mr. Dobson stated he is a firm believer in the Second Amendment, but he feels assault weapons have no place in the hands of the average person.

Ms. Gudrun Alexander, 256 S. Fieldstone Court, stated she has found a place in New Jersey that will neuter both house cats and feral cats for \$50 per cat which is a reasonable price. Ms. Alexander stated she has posted one of their cards on the Township Bulletin Board in case there is someone involved with feral cats. She also provided this information to Mr. Fedorchak. Mr. Stainthorpe stated there was an issue at Patterson Farm with wild cats, and Mr. Fedorchak stated the idea behind the neutering program is that eventually the population will be reduced. He stated a Lower Makefield resident was very helpful to the Township accessing a non-profit in New Jersey who will trap them and have them neutered. Ms. Alexander stated she would like to have this contact as well since she has already paid to have six cats neutered and could use some help.

APPROVAL OF MINUTES

Mr. Dobson moved and Ms. Tyler seconded to approve the November 28, 2012 Minutes as written. Motion carried with Mr. McLaughlin abstained.

Mr. McLaughlin moved, Ms. Tyler seconded and it was unanimously carried to approve the Minutes of December 5, 2012 as written.

PRESENTATION OF PUBLIC WORKS STUDY BY JERSEY PROFESSIONAL MANAGEMENT

Mr. Stainthorpe stated one of the promises made was that the Board would look at how they did Public Works as they had never really examined how work was done for the past forty years. He stated they hired Jersey Professional Management who reported that the Township was doing almost everything right and there was not a lot to change. He stated

they do have some recommendations for equipment and a few things that could be done better. Mr. Stainthorpe stated he still feels it was money well spent to find out that they are doing what should be done.

Mr. Tom Shannon, Senior Vice President of Jersey Professional Management, was present. He stated copies of the Report which were provided to the Board are available this evening. Mr. Shannon stated Jersey Professional Management has been in business for twenty-five years and their area of endeavor is Municipal management. He stated they serve as interim administrators or interim department heads, assist Townships in recruiting for those positions, do consulting work, and have done a great deal of shared-services work particularly in New Jersey. Mr. Shannon stated they have approximately twelve employees who are retired but have expertise in every aspect of Municipal Government. Mr. Shannon stated they have never made a political contribution in twenty-five years of any amount.

Mr. Shannon stated he personally went to school for engineering and he has worked for the EPA and as a Licensed engineer in New Jersey, has been a Public Works Director, construction official running Building Departments, and a City Administrator for twenty years. He stated for the last eleven years, he has worked with Jersey Management and served as an Interim Public Works Director on six occasions, and he has done ten to fifteen studies similar to the one done for Lower Makefield for Public Works Departments, Building Departments, and utilities.

Mr. Shannon stated when doing the study for Lower Makefield they interviewed every employee privately at least once. He stated they also inspected the facilities, equipment, and the off-site facilities. He stated they also watched how the workers did their work and made observations about their work ethic. He stated he then reviewed the information gathered with his colleagues. He stated Mr. Fedorchak was also helpful as well.

Mr. Shannon stated Page 8 of the Report includes his observations and recommendations broken down into Organizational, Operational, and Capital issues. Mr. Shannon reviewed how they calculate what is the appropriate number of employees needed and specifically noted the chart included in the Report in this regard. He stated he would recommend that they retain the current level of staffing.

Mr. Shannon stated when they came in to do the Study, there was new leadership in the form of the new Director; and they feel that the Township did well in hiring Mr. Kall. Mr. Shannon stated in terms of personnel, the average longevity of the Public Works employees is approximately twenty-one years so they know what they are doing, and their work ethic is good. He stated he was very impressed talking to the Public Works staff. He particularly noted the Sewer Division and one employee, Kelly, who has worked for the Township for forty-two years; and the Township should consider the

succession after Kelly leaves at some point. He stated options are to hire from within, hire from outside, or go to a contract service which is an option which Municipalities are increasingly choosing for their water and sewer utilities. He noted that the Township does not have many assets for the sewer operation so they would not have a difficult time moving to a contract situation. Mr. Shannon stated if this is a consideration, he would like to work with the Township on this decision in the future.

Mr. Shannon stated he agrees with Mr. Kall that the number one customer dissatisfaction area may be the detention basins. He stated half of the 160 detention basins are maintained by contract, and there is a sentiment that this may be an area where better work could be done. He stated the idea is to look toward going away from contracting this service and have this service done by the Public Works Department. He stated they are paying approximately \$22,000 for that service currently, and he feels they could pick up two part-time people at \$25,000 to \$30,000 to produce that service so it is almost a “wash.” He stated he feels this would help with customer satisfaction.

Mr. McLaughlin asked if the dissatisfaction is with the lack of mowing being done at the basins or the quality of the mowing being done. Mr. McLaughlin stated the Board has been told that there is an environmental benefit to letting the basins go natural; and Mr. Shannon stated there is dissatisfaction with the quality of the basins being mowed.

Mr. Shannon stated with regard to Operations, road maintenance is the most important. He praised the governing body both past and present as well as administration and Public Works since all of these levels are involved in producing and maintaining a good road network. He stated the Board of Supervisors has put up a significant amount of money annually for the overlay program which is absolutely essential. He stated it costs \$1 to \$2 million a mile to build a new road, but doing an overlay on the road every fifteen years costs approximately \$250,000. He stated if you do an overlay program, you will always have safe, smooth roads as opposed to deteriorating roads that eventually need total replacement.

Mr. McLaughlin stated the roads have been a sensitive subject for some time, and some felt that the Board was guilty of under-funding this program. He stated in recent Budgets, they have increased the amount to address what was perceived as a shortfall. Mr. McLaughlin stated he was surprised to see that Mr. Shannon rated them very good with regard to the roads. Mr. McLaughlin stated the Board was advised that they should spend approximately \$800,000 a year; and he asked Mr. Shannon if he feels it was true that they were under funding this in the past. Mr. Shannon stated he was addressing their current efforts as opposed to past long-term efforts. He stated if there are 100 miles of roads, they should Budget toward \$1 million a year in overlays; and he feels that \$800,000 is a good number for the Township. Mr. Shannon stated they have also put in adequate staff and provided the equipment they need to do the job.

Mr. Shannon stated he did oversee some of the roadwork being done, and they did everything the right way. He stated they also do crack sealing which helps add life until they can do the overlay. He stated in the coldest of the winter months when there are cracks opening up, they apply a tar material which will add years. He stated at times in the past in the winter the crew had used cold patch material which he feels is a bad material and has no longevity, and in the future it would be better to wait to be able to use hot material.

Mr. Shannon stated with regard to snow removal, they need to be ahead of everything. He stated they need to make sure that their equipment is ready well in advance of the storm, and the mechanics should be doing annual maintenance work on the vehicles in the fall so that they are in the best shape going into the winter. He stated the plow and spreader should also be on the truck early rather than waiting a week or a few days before the storm. He stated with regard to the actual call-out, he would recommend that the Director of Public Works be the person to determine when the men should be called in to start the salting operation. He stated they need to get salt underneath the snow, and the only way to get salt underneath is by having someone authorized to call in the crew early enough. He stated it could take five to six hours to put down the salt, and it should be finished before there is snow on the ground. He stated when you have salt working from the bottom up, you are not going to develop an ice pack which is dangerous.

Mr. McLaughlin asked who is currently authorized to make this call, and Mr. Fedorchak stated Mr. Kall is authorized to do this but quite often the Police Department will make the call if they are out on the roads and feel that the conditions are becoming dangerous. Mr. Fedorchak stated he feels Mr. Shannon is indicating that in anticipation of major storms, they should look to the Public Works Director to make this call sooner rather than later.

Mr. Dobson asked about the product to be used and asked if brining is better than using salt. Mr. Shannon stated he personally has worked with brine which is a good material. He stated with road salt if you put it down too early, the traffic will push it off the road, and if you put it down too late, you are putting it on top of snow. He stated brine is salt water which soaks in and dries in on the road and it lasts for twenty-four hours; and when the precipitation comes it makes the brine liquid again. He stated the problem with brine is that if you get rain before snow, the rain activates the brine which washes away before the snow comes.

Mr. Shannon stated when there are very large storms they need to contract relief crews. He stated the Township is able to put fifteen vehicles out with plows, and the current staff including the Park employees results in fifteen drivers; but after twelve hours it is not safe for them to continue plowing. He stated by recruiting fifteen to twenty relief workers, they can work in the relief drivers so that the trucks can keep going. He stated they need to have reliable relief workers set up in advance. Mr. Fedorchak stated they do

use outside contractors as relief workers and also because they may not always be able to get all fifteen Township employees out due to illness or vacation. Mr. Fedorchak asked how many they need to be able to field, and Mr. Kall stated they could get fifteen relief drivers. Mr. Kall stated there are seventeen zones, and there are seventeen pieces of equipment owned by the Township. He stated there are some areas such as Yardley Hunt that need three trucks, and there are some roads they need to plow as part of their obligation to the State so they may have twenty-five vehicles out making use of seven to ten pieces of contractor equipment. He stated the bid that was just approved for contractors will mean that they will have the Township's seventeen plus additional vehicles if there is very large storm.

Mr. Shannon stated he feels they should consider an Emergency Parking Ordinance since part of the Township is heavily populated and there is curbside parking on narrow to medium-width roads and it is very difficult to properly plow with parked cars. He stated they could notify the residents in advance through the Website and reverse 911 calls or the Public Works Department could go out in advance and put flyers on the doors and windshields letting them know by a certain time the cars need to be off the curb, and in this way they could get curb to curb plowing accomplished quickly. He stated it would also be helpful if there were places the Township could provide where cars could be stored and given priority treatment in plowing so they can get out of that area and back to their homes. He stated an Ordinance would be needed in order to make this effective.

Mr. Shannon stated with regard to brush grinding, the Township collects approximately 6,000 cubic yards of brush a year, and this is a massive quantity. He stated the tub grinder issue should be considered more closely since approximately 50% of the brush material comes from residential drop off/Christmas tree collection and the other 50% comes from landscapers. He stated he estimates the cost of the tub grinder operation is approximately \$125,000 a year and this does not include depreciation. He stated it is quite possible that the landscapers are charging their clients for disposing of the material yet they were not paying anything to the Township for this service. He stated the taxpayers are therefore paying for this expensive operation. He stated a few years ago the Township did implement a \$100 a month fee to landscapers, and it generated approximately \$4,000 last year which does not equal the cost to the Township to process this material. Mr. Shannon stated he was advised that the Township was considering increasing the fees for landscaper vehicles based on cubic feet; and he feels they will need to increase the fees by a factor of ten to twenty times in order to pay for this operation. He stated he still questions why the Township is offering this service when there are a number of services within a short distance from the Township Building that landscapers can go to for waste drop off including the County Landfill which charges approximately \$20 a cubic yard. He stated there is also a Farm nearby which charges about the same amount. He stated he does believe that the Township should offer this service to the residents. He stated the waste that the residents are bringing in plus the

Christmas trees still provide them with ample material to produce tons of double-ground mulch material that can be used by the Township and made available to the residents. Mr. Shannon stated he would recommend that the Township not allow the landscapers to use the facility.

Mr. McLaughlin stated they did raise the rates for landscapers, but he was not aware that 50% of the material was coming from landscapers. Mr. McLaughlin stated he understands that the tub grinder will cost approximately \$800,000 to replace; and if 50% of the material is from landscapers, he feels this is an issue that they need to consider further especially if they will need to replace it earlier if they keep it available for contractors.

Mr. Shannon stated the Township has a small Public Works Department; and they basically have two of the workers doing this work for landscapers for over 100 man days a year. He stated these are also their best employees since the tub grinder is a very complex and expensive piece of equipment, and those employees could be doing other work rather than doing landscaper brush grinding.

Mr. Kall stated they did institute a rate change December 1 which was a significant increase to the contractors. He stated this cut down significantly on the number of contractors coming onto the property. He stated in the past they were generating \$800 a month in revenue from the contractors, and their target now is to generate at least \$800 a month with a fraction of the amount of contractors coming in. He stated they took in a significant amount of material as a result of the storm so there will be more than enough mulch for years to come for the residents.

Ms. Tyler asked how the new rate being charged compares to others in the area, and Mr. Kall stated it is the same rate that is being charged by Shady Brook Farm.

Mr. Benedetto asked what would prevent the contractors from passing on their costs to the residents, and he asked if the resident could come in with the contractor; and Mr. Kall stated they can do this and some contractors bring the resident with them and they will then not be charged for the material.

Mr. Shannon stated it is very unusual for a Municipality of the size of Lower Makefield to have such a robust tub grinder; and he feels there is an untapped rental market for that machine they may want to work on harder. Mr. Stainthorpe agreed and stated they should pursue this because he feels Lower Makefield is the only Township in Bucks County that has one, and a lot of areas are having problems disposing of leaves and other material. Mr. Shannon stated it would be \$3,000 a day to rent a tub grinder like this. Mr. Shannon stated the Township also takes very good care of this machine, and this will pay off in longevity.

Mr. Kall stated the tub grinder is slated for replacement in 2015; however, he feels they will get more years out of it than this. Mr. Kall stated they do rent it out to Upper Makefield once or twice a year at a rate of \$3,000 a day, and the market is there. Mr. Kall was encouraged by the Board to market this.

Mr. Shannon stated with regard to the drainage system, this is arguably the second biggest workload the Public Works Department faces in terms of repair, maintenance, and replacement of the stormwater collection system – catch basins and storm pipes. He stated he estimated this to be 300 to 400 man days a year. He stated while much of the Township is built out, he would suggest authorizing sending one or two of the Public Works employees to be trained as construction inspectors for stormwater systems. He stated by training them to oversee the construction, they will be better able to maintain the system after it is finished.

With regard to tree maintenance, Mr. Shannon stated the Township currently has very little capability in this regard which is unusual for a Township. He stated tree maintenance may become more of an area of need in the future, and he feels the Public Works employees could be trained in tree maintenance. He stated the equipment needed is nominal for tree maintenance, but they would need a bucket truck which he feels the Township should have anyway. He stated this could be used for hanging banners and working on lights. He stated he feels they should be able to get a used bucket truck in good condition from a local utility.

Mr. McLaughlin stated this is very relevant because of the recent hurricane, and he feels the Board needs to be proactive in this regard. Mr. McLaughlin asked what other Townships are doing with regard to tree maintenance and are they limited to trimming trees on Township property or are they going onto private property to work on trees that are a clear and present danger to the electrical grid. Mr. Shannon stated his experience has been with Township-owned trees. He stated in New Jersey it is common for Townships to develop a tree inventory of the public trees. He stated they would then prune them, cutting them back to keep them healthy. Mr. McLaughlin asked about a proactive program with the cooperation of property owners so that if there is a tree that they feel is of concern, they could work with the property owner and provide a service to them. Mr. Shannon stated he does not expertise in this area, and would advise they discuss this with the Township solicitor.

Mr. Benedetto stated based on the outage reports, about 50% of them were due to vegetation. He stated while PECO is making an effort, the Township could do something in the future if they had the equipment needed.

Mr. Fedorchak stated the Township would not be engaging Township employees to remove the trees lying on power lines as there are strict protocols established, and this is done by PECO with their own tree cutters.

Mr. Benedetto stated they could have an independent PECO Advisory group or could have the EAC do this, and he likes the idea of having a group which will identify trees that are troublesome and work together on this with PECO. Mr. Shannon stated they should start with the EAC who may know of possibilities where funding is available or may know who could do this work at the least cost.

Ms. Tyler stated with regard to a bucket truck, it is not just purchasing a bucket truck and proceeding with tree removal as tree removal is a highly specialized and dangerous activity; and she does not feel there is anyone currently on the Public Works staff that would be capable of this and is not sure what kind of training is involved. Mr. Shannon agreed that it does involve a great deal of science and there are safety factors as well, and substantial training is involved.

Mr. Shannon stated the Township owns a multi-million dollar fleet of generally high quality vehicles, and they want to get maximum longevity. He stated washing the vehicles from underneath is very important so that the under carriage is washed. He stated the trucks should be washed well at least twice a year by a local truck wash which will result in longevity at low cost. He stated currently approximately one dozen vehicles are being stored outside, and this does diminish longevity. He stated over the next few years, they should consider a low-cost storage building opposite the current garage. He stated a 6,000 to 8,000 square building would be of sufficient size at an estimated cost of \$300,000 to \$400,000. He stated doing these two recommendations would add five or more years onto the useful life of the vehicles.

Mr. Shannon stated the Township has two great mechanics who are very qualified and the fleet is small enough that they carry most of the information “in their head” and they have a 3 x 5 file cabinet. He stated they should get a software program at the cost of approximately \$1,000 so that the mechanics will not have to remember everything.

Mr. Shannon stated the Board should be aware that the Township is doing a few things for the neighboring community, Yardley, including a street sweep on Main Street from time-to-time and providing them road signs.

Mr. Benedetto asked Mr. Shannon why he is advising that they get rid of one of their trucks. Mr. Shannon stated on the Capital side, the Township has a very strong fleet which is diverse and robust. He stated street sweeping is very important and one of those vehicles is twenty-five years old and the other is ten to fifteen years old. He stated street sweepers do not usually last twenty-five years. He stated a new street sweeper will cost approximately \$250,000, and the Township needs to get a new one. He stated the Township also has a boom mower that is more than twenty years old, and they need to keep the roadsides mowed. He stated the existing boom mower also has an open cabin, and they need to purchase a new boom mower with an enclosed cabin. He stated in order to help the Township purchase these two items, he would recommend that they sell one

of the three large dump trucks, as he feels they only need two. He stated since they need these other capital items, he would suggest selling one of the large dump trucks which could net the Township almost \$100,000.

Mr. Stainthorpe stated he feels this gives the Board a level of comfort that they are doing things the right way and that they have the right people.

Mr. Zachary Rubin stated he agrees with the need for a bucket truck. He stated there are a number of developments that have been built recently with dedicated streets that have street lights; and when a street light goes out, the Township has to borrow a bucket truck from a neighboring Township that elongates the time that the light is out. He stated this would also help with the tree trimming.

Mr. Rubin asked the cost of this Study, and Mr. Fedorchak stated it was \$25,000. Mr. Rubin asked if there was any consideration to having Jersey Professional Management look into the Administrative and office staff and do a similar analysis. Mr. Stainthorpe stated they are not considering this at this time; and he added that compared to most other Townships of a similar size, Lower Makefield has a “lean” staff. Mr. Rubin stated when this Building was built in 1976, there was a Township Manager and an Assistant Township Manager. He stated this was thirty-six years ago, and the Township was smaller at that time yet they still had an Assistant Township Manager. He stated the last few years the Township has also not had a Finance Director, and he feels there should be a study done to see that maybe there is a need for more expertise in the management of the office and not a “skeleton” staff. He suggested that the Board hire a consultant to look at the Administrative/Office staff to see if it is too bare bones and whether they need more expertise.

APPROVAL OF DECEMBER 3, 2012 AND DECEMBER 17, 2012 WARRANT LISTS AND NOVEMBER, 2012 PAYROLL

Mr. Benedetto moved, Mr. McLaughlin seconded and it was unanimously carried to approve the December 3, 2012 and December 17, 2012 Warrant Lists and November, 2012 Payroll as attached to the Minutes.

APPROVAL OF TAKING OUT MILLAGE FROM THE RESCUE SQUAD AND APPROVAL OF RESOLUTION NO. 2255 ADOPTING THE 2013 BUDGET

Mr. Stainthorpe thanked the staff, Township Manager, the Police Chief, Public Works Director and all those who worked hard to make sure they had the most cost-effective Budget possible. Mr. Stainthorpe stated this will be the fifth year in a row where there

will not be a tax increase, and there are no cuts in services. Mr. Stainthorpe stated there were two Budget Work Sessions that were open to the public, and everyone worked well together.

Mr. Fedorchak stated the 2013 Preliminary Budget was approved by the Board of Supervisors at a Special Meeting on November 28, 2012. Since then the Budget has been available for public inspection both at the Township Building and on the Township Website. Mr. Fedorchak stated across all tax and proprietary funds, the 2013 Budget Expense Plan totals approximately \$23.6 million. He stated this is less than 1% of the 2008 spending levels. Mr. Fedorchak stated with regard to the General Fund, in 2012 they will finish with Operating Revenues exceeding Expenses by over \$200,000 which is much more than what was Budgeted. He stated the 2013 General Fund spending plan is 2.3% more than the Budgeted Expenses for 2012 totaling \$10,046,659. He stated they are forecasting that they will end 2013 with over \$1.3 million, and this is 13% of the Expense. He stated for Safe Harbor they have been advised by the auditors that they should maintain a balance in the 5% to 8% range, so they are well above this.

Mr. Fedorchak stated since the Budget was made available, there have been two sets of revisions – one which he had sent to the Board of Supervisors, and the second set was from Mr. McLaughlin who had a number of cost savings totaling \$70,000; and he wanted to make sure the Board is satisfied with this since the numbers he is announcing this evening include those revisions. Mr. Stainthorpe stated he is personally comfortable with the numbers. He stated they have a slight surplus in terms of Revenues versus Expenditures at this point.

Mr. Stainthorpe stated there is still a need to discuss the Rescue Squad. He stated they had originally advertised a tax increase of .35 mills to help the Rescue Squad. Mr. Stainthorpe stated the Township does not own the Rescue Squad as it is an independent company; however, the Township does contribute to them. Mr. Stainthorpe stated he feels they should dispense with the millage increase. He stated the Rescue Squad will still be getting .25 mills from the Township which is \$125,000; but since the Rescue Squad is going to need more than this, he would suggest that the Township fund them out of the balance in the General Fund on a month-to-month basis. He stated the Rescue Squad will have to meet with the Board and discuss their finances every month. He stated it is important that the Township have the Rescue Squad, but they will not just give them money since it is the Board's duty to make sure that the tax dollars are well spent. He stated the Rescue Squad had already changed their billing and collections. He stated they were previously with a company which was paid approximately \$12 a bill up front and there was no incentive for collection. He stated they are now with a company that gets paid a percentage of the revenue collected. Mr. Stainthorpe stated the Rescue Squad is going to have to look for additional cuts and additional savings, and they want to give them incentives to make sure they are collecting the maximum amount they can and to look to other sources of revenue. He stated he would like them to talk to

the Hospitals in the area to see if there are subsidies available and to re-examine their fundraising. He stated this is essentially the responsibility of the Rescue Squad Board, but the Township is going to help them. Mr. Stainthorpe stated the Township has already loaned the Rescue Squad \$125,000 this year to meet their payroll.

Mr. Stainthorpe stated he supports the Rescue Squad, and he feels they need to have a top-notch Ambulance Squad; but it needs to be managed smartly.

Mr. Stainthorpe asked if they are going to take money out of the General Fund, would they need a Budget line item, and Mr. Fedorchak stated he feels they would need this. Mr. Stainthorpe stated it was to be .35 mills which would have been \$175,000; and he would suggest that this amount be budgeted, but that it be managed on a month-to-month basis. Mr. Fedorchak recommended that this be shown as an inter-fund transfer.

Mr. Dobson moved and Mr. McLaughlin seconded to take out the .35 from the Rescue Squad millage.

Mr. Benedetto noted the \$126,000 Capital Project for the Golf Course and stated he has an issue with this because they just had a Public Works discussion about the Township needs, yet they are not spending a dollar on Capital Projects for Public Works. He stated they also went through a Budget with a lot of changes where Police overtime was cut, Park & Rec was cut, yet the Golf Course gets everything they want and more. He stated he does not understand why the Board would under fund the Rescue Squad which is essential, but have a Capital Project of \$126,000 for the Golf Course which would be a .25 mill increase which could go directly to the Rescue Squad. Mr. Stainthorpe stated the Golf Course is self funding, and there are no tax dollars going to the Golf Course. He stated the Golf Course is totally supported by the greens fees and the people that use the Course. Mr. Benedetto stated the Township sends a check to them every month for over \$100,000; and they are generating \$2.75 million. He stated he does not feel the Township should be funding the \$126,000 project for the Golf Course since there are needs for Public Works and Park & Rec.

Mr. Fedorchak stated the \$126,000 is in the Budget. He stated Mr. Attara presented the 2013 Golf Budget, and they did discuss the \$126,000 Project at great length; and the Board of Supervisors approved it as part of the Preliminary Budget. He stated this was not in the work copy, and he will correct that; but what the Board approved on 11/28/12 did include the \$126,000 Project.

Mr. Stainthorpe stated there are no tax dollars going to the Golf Course or the Pool as they are both self-funding. He stated they are also not under funding the Rescue Squad, as they are giving them everything they asked for but are doing it differently and will manage it. Mr. Stainthorpe stated they will take the first six months of the year and look at other options for the Rescue Squad, and possibly they should be merged with the Fire

Department or another Municipality. He stated it will be up to the Rescue Squad's Board of Directors to manage the Rescue Squad, but the Township will provide an incentive for them to manage the Squad.

Mr. Benedetto stated the Golf Course is not self-funding because looking at their net cash flow it is -\$115,439; and the Township is funding their Capital Project of \$126,000. Other Board members disagreed. Mr. Fedorchak stated the negative cash flow is correct and Expenses are exceeding Revenues by approximately \$115,000. He stated they do have approximately a \$700,000 reserve that they are carrying from one year to the next that will take care of this. He stated under no circumstances does he perceive having to take any tax revenue to support the Golf Course nor have they ever done this.

Mr. Benedetto stated he understands the Township will make back approximately \$60,000 from the Golf Course after they pay all the expenses. Mr. Fedorchak stated everything stays in the Golf Course. Mr. Benedetto asked if the Township could not take that as a transfer. Mr. Fedorchak stated the only thing they have taken from the Golf Course is the \$25,000 for the overhead allocation. Mr. Fedorchak stated he believes that the bonds the Township floated to support the Golf Course were General Obligation Bonds and not Revenue Bonds, and Mr. Koopman agreed. Mr. Fedorchak stated if this is correct, you could take proceeds from Golf and apply it for any use the Board sees fit. Mr. Fedorchak stated if the Golf Course were supported by Revenue Bonds, they could not do this. Mr. Benedetto stated the Golf Course had asked for \$35,440 for Marketing and were given \$37,050. Mr. Benedetto stated he feels this is money they should be using for other more essential services. Mr. Benedetto stated we are paying a lot for Debt Service and Interest for the Golf Course. He stated to say that the Emergency Rescue Unit does not need the money and that the Township is fully funding them is a "lie." He stated the Rescue Squad asked for .6 and the Township put it down to .35 and are now telling them they will only get the same amount they have received in the past.

Mr. Stainthorpe stated they indicated that they were going to give the .35 to them; however, Mr. Benedetto stated it is not in the Budget as a .35 millage increase, and now all of the things they are doing to give them this money makes Mr. Fedorchak's job more difficult, and they are taking it away from somewhere else. He stated this will make every other Department suffer because they do not want to raise the .35 mills.

Mr. McLaughlin stated the Board of Supervisors was approached at the 11/17 Budget Work Session with a "surprise" when they were notified that the Emergency Squad needed the Township to fund their next payroll. He stated the Board of Supervisors had no advance notice of this. Mr. McLaughlin stated while he is not in favor of funding a problem with a tax increase, they will not walk away from the Emergency Squad. He stated he is not in favor of raising taxes without audited financial statements from the Emergency Squad or having an understanding as to where the money is going.

Mr. McLaughlin stated they have already lent the Rescue Squad \$125,000, and they will fund the .25 million as they usually do and on top of that approve another \$175,000 to get them through so that the Board can then make educated decisions on what to do. He stated while it would be easier to just raise taxes, he does not feel it is the responsible thing to do. He stated if it is determined that the Township as well as Yardley and Upper Makefield are under subsidizing the Rescue Squad, and the Township's fair share is not enough and the Squad has justifiable expenses, he would agree to raise taxes. He stated he is not comfortable at this point raising taxes since nothing has been proven to him and the Board only received a last-minute notification on November 17. Mr. McLaughlin stated the Township will find out what the problem is, and will seek a solution.

Mr. Dobson stated he wants to make sure that the surrounding Townships are also paying their fair share to the Rescue Squad, and it is not "on the backs" of Lower Makefield Township. He stated Lower Makefield should not be putting an undue burden on the Lower Makefield taxpayers, and they need to look at the surrounding Townships to make their fair share contribution as well.

Mr. McLaughlin stated Yardley Borough and Upper Makefield are not raising their taxes, and they use this service as well to some extent. Mr. McLaughlin stated currently Lower Makefield funds \$124,000 to the Emergency Unit, Yardley Borough pays \$15,000, and Upper Makefield pays \$961. Mr. McLaughlin stated he will not raise taxes until he finds out why Lower Makefield is paying \$124,000 compared to what Yardley and Upper Makefield are paying.

Mr. Benedetto stated he feels this is a disingenuous argument because Yardley Borough paid \$15,000 and had 200 calls so they should be paying \$19,650. He stated Upper Makefield had 30 calls out of the 1,500 and paid \$961.50; and should be paying \$2,950. Mr. Benedetto stated this is only \$6,000 additional so it will not make up the difference. He stated the Board is "blowing up the Budget" for \$175,000 because the Board does not want to give the Rescue Squad the .35 mill increase even though they asked for a .6 increase. Mr. Benedetto stated he understands that they are going to give them the \$175,000 but rather than raising the millage, they are going to "punish" all the other Departments in the Township. He stated not raising taxes is irresponsible in this case.

Mr. Stainthorpe stated he does not feel they are going to "blow up the Budget." He stated they have a 13% reserve since they have spending well below what was Budgeted. He stated Safe Harbor to maintain the bond rating is 5% to 8%. He stated they are not going into the reserve that deep. He stated he agrees that it is critical to fund the Rescue Squad, but he feels it is critical to give them the incentive to fix their own house. He stated the Rescue Squad was in trouble ten years ago as well. He stated there are things happening that the Rescue Squad cannot control such as Medicare paying less and insurance companies not paying; but he still wants time to see how the new billing procedure will work out, and he wants the Rescue Squad to approach the Hospitals and

see what kind of funding the Rescue Squad can get. Mr. Stainthorpe stated he will not start having the Golf Course pay for other things in the Township at this point as it is a self-funding entity. He stated they do not get tax dollars, and it is important for the Golf Course's long-range success. He stated when they are successful long-range, the Golf Course will be able to provide funds to the Township; but they need to get to that point first.

Mr. Benedetto stated MR. Fedorchak indicated that they could use the \$126,000 from the Golf Course. He stated they had the Study done for Public Works where hundreds of thousands of dollars of needs were identified, and they could use the money to fund an essential need of the Township, yet they will not transfer money from the Golf Course.

Ms. Tyler asked if they were to approve the \$175,000 2013 Funding Plan for the Rescue Squad, what would this do to the General Fund Reserve. Mr. Fedorchak stated it would reduce the Fund by \$175,000, and the percent of expense ending balance to operating reserves would drop approximately 2% so they are still at 11% after the \$175,000 transfer which is still well in excess of Safe Harbor.

Mr. Benedetto stated with regard to Central Government spending, in 2010 it was \$683,218, and next year they have budgeted \$549,000; and he feels they are getting too bare bones. Mr. McLaughlin stated total expenditures in 2010 were \$9.9 million, and they are now spending \$10.1 million. He stated it is disingenuous to pick out one line item as they have gone up in other line items. Mr. Benedetto stated they have increased the cost of engineering, and they are projected to go \$10,000 over Budget for engineering. He stated for the sewer engineer, they are projected to go over Budget by \$19,000. Mr. McLaughlin stated in 2011, engineering fees were \$135,630, in 2012 they are projected to pay \$125,000, and next year they are Budgeting \$115,000. Mr. Benedetto stated they went over Budget by \$10,000. Mr. Benedetto stated the Sewer Fund Budget for engineering was \$30,000; and they have spent \$49,000. He stated the 2013 Budget is \$60,000 so it has doubled. He stated in 2011 they spent \$27,000. Mr. Benedetto stated the engineering is under Central Government expenses but they are dropping Expenditures by \$133,000. He stated they will now have \$175,000 less because they do not want to raise taxes and every other Department will suffer.

Mr. Stainthorpe stated he does not feel they are putting pressure on the other Departments. He stated all the Departments submitted their Budgets, and they were discussed at two Public Workshops and other public meeting. He stated he is very happy that they are spending less money, and he feels this is what every level of Government should be doing. He stated there has not been a decrease in services. He stated it is not true that they are making the other Departments suffer for the Golf Course.

Mr. McLaughlin stated the 2012 Budget had Expenses at \$9.824 million, and they are projecting to come in at \$9.744 million. He stated the Departments were approved to spend \$91.824 million, they came in under because they have tasked the Township with looking at every dollar spent. Mr. McLaughlin stated Mr. Benedetto is incorrect in saying that the Board has under funded, when the Departments have come in under Budget. Mr. McLaughlin stated the Board has gone through a lot of work to get themselves in a right place. He stated because a certain amount was spent in 2010, does not mean it was all spent wisely.

Mr. Stainthorpe stated the legal expenses have gone from approximately \$134,000 to \$100,000; and this year they are Budgeting them at approximately \$93,000. Mr. Stainthorpe stated he is very happy with this and with the engineers as well since whenever there is a transition year going from one firm to another, you always spend more; and this year they actually spent less. Mr. Benedetto stated with regard to the sewer engineers, they spent more; however, Mr. Stainthorpe reminded Mr. Benedetto that the Sewer Fund is self-funded by the rate payers. Mr. Stainthorpe stated he applauds the professionals and the Township Manager and Department Heads.

Mr. Stainthorpe asked for a Vote on the Motion to rescind the .35 millage increase for the Rescue Squad.

Mr. Benedetto moved to Amend the Motion to use the \$126,000 Capital Project money from the Golf Course and do an inter-fund transfer to the Emergency Unit. Motion died for lack of a second.

Mr. Benedetto stated Jersey Professional Management just did a Study showing needs of \$125,000 to \$250,000 which are outstanding needs so he does not feel the Board is fully funding everything. Mr. Stainthorpe stated the Budget was submitted in November, and the Board reviewed Mr. Kall's Budget not the Jersey Management report. He stated what Jersey Management has submitted should be considered for next year. Mr. Benedetto stated Mr. Kall did not request them because he knew that the answer would be "no."

Mr. McLaughlin stated last year in a Budget Session, Mr. Benedetto requested that they buy another new dump truck, and now Jersey Professional Management has indicated that the Township should actually sell one of the dump trucks that they have.

Mr. Fran McDonald, 937 Randolph Drive, asked if the criteria for the month-to-month review of the Rescue Squad has been set; and Mr. Stainthorpe stated it has not, but he would envision that the Rescue Squad will come to the Board of Supervisors each month to show their expenses, payroll, etc. and how much is coming in from Medicare, insurance, fundraising, and the millage and show how much they need from the Township, and the Township will fund that from the inter-fund transfer.

Mr. McDonald stated he appreciates the process that they are putting into place. He asked what would trigger the Board to say “no” to a monthly request. Mr. Stainthorpe stated they are going to require an audit, and he expects that everything will be in order; however, if there is money that has disappeared, this would trigger the Board to stop the funding. Mr. Stainthorpe stated they feel that they should have a top-notch Rescue Squad, but they will employ a different management tactic. Mr. McDonald stated he has no problem with this but wanted them to lay out the groundwork and criteria for the Emergency Squad and Chief Coluzzi to understand what it is they have to meet so they can meet their expenses.

Mr. McDonald stated he attended the Budget meetings, and the Board had made a loan to the Rescue Squad in the amount of \$125,000; and he understood that it was a loan that would need to be paid back. He stated given the current situation, he questions how they will pay this back. Ms. Tyler stated there is no easy answer for this since if they are being kept at the current millage, there will be no room for them to pay back the \$125,000. She stated she feels the question will be more easily answered once they conduct audits and see fundraising goals and possibly additional sources for fundraising. She stated she feels it is reasonable to expect that the pay back term on the loan will have to be extended.

Mr. Zachary Rubin asked if the Rescue Squad will have to come once a month to the Board of Supervisors to discuss their finances, and Mr. Stainthorpe stated he feels it will probably work through the Township Manager or the Chief of Police; and the Rescue Squad will have to be prepared to fully discuss their finances with either the Township Manager or the Chief every month who will then advise the Board of Supervisors. He stated the Board already authorized the loan without seeing a 2013 Budget. He stated he feels this shows that this is an organization that needs some help managing their finances, and the Township is going to give them some help.

Mr. Rubin asked if they feel that the Chief and Township Manager have the expertise to look at audits and budgets given that they are not Finance Directors. Mr. Fedorchak stated he does have this expertise and has been doing this for thirty-five years. He stated information has to be presented to the Township which he anticipates will come to him, and he will review it and then report to the Board of Supervisors.

Mr. McLaughlin stated he is interested in the recovery of billables since they saw a real deterioration in payment on their receivables in the amount of \$250,000. Mr. Rubin stated they do have a new agency to do that. Ms. Tyler stated they also have a different financial arrangement with the new collection company.

Mr. Rubin stated the Rescue Squad has an Executive Board that is charged with the fiduciary responsibility, and he questions why they do not have audits. Mr. Stainthorpe stated the Board of Supervisors has not seen any audits. He stated he feels the Rescue Squad's Board of Directors needs to get more active in this since it is their responsibility. He stated the Township's Board of Supervisors has the responsibility to make sure that the tax dollars given are well spent; and until the Board of Supervisors has a comfort level that someone is managing this well or to the best that it can be managed given Medicare and insurance, the Board of Supervisors is not just going to give the Rescue Squad carte blanche.

Mr. Rubin stated with regard to the \$175,000 that is coming out of the General Fund, one big storm could wipe this out; and he feels if they would raise the millage .35 it would be only \$17.50 per household per year to make up the \$175,000. He stated he feels most households should be able to afford this. Mr. Rubin stated local taxes are also tax deductible so this would be an effective rate of \$13 per household to minimally fund the Ambulance Squad, and he does not feel this is an undue burden on the Township residents. Mr. McLaughlin stated while this may be correct, he cannot yet make that decision since the Board of Supervisors still needs to have a better understanding of the Rescue Squad's financials. Mr. McLaughlin stated the Rescue Squad also has to meet with Yardley Borough and Upper Makefield since Lower Makefield was the only one funding anything additional to the Rescue Squad. Mr. McLaughlin stated even if Yardley Borough only makes 200 calls to the Rescue Squad, Yardley Borough still needs a Rescue Squad for those 200 calls and it is not just a pro rata fee; and Yardley Borough has an obligation to their citizens.

Mr. Fedorchak stated the .35 would actually be an additional \$14.60 to the average residential tax bill.

Motion carried with Mr. Benedetto opposed to take out the .35 from the Rescue Squad millage.

Mr. McLaughlin moved and Mr. Dobson seconded to approve Resolution No. 2255 adopting the 2013 Budget with all the previous changes outlined.

Mr. Benedetto asked Chief Coluzzi to comment on the Emergency Unit. Ms. Tyler asked Chief Coluzzi if he saw any practical problems presented by the way the Board of Supervisors has chosen to go forward advancing the funds on a month-to-month basis. Chief Coluzzi stated he would like to know what the maximum amount of the line item would be. He asked if the maximum amount will be equivalent to .35 mills, and Mr. Stainthorpe stated it is. Chief Coluzzi stated he understands he will go through Mr. Fedorchak after they provide the bank statements and their expenses and will then ask the Township for that difference to make their payroll. Chief Coluzzi stated he feels this will have an impact on the professional Rescue Squad unit with ten full-paid

individuals who provide a vital service every day in the Township and do not really know from week to week/pay to pay whether or not they will have a job. He stated he does not feel anyone would want to work under those conditions, and he feels this will negatively impact the morale. He stated it seems that the discussion this evening about whether or not to increase the millage was a good discussion; however, somewhere they are looking for a villain, and there is none.

Chief Coluzzi stated it is a very short Budget – under a million dollars – and the expenses and income were given to the Board of Supervisors at both Budget Sessions. He stated they also showed where the shortfall was and clearly attributed the decrease in revenue to the billing along with a decrease in donations due to the economy. He stated there is no mismanagement and no lost money. He stated in 2008 he began to oversee the Rescue Squad because there was a problem at that time, and he was put in the position he was to insure that there was integrity and checks and balances in place. He stated credit cards were taken away, and there is no more use of credit cards in the Rescue Squad. He stated many personnel services were discontinued and people were cut. He stated since that time, with the cuts that were made and the measures put into place, for the first time in the history of the Rescue Squad, they were able to have a cash reserve of over \$200,000 with which they purchased an ambulance in the amount of \$160,000 without having to come to the Township. He stated they also brought heart monitors in the amount of \$60,000.

Chief Coluzzi stated the Rescue Squad employees provide a tremendous service and are under a great deal of pressure because of the regulations they have to follow and measures that have to put in place to safeguard the drugs that they have in their Unit. He stated they also have to interact with medical personnel and comply with Certifications every year to keep their skill level to the point where they can provide adequate public safety to the Township. Chief Coluzzi stated the Board of Supervisors has always been supportive of the Police and the public safety issues, and the Rescue Squad is a vital service. He discussed incidents in the past where the actions of the Rescue Squad have saved lives, and he noted the importance of a quick response and the need to have a local Rescue Squad.

Mr. Stainthorpe stated the Board is committed to helping the Rescue Squad get better, and they are not looking to blame anyone. He stated they feel that they cannot be a great community if they do not have decent public safety. He stated the Rescue Squad is vital to the Township, and they will be funded; and the Board of Supervisors will take this period of time to review the Squad and determine the best way to make the Ambulance service sustainable.

Chief Coluzzi asked that he be the individual on behalf of the Ambulance Squad to meet with Mr. Fedorchak and a liaison from the Board of Supervisors every month to explain and answer any questions and justify the need for funds each month. He stated in this way everyone will know what is happening. He stated at the public meeting, everyone will then know the answers to the questions and where the problems lie.

Mr. Stainthorpe agreed, and stated he would be happy to be that liaison so that there are not any future surprises and so that the Board of Supervisors can help.

Ms. Tyler asked what is the next step in the review process, and Mr. Stainthorpe stated the Township will conduct an independent audit. Mr. McLaughlin stated he feels the Rescue Squad should pay for this since part of an organization's fiduciary responsibility is to have an audit; however, Chief Coluzzi stated he does not feel a 501C3 falls under this threshold. Mr. McLaughlin stated he feels paying for the audit is the responsibility of the Rescue Squad. Chief Coluzzi stated they are happy to do the audit but do not believe it is required for this type of operation; however, they understand it is in the Rescue Squad's best interest to have an audit given the situation.

Mr. Fedorchak stated they have held taxes at 15.12 mills for the last five years. He stated over the last few years the average residential assessment has actually dropped because there have been hundreds of successful Appeals at the County level. He stated the consequence of that is that for many Lower Makefield residents, their Township property tax bill has actually dropped over the last few years.

Mr. Benedetto stated the Transfer Tax for this year is projected to be \$880,000; but they are Budgeting \$1.045 million. Mr. Fedorchak stated he feels that this is an attainable number unless the National economy slips again.

Motion to approve Resolution No. 2255 carried with Mr. Benedetto opposed.

APPROVAL OF RESOLUTION NO. 2256 FIXING TAX RATES AND SPECIAL LEVIES

Mr. Dobson moved, Ms. Tyler seconded and it was unanimously carried to approve Resolution No. 2256.

APPROVAL OF RESOLUTION NO. 2257 ESTABLISHING THE 2013 PARK & RECREATION FEE-IN-LIEU

Mr. Dobson moved, Ms. Tyler seconded and it was unanimously carried to approve Resolution No. 2257.

APPROVAL OF RESOLUTION NO. 2258 ESTABLISHING THE 2013 TRAFFIC IMPACT FEE

Mr. McLaughlin moved and Ms. Tyler seconded to approve Resolution No. 2258.

Mr. Benedetto asked what the Fee is. Mr. Fedorchak stated there are three Zones with a different amount for each Zone. Mr. Dobson stated Area 1 is \$1,769 per afternoon peak hour trip, Area 2 is \$2,428, and Area 3 is \$873.

Mr. Fedorchak stated by law they are permitted to increase the fee every year based on a certain cost of living index, and Mr. Eisold was involved in putting this together.

Motion carried unanimously.

APPROVAL OF RESOLUTION NO. 2259 REGARDING CONTRIBUTIONS TO THE POLICE PENSION FUND FOR 2013

Mr. Dobson moved and Ms. Tyler seconded to approve Resolution No. 2259.

Mr. Fedorchak stated Act 611, which governs Police pensions, mandates that there be an employee contribution unless it is proven not to be necessary via an actuary study. He stated this is the case, and they also are in the final year of the Police Contract and the existing Contract does not contemplate employee contributions. He stated the Law requires that the Board adopt this Resolution officially.

Motion carried unanimously.

APPROVAL OF EXTENSION TO FIRST BAPTIST CHURCH OF NEWTOWN

Mr. Dobson moved, Mr. McLaughlin seconded and it was unanimously carried to grant an Extension of time to First Baptist Church of Newtown a/k/a/ Grace Point for parking lot modification plan to April 15, 2013.

APPROVAL OF RESOLUTION OF THE SCHEIRING ZONING HEARING BOARD MATTER

Mr. Koopman stated the Township Zoning Hearing Board approximately one year ago granted a Variance for the property located at 1417 River Road. He stated the property has two frontages along River Road and Robinson Place, and the Variance granted approved an addition to the house which would be located in the flood fringe area.

Mr. Koopman stated the Township filed an Appeal from the Zoning Hearing Board's Decision as they were concerned about the preservation of the area of the property fronting on River Road as open space and also some concerns regarding maintaining the Residential nature of the area. He stated the Township has, with the Board's Approval, reached a settlement with the Applicant which would require the Applicant to place a Conservation Easement on the portion of the property between River Road and the River and to restrict the use of the addition to garage on the first floor and residential use on the second floor of the addition.

Mr. McLaughlin moved, Ms. Tyler seconded and it was unanimously carried to approve the Resolution Approving this Settlement.

SUPERVISORS REPORTS

Ms. Tyler stated the Seniors Group is seeking a Secretary to fill an open position and elections will come up in the next few months, and they encourage seniors to get involved.

APPOINT 2012–2014 TOWNSHIP AUDITORS

Mr. Stainthorpe stated it is a good idea to change the auditing firm every few years. He stated even though there is some cost involved to do this, it is a good accounting practice to do so.

Mr. Fedorchak stated they advertised for proposals and ultimately received five bids. He stated all five had extensive experience in public sector audits.

Mr. McLaughlin moved, Mr. Dobson seconded and it was unanimously carried to appoint Lopez, Teodosia & Larkin LLC as Township Auditors at an amount of \$17,500 a year for a three-year Contract.

CHAIRMAN'S REMARKS

Mr. Stainthorpe stated this is the last meeting for the year. He stated it was a very good year, and he thanked the other Board members adding that everyone contributed and everyone on the Board works hard for the Township and has the best interests for the citizens. Mr. Stainthorpe also thanked the staff for their hard work and service all year long. Mr. Stainthorpe stated this year they hoped to accomplish a number of things, and this year they changed the banking services and were able to save money. He stated they

put the Pensions out for review as well, and it will take time to review all the submissions. He stated the Township started the year with new engineers and a new solicitor, and this worked out very well. He stated they have made some moves at the Patterson Farm; and while they are controversial with some people, he is very happy with what is happening at the Patterson Farm where they are taking a great piece of property that is an asset to the Township and are making it better. He stated hopefully sometime next year they will have a Satterthwaite House that is under renovation and repair, and they will have succeeded in restoring this 1730 House without taxpayer dollars and have a greenhouse that is producing product to be sold locally. He stated the Patterson Farm is currently a great property, but he sees it becoming the absolute “gem” of not only Lower Makefield but of all of Bucks County where every building has a purpose and is working for the community.

Mr. Stainthorpe stated the Board will re-organize in January, and he thanked his colleagues for allowing him to serve as Chairman in 2012. He stated it was a pleasure to serve the people of the Township.

There being no further business, Mr. Benedetto moved, Mr. Dobson seconded and it was unanimously carried to adjourn the meeting at 10:15 p.m.

Respectfully Submitted,

Dobby Dobson, Secretary

