

TOWNSHIP OF LOWER MAKEFIELD  
BOARD OF SUPERVISORS  
MINUTES – MARCH 16, 2022

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on March 16, 2022. Mr. McCartney called the Meeting to order at 7:30 p.m. and called the Roll.

Those present:

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

Others:                             Kurt Ferguson, Township Manager  
  David Truelove, Township Solicitor  
  Andrew Pockl, Township Engineer  
  Kenneth Coluzzi, Chief of Police  
  James Majewski, Community Development Director

COMMUNITY ANNOUNCEMENTS

Mr. Ferguson stated during this portion of the Agenda residents and youth organizations may call in to make a special announcement or may contact the Township to request a special announcement be added to the Agenda.

Ms. Blundi stated that there will be an e-recycling event held in Newtown at 100 Municipal Drive on Saturday, March 19 beginning at 9:00 a.m.

Mr. Grenier stated Tax Bills have been sent out, and the due dates can be seen on the Township's Website. He stated the discount date is May 2, and the due date at face value is June 30.

Mr. Grenier stated the September 11 National Memorial Trail which is a 1,300 mile multi-use route that links the World Trade Center, the Pentagon, and the Flight 93 Memorial now goes through Lower Makefield and was officially dedicated this past Friday. He stated in addition to using the towpath there is a link that will be following the new Woodside bike path trail to the 9-11 Memorial.

#### APPROVAL OF MINUTES

Dr. Weiss moved, Mr. Lewis seconded and it was unanimously carried to approve the Minutes of March 2, 2022 as written.

#### TREASURER'S REPORTS

##### Approval of February, 2022 Interfund Transfers

Ms. Blundi moved, Dr. Weiss seconded and it was unanimously carried to approve the February, 2022 Interfund Transfers in the amount of \$1,140,570.18 as attached to the Minutes.

##### Approval of Warrant Lists from February 22, 2022 and March 7, 2022

Ms. Blundi moved, Dr. Weiss seconded and it was unanimously carried to approve the Warrant Lists from February 22, 2022 and March 7, 2022 in the amount of \$1,091,120.60 as attached to the Minutes

#### APPROVE HIRING TIM CHAMBERLAIN AS THE FIRE SERVICES DIRECTOR AND APPROVE A FOUR-YEAR EMPLOYMENT AGREEMENT

Dr. Weiss moved and Ms. Blundi seconded to hire Tim Chamberlain as the Fire Services Director and approve a four-year Employment Agreement.

Mr. Ferguson stated Mr. Chamberlain is a graduate of the National Fire Academy Executive Fire Officer Program, and is one of 68 individuals in Pennsylvania, 600 In the United States, and 4,700 across the World with that distinction. He reviewed his education and stated that he has been conducting fire inspections for fifteen years including the last several in Lower Makefield Township. Mr. Ferguson stated he has been a professional firefighter for fourteen years being given increasing levels of management responsibility during that time. Mr. Ferguson stated he is also a fire suppression instructor at Bucks County Community College at several different levels of training for firefighters across the region as well as instructs and oversees structural burns conducted at the Bucks County Training Center. Mr. Ferguson stated he has experience in every part of fire service – inspections, investigations, Plan Review, construction oversight, and response assessment.

Mr. Ferguson stated he is prouder of this hire of Mr. Chamberlain than any other hire he has been involved with in his entire career and is honored he has accepted this position, and he believes that he will be a tremendous asset to Lower Makefield Township.

Motion carried unanimously.

#### ENTERPRISE PRESENTATION – POLICE FLEET MANAGEMENT

Mr. Ferguson stated the last several months they have had discussions with Enterprise regarding a fleet management program. He stated both he and the Chief were skeptical when they entered into those discussions based on programs they had been presented in the past; but this is different from those. Mr. Ferguson stated they are trying to do more scheduled planning for vehicle turnover particularly for Police cars and vehicles that get a lot of wear and tear.

Mr. Craig Sherbekow, Account Executive with the Enterprise Fleet Management Division was present, and stated he has been with Enterprise for seventeen years. He stated Enterprise is most well-known for their rent-a-car brands, have been in business for sixty-five years, are one of America's largest privately-held companies, and is still a family-run business. They have over 1.8 million vehicles under their umbrella.

Mr. Sherbekow stated what is being discussed tonight is actively being done with their rental car brands, and they will plug the same type of blueprint in with what Lower Makefield is doing with their vehicle program. Mr. Sherbekow stated the Enterprise Fleet Management Division has become the largest Fleet Management Company in the World, and they have over 535,000 vehicles on lease currently. He stated the largest growing segment over the last few years has been in the Government space, particularly locally in the Greater Philadelphia market. He stated what is being shown this evening is a proven concept and is a plan that they have been executing with several Governments locally which have been included in the packet that was provided to the Board of Supervisors.

Mr. Sherbekow stated they want to develop a strategy to minimize and make the Township costs more predictable on an annual basis. He stated currently there are a lot of challenges particularly with the supply chain in the automotive landscape. He stated the most traditional sources are dealers, but with a partnership with Enterprise, the Township will be able to take advantage of leveraging

Enterprise's purchasing power. He stated they buy over one million vehicles a year with the Enterprise Rent-A-Car brand, and they have established relationships with all of the vehicle manufacturers where they can order directly from them. Mr. Sherbekow stated their Government clients have indicated that they were having trouble finding vehicles as there is limited inventory, and the dealerships are not required to sell to the Government or honor incentives. Mr. Sherbekow stated by being able to order directly from the manufacturer, Enterprise can insure that the Township gets their State Contract pricing and gets the most attractive incentives that the vehicle manufacturers are offering.

Mr. Sherbekow stated the purchasing power that the Township gets being a Government entity is very similar to how Enterprise buys its cars and they get a very good up-front price when they secure a vehicle. He stated the idea is determining the right time to get out of a vehicle before the fuel expenses and maintenance start to take off and while there is still some value left in the vehicle. He stated what they are offering is the ability to execute on generating resale value when they are set to replace a vehicle. He stated when Enterprise replaces a vehicle, they sell their vehicles back typically to wholesale dealers. He stated the Township vehicles would get plugged into this system that is already built out. He stated the Township would maintain all ownership equity in the vehicles.

Mr. Sherbekow showed a sample of typical Government purchase price for a vehicle often used by a Township Public Works Department. He stated the slide shows the costs to hold the vehicle for one year, three years, and twelve years. He stated if you get out of the vehicle within three years, it can be seen that the vehicle is being sold currently for more than what the purchase price was so the vehicle in essence is free to run for three years. He stated if the vehicle were to be run for twelve years, the value diminishes and there are also costs to run that vehicle over those twelve years. He stated every time they can replace a vehicle and "reset the clock" this is how the Township can take advantage of the up-front purchasing power they are afforded.

Mr. Sherbekow stated also included in the analysis provided was how Enterprise could save the Township \$835,000; and they put together a ten-year analysis on the Police fleet and the Public Works fleet. He stated the main concept is to take advantage of the up-front pricing and "get out of the vehicle" so you will see the fuel and maintenance numbers become predictable and steady after you get into years six through ten when the Township is fully acclimated into the Enterprise program.

Mr. Sherbekow reviewed the Fleet Planning Analysis with the top line being the base line of the Township's current Budget. He stated the Township is replacing about three Police vehicles a year, and they reviewed the purchase prices to establish that three vehicles cost \$150,000 when they are purchased. He noted the amount being spent on maintenance and fuel and this gives a base line Budget of \$352,950. He stated this will vary as sometimes the Township may decide not to replace any vehicles or may replace four as opposed to three, but they are showing this base line to compare what it would look like as the Township starts to cycle into the Enterprise program.

He noted the year 2022 on the slide adding that there have already been two vehicles that have been delivered to the Police Department and this shows as \$110,250. He stated there is an expectation that there are two more vehicles that have been ordered and are anticipated to be received in May or June which they would bring into their Lease program. He stated they forecasted out eight months of Lease payments for that. He stated the Plan would be to replace ten in total which would be six more vehicles. He stated there is about a six-month lead time to order those six other replacements, and they factored in six months of Lease payments. He stated that would be two months of Lease vehicles on the six vehicles that Enterprise would order for the Township and eight months of Lease payments on the two vehicles that the Township already ordered and are scheduled to be delivered.

Mr. Ferguson stated he and Chief Coluzzi in their meeting with Mr. Sherbekow asked them to model a process by which leased vehicles would be rotated in and out of service in five years. He stated the chart showing ten vehicles goes from ten down to five and then comes back up to ten again, and that would be the process where over five years, we would be rotating these vehicles. He stated currently we have vehicles that are a lot older than that, but what is being shown is the model that they are basing this on.

Mr. James Harris, Area Sales Manager for the Philadelphia Market, stated he oversees the Account Management Teams. He stated he has spent the last ten years managing Government Accounts. He stated the philosophy is finding a way to do more with a similar amount of money or potentially less if they possibly can. He stated the focus is on moving to a more-controlled Lease expense and reduce the maintenance and fuel numbers as much as possible. He stated they know that they will have to be more proactive in the replacement of vehicles. He stated with Police vehicles they have found that five years is what makes sense. He stated for Public Works and other divisions that number will change, and it may be more aggressive based on the type of vehicle. He stated they will create a plan and

budget for each particular vehicle type, and the resale value of the vehicles would help fund replacement of the vehicles. He stated this will turn into only paying for a portion of the Asset as it is utilized as opposed to paying cash in full for a vehicle, running it out over a period of time, and then maybe making some money when they sell it. Mr. Harris stated the Township would not be required to replace vehicles at a specific time period, and there will be an Account Team from Enterprise who will advise the Township on replacements so that the Township can lower their costs of owning and operating the vehicles.

Mr. Ferguson stated part of Enterprise's job would be to advise when it would be a good time to sell a vehicle and how that would work in the overall Budget number. He stated when vehicles are sold, Enterprise would oversee that, but the Township would get the money back; and outside of the annual expense to the Township, there is an estimated amount that would come back to the Township based on this model. Mr. Sherbekow agreed, and he noted on the slide the area that shows the money that will flow back to the Township based off of the replacement resale value and the equity they are projecting the Township has in those particular vehicles.

Mr. McCartney asked if the model is beneficial because of the current used car market, and Mr. Harris stated it works a little better right now, but added this has been their fastest growing segment even before the past two years. He stated the resale numbers are slightly stronger right now, and it also has become a little more beneficial because dealership inventory has changed drastically. He stated they do not see either of those things changing over the next two to three years as there are supply chain issues now that are not going away. Mr. Harris stated the only number that will change is "that old stuff is worth more now than it was previously" so it does put the Township in a fairly good condition in that even their older vehicles are worth more today than there were at this time two years ago. He stated the philosophy and the numbers would still hold true in a "normal environment."

Mr. McCartney asked how long they have been doing this program, and Mr. Harris stated Police vehicles were added into the mix in the last five to six years and they had been doing mostly Public Works vehicles before that. He stated they have been in the vehicle leasing business for a significant number of years.

Mr. McCartney asked what other Municipalities are currently using this model, and he asked if there are any in Pennsylvania or Bucks County. Mr. Sherbekow stated Chester County, West Chester Borough, and the Philadelphia Housing

Authority are using this program; but they do not have any in Bucks County that he is aware of. Mr. Harris stated those involved in the program were included in the hand-out provided. He stated there are a number of them in New Jersey and Delaware.

Mr. McCartney asked Chief Coluzzi for his thoughts on this program versus prior ones that have been presented. Chief Coluzzi stated several years ago we looked at something similar with car dealerships who wanted to Lease vehicles to the Police Department, but they were not comparable to what Enterprise has to offer in terms of turn-over, the Leasing prices, and as far as incorporating all of the outfitting that needs to be done to a Police vehicle. He stated when a Police vehicle is done being used “it is pretty beat up;” and for a company to assume that vehicle and assign such a good value to that vehicle after it has been used for four or five years is “amazing.” Chief Coluzzi added that Enterprise is willing to assume ownership of the two vehicles that were already delivered as well as the two additional vehicles, return the cash to the Township for those vehicles, and then in turn Lease them to the Township.

Mr. Sherbekow stated Enterprise will write the checks to the respective dealers that the Invoice money is owed to, and then bring them onto the Lease program. He stated that will lower the 2022 number; and instead of it being \$110,000, it will go to zero, and there will be a portion of Lease payment owed on the vehicles which will significantly reduce the 2022 Vehicle Budget Expense. He stated they will also bring on the two vehicles that are have been ordered but have not yet been delivered as well as the one that was ordered out of the Public Works Division.

Mr. Ferguson stated we Budgeted \$210,000 for four vehicles this year, and the dollar amount if the Township were to opt into this program for this year, would be significantly less. He stated it should also be noted that we would be turning ten cars over. He stated because the remainder of those cars would come in later in the year, the Lease payments would just get started. A slide was shown of the Lease Expense. Mr. Ferguson stated the concept is the same as what is being done in the Road Machinery Fund, and the entire fleet is in various terms of re-payment. He stated we also would have vehicles that were never more than five years old, and we would know what to Budget each year. He stated we would also be getting the net back of the sales of the vehicles. He stated through the program by the end of 2023, we would have flipped sixteen of the thirty cars; and this creates a predictable pattern for the Lease payment. He stated maintenance will also start to go down; and because they are newer cars, they do not need as

much gas which would be a savings overall. He stated most importantly there is a newer Police fleet. He stated Enterprise would be responsible for re-selling the cars in the markets that they have.

Mr. McCartney asked Mr. Ferguson if he is comfortable with the analysis of the ten-year savings, and Mr. Ferguson stated he is now. He stated they provided Enterprise all of their fuel costs and maintenance costs over time as well as the price for how the Police cars are upfitted. He stated this is real data and not just a generic pro forma.

Mr. Lewis stated he understands that they are indicating that the amount that we would save over ten years would be \$551,000; and Mr. Ferguson agreed. Mr. Lewis asked if that is a combination of all of the net cash numbers being shown, and Mr. Ferguson agreed. Mr. Lewis stated we are in the midst of a transition from internal combustion engines to electric cars, and he stated electric cars tend to do very well for Municipal fleets, but we do not have a supply that matches the types of vehicles that we need yet. He asked what will happen in two to three years from now when the choices are there, and he asked if we could then be leasing those types of vehicles; and Mr. Harris agreed. Mr. Harris stated their team will put an analysis together every year as to when it is time to replace the vehicles and what they should be replaced with. He stated standard internal combustion engines will be part of the immediate conversation because the infrastructure is better suited to those vehicles right now. He stated they also have not seen incentives to motivate Government entities to take advantage of electric cars at this point. He stated once that tide turns, that will be a part of their analysis to see if it makes sense. He stated some of their Municipalities do have some electric cars, but typically they are for Administrative use and there are one or two charging stations where the vehicles reside.

Mr. Lewis stated the average lifespan of an electric car could be much greater than the current replacement cycle. He asked if the function of the savings is Enterprise's buying power on the front end as well as the disposition side where they indicated they had a strategic advantage, and Mr. Harris agreed. Mr. Lewis asked if another element would be Enterprise's borrowing costs being very low. Mr. Harris stated the Township's operational expenses by having a more pro-active replacement cycle will "take care of themselves;" and as they are replacing vehicles and running them with shorter lifecycles, the Township's maintenance costs go down. Mr. Lewis stated the Township could achieve that same kind of savings if we bought the cars ourselves and cycled them that way. Mr. Lewis stated where the savings would have to

occur would be either because Enterprise has a significantly better disposition value or their borrowing costs are significantly lower than the Township's. Mr. Harris stated the Township could continue to fully fund the vehicles if they wanted to although that does not typically make financial sense. He added strategic resale, knowing when and which vehicles to sell, is how Enterprise generates a lot of the profits.

Mr. Sherbekow added that part of Enterprise's expertise is knowing what options are available that will be the most cost effective which would not only be what is the best price on the front end but what the resale value will be when you replace it. He stated that will change every year especially when they start considering electric vehicles. He stated the strategy will constantly move based on what is going on with the market. He stated Enterprise will be an advisor to the Township and provide that information so that the Township can make the most informed decision recognizing that the Township will be making its own decisions with regard to whatever strategy they want to employ.

Mr. Lewis stated he would like to know what Enterprise's strategic differentiators are in terms of where the value and the savings is coming from. He stated they are saying that they will know more about the upfront purchases with regard to make, model, features, and functions that will yield the best residual value; and Mr. Harris agreed. Mr. Harris added they will also provide access for the Township to order their vehicles directly from a manufacturer so that the Township can choose the exact specs of the vehicles that they want, and they would not be choosing based on what is available at a dealership lot. He stated that can help considerably control expenses as well.

Mr. Lewis stated they are also indicating that Enterprise can sell the cars at a higher residual value than the Township could get currently, and he asked if it is just those two components where the value is created. Mr. Harris stated in this particular instance, those are the two driving factors; and the residual benefit that the Township would get from that would be the downward trends on maintenance and fuel because of the cycle that will be utilized on the vehicles which is drastically different from what the Township is currently doing today. Mr. Lewis stated the Township could mimic that through a straight-up purchase, and he understands that the value Enterprise would be adding is that they can buy smarter and lower and they sell higher in residual value; and Mr. Harris agreed.

Mr. Lewis asked how many cars the Township would buy over the course of the ten-year analysis, and Mr. Ferguson stated over ten years it would be sixty cars. Mr. Lewis stated in savings they are saying that there would be a \$9,000 "swing per

car,” and Mr. Harris agreed. Mr. Lewis asked the breakdown on “smarter buying smarter residual” value, and he asked if it is 50/50 or 60/40. Mr. Shebekow stated it is comparing it to what the Township is currently doing which is running a vehicle for ten years. He stated when they built the analysis, they looked at what the Township is currently doing and what it looks like when they transition onto a regular replacement cycle utilizing the Enterprise program including the purchasing power on the front end, the resale, and the Lease program.

Mr. Lewis asked how they calculated the average sustainable savings of \$14,804, and Mr. Harris stated that was the rolling average number that was utilized to create this hypothetical fleet Budget. Mr. Harris stated he believes the number that was used was a smaller acquisition number and not the \$220,000 that was actually set aside this past year. Mr. Shebekow stated looking at years six through ten, it takes the average fleet Budget and compares it to the Township’s base line Budget of \$352,950; and that is where you see the average of \$14,804 that will be saved every year after the ten years.

Mr. Lewis asked if the roughly \$9,000 per car would be about half for the purchase and half for the residual. Mr. Ferguson stated that may be a fair assessment. He added that the Township has not had a consistent replacement plan for many of its vehicles; and getting the Township on a planned Lease program would result in a process by which the cars are rotated to the extent that they are managed. Mr. Ferguson stated the issue of the Township’s ability to do this on our own is that we would have to manage thirty Leases on our own as far as purchasing the cars and putting requests out for Leasing services, and with this proposal Enterprise would be advising us on this. He stated currently the Township is selling the cars when they are older and the resale markets we have do not result in much. He stated this would be a process which is managed. He stated he sees value in this as it will be a predictable amount that can be budgeted every year but we also have flexibility in the number of cars we want to do each year. He stated once this would get rolling the cash side of this would offset many of the expenses and it would be actively managed. He stated he feels those insights would be helpful to staff.

Mr. Ferguson stated Enterprise also has a proposal which has not yet been presented for non-CDL Public Works and Recreation trucks where they offer this same insight to staff members.

Chief Coluzzi stated another important point is how Enterprise would expect to contract with the Township for this program. Mr. Harris stated they have a standard Master Lease Agreement that is set up, and there is no contractual

terms where the Township is obligated to buy a vehicle from Enterprise, and it is an option. He stated any vehicle the Township would get from Enterprise in the future would be by choice, and it is not a requirement of any legal paperwork that is in place. He added that they are a customer service based-driven organization, and they want to make sure that the Township wants to continue to do business with them. Chief Coluzzi stated the Township could sever its Agreement with Enterprise at any time, and Mr. Harris agreed. Mr. Harris added if the Township chose to do that and there were outstanding Leases with Enterprise, they would at that point just be a “bank” for the Township for payments due; and if the Township wanted to pay off the vehicles that could be taken care of as well.

Mr. Grenier asked if there are any conditions with regard to mileage like there are with personal Leases. Mr. Harris stated it is not like a traditional dealership Lease, and it is considered an Operating Lease. He stated instead of financing down to zero dollars, they will finance it down to a book value amount that is set. He stated this helps reduce the cash flow on the monthly payment. He stated at the end of the term a replacement will be ordered, and the old vehicle is sold for the Township. The profit made over that which is owed goes back to the Township in whatever form the Township wants. He stated there are no wear and tear or mileage penalties. He stated the only thing that does dictate is how much the vehicle sells for; and vehicles that are kept in better condition, will get a higher resale value. Mr. Harris stated they have Government entity clients across the Country, and they are very aware of what Police vehicles can look like in four to five years when they are sold.

Mr. Grenier stated he understands that the Township would not be bound to any specific manufacturer, and Mr. Harris agreed. Mr. Harris stated they tend to buy American cars, but the Township can use who they want as long as Enterprise is able to get those vehicles.

Mr. Grenier stated he looked at other similar programs to see what sets Enterprise apart, and he noted the Ford and Chevrolet programs; and he asked what sets Enterprise apart from the Township going directly to Ford and doing a program through them. Mr. Harris stated they recognize that the Township could go to a dealership and finance a vehicle through them if they wanted to, but the sole benefit is not that Enterprise is providing a lower monthly payment. Mr. Harris stated Enterprise will assign a local Account Management Team that is paid for as part of this program, and their job will be to monitor the Township and provide a forecast each year and recommend the best vehicle options among the manufacturers including which vehicles will hold their value so that

when it is time to sell the vehicle, they will get the most they can. He stated they will also provide guidance on when is the best time the vehicles should be sold. He added that if the Township were to go with a Ford program, they would then only have Ford products. He stated they would also not give the same specific guidance as to when and how to replace the vehicles.

Mr. Sherbekow stated it is passive asset management versus active asset management; and Enterprise is an active asset management company and will provide consistent strategy advice. He stated with regard to the disposition side, the Township would get their vehicles plugged into the Enterprise network and infrastructure to maximize the return when they are set to replace the vehicle.

Mr. Grenier stated they are providing knowledge of the market and systems; but since this is a big dollar program, he feels we should seek out other companies even though he is familiar with Enterprise. He asked if they were to put this out to an RFP, would there be competitors who might have a different approach. Mr. Sherbekow stated it has been put out to RFP, and that is the Sourcewell Agreement, and they have won that RFP. He stated the legwork has been done already and Enterprise has already been awarded that Contact. Mr. Harris stated outside of Sourcewell and in an open market forum there are other fleet management companies that exist although there are not that many that specialize and focus their efforts on smaller fleets, and a lot of them work in a larger fleet segment. He stated Enterprise focuses their efforts on fleets that are the size of twenty to three hundred, and that is where they like to put their presence with local Account Teams.

Mr. Grenier asked Chief Coluzzi if there is a Bucks County Consortium of Municipalities or Police Departments that go into together on this, and Chief Coluzzi stated it is just the State Consortium where they go to for State bidding and State purchasing so that we do not have to Bid everything out.

Chief Coluzzi stated he had a concern about upfitting the Police vehicles as they need to be striped, cages need to be put in, and computer systems have to be put in the vehicles; and we have a certain vendor that performs all of those functions for us. He stated one of the criteria for even doing this presentation which Enterprise has agreed to, is to allow the Township to continue to go through the vendor that we believe is the least expensive and does the best work for us. Chief Coluzzi stated while Enterprise will have a team of advisors that will consult with the Township, the Township will still

have the final say. He stated if Enterprise states that they want to take a vehicle off road in four years, but the Township wants to keep it, we can continue to keep that vehicle in service. He stated for years the Township has been doing all of the purchasing, upfitting, and making decisions on vehicles being put in a second line capacity; and this program will allow the Township, for less money per year, to have a consistently new fleet which is consistently turned over for the Officers which is a safety issue. He stated they have also talked to Delaware Valley Insurance Trust about this program, and they were happy to hear that the Township was considering doing something like this because they know the liability of vehicles being on the road especially in high-speed pursuits and the problems and cost factors for them.

Mr. Ferguson stated while they did have a discussion with DVIT about this, DVIT did not quantify anything in dollar savings; but they felt that if there is a newer fleet of vehicles that are being used five years or less, there would be less of a liability issue in terms of safety and other issues that would be involved with a vehicle's deteriorated state; and they felt it would be good in terms of liability insurance moving forward and safety for the Officers although they could not quantify that to a specific dollar amount even though he asked them to do that. He stated they did feel by being in such a plan, it would be an obvious long-term benefit for the Township's liability and property insurance.

Mr. Grenier stated if a vehicle were to be in an accident, insurance would fix it or total it; and he asked if the \$9,000 a car that was discussed earlier included some understanding that some of the cars may need to be replaced much sooner or does the cost go down if we total a couple of cars prematurely and cannot resell them. Mr. Harris stated that would not make much difference because the settlement received from the insurance company would be at fair market value. Mr. Ferguson stated if that were to happen, and we would be getting another vehicle, there would be a dollar amount that we would be getting for the vehicle and it will enter whatever the replacement vehicle is in a new Lease program by which the swap and the credit back to the Township may end up doing a little better off.

Mr. Ferguson stated they also have a second part of the presentation which would be the same concept for thirteen Park & Rec non-commercial vehicles some of which could be used for salting and plowing; and it would be everything below a CDL level. He stated there is probably more of an opportunity to see value return by not running the Leases out on some of those programs, and they would do the

same thing with a ten-year turnover. He stated it would be the same concept and would also be within the confines of the Budget. He stated those details can be discussed at another time.

Mr. McCartney stated he does not feel it is necessary to have them go over the details of that piece at this time, and it the concept that the Board needs to consider. He stated he feels anytime that we can save money and have safer vehicles on the roads, he would be for it.

#### ENGINEER'S REPORT

Mr. Pockl stated the Board received his Report in their packet.

#### PROJECT UPDATES

Mr. Pockl stated they met with the contractor for Memorial Park to review the punch list, and the contractor will be there next week to address some of the grading issues that are on the punch list. They also reiterated that they need to have forty-eight hours of fifty degree and rising dry weather before they can address the concerns with the court surface.

Mr. Pockl stated with regard to Memorial Park Phase 3, the Grant Application that was discussed previously was submitted on Monday of this week.

Mr. Pockl stated with regard to the Road Program, he attended the pre-Bid meeting earlier this week; and although no contractors attended the pre-Bid meeting he did contact several contractors who indicated that the pre-Bid meeting was not mandatory, and they still intend to Bid on the Road Program. He stated they indicated that the size was not of concern. Mr. Pockl stated the Bids are scheduled to be opened on March 30.

Mr. Ferguson stated with regard to the Road Program, they are looking to award the Bid at the next Board meeting. Previously they had discussed awarding it this evening; but in discussions with Mr. Pockl, they wanted to give the contractors as much time as possible to put their Bids together; and this will not impact the time-frame as far as the DCED filing.

Mr. Grenier asked if the Permit submitted on February 25 for the Woodside bike path was the NPDES Permit, and Mr. Pockl stated it is. Mr. Grenier asked if it had to go to the State instead of the County in this case, and Mr. Pockl agreed. Mr. Grenier asked if that is a one hundred day review, and Mr. Pockl stated it is typically six to eight weeks.

Mr. Grenier asked Mr. Ferguson if the spoils pile has been cleared out near the stream at Memorial Park; and Mr. Ferguson stated while it has not been cleared out yet, it is on the list of a variety of things to be addressed in the next few weeks. Mr. Grenier stated he wants to make sure that we do not get a violation on that given how close it is to the stream.

#### MANAGER'S REPORT

#### Approve Purchase of a 2023 International HV507 Chassis with Trade In of a 1998 International Dump Truck, a 1999 Sterling Sweeper Truck, and a 1988 Ford Sweeper Truck for a Net Cost of \$88,409

Mr. Ferguson stated while we are purchasing this vehicle now, we will be following up soon with a financing proposal. He stated these pieces of equipment are purchased from the Road Machinery Fund through a series of short-term Leases. He stated that financial proposal will be coming, and the truck will not be delivered until later this year.

Mr. McCartney asked if we decide to move forward with the Enterprise Agreement, would there be a buy-back of this vehicle and the next vehicle being considered; and Mr. Ferguson stated these are CDL vehicles so they would not qualify.

Mr. Lewis moved, Dr. Weiss seconded and it was unanimously carried to purchase a 2023 International HV507 chassis with trade in of a 1998 International dump truck, a 1999 Sterling sweeper truck, and a 1988 Ford sweeper truck for a net cost of \$88,409.

#### Approve Purchase of an Intercon Upfit which Includes the Dump Body, Plow, and Salt Spreader for a Net Cost of \$89,501

Mr. Lewis moved, Dr. Weiss seconded and it was unanimously carried to purchase a Intercon Upfit which includes the dump body, plow, and salt spreader for a net cost of \$89,501.

Mr. Ferguson noted that even though this is being financed, in the Budget we estimated that the net cost for this vehicle would be \$180,000; and if these two items are added together, it comes to \$177,910 so we are below the aggregate price that we budgeted for.

#### SOLICITOR'S REPORT

Mr. Truelove stated that the Board met in Executive Session beginning at 6:45 p.m. and informational and litigation items were discussed.

#### Approve Enactment of the Road Paving Financing Ordinance #428

Mr. Truelove stated outside counsel from Curtin & Heefner is helping with The Township with the DEC Filing, and suggested adding information in the Ordinance under Item #3. He stated this is not an MPC Ordinance and does not require going back for any review. He stated the addition is the second sentence in #3, and it is a clarification of the information that is contained prior in that Note. It was advised that this does not require a re-advertisement and does not violate the Sunshine Act as it is just a clarification.

Mr. Lewis asked if the version that was in the SharePoint is the current Version of the Agreement, and Mr. Truelove stated that is his understanding.

Mr. Lewis moved, Dr. Weiss seconded and it was unanimously carried to approve Enactment of the Road Paving Financial Ordinance #428.

#### Approve Adoption of the Road Paving Financing Resolution #22-7

Mr. Truelove stated this is an accompanying Resolution that talks about the Ordinance and allowing the Township and its Officials to sign and execute the appropriate documents that will be coming forward as part of the overall financial process.

Mr. Lewis moved, Dr. Weiss seconded and it was unanimously carried to adopt the Road Paving Financing Resolution #22-7.

#### ZONING HEARING BOARD MATTERS

Appeal #22-1953 Scott Glennie for the property located at 5 Shelley Lane, Yardley, PA 19067, Tax Parcel #20-043-072 Variance request from Township Zoning Ordinance #200-23B in order to construct a 198 square foot rear yard addition which would increase the impervious surface from the existing 23.9% to 25.1% where 18% is the allowable amount. Mr. Truelove stated that this Appeal was discussed at the last Board meeting, but in the interim the Code Officer went to the property and measured the appropriate amount of impervious surface. It was agreed to leave this matter to the Zoning Hearing Board.

With regard to Appeal #22-1954 Edward & Elba Deck for the property located at 6 East School Lane, Yardley, PA 19067, Tax Parcel #20-040-050 Variance request from Township Zoning Ordinance #200-23B to increase the impervious surface in order to expand the driveway by 280 feet and construct a 10 foot by 14 foot vinyl Quaker shed which would increase the existing impervious surface from 21.7% to 23.8%, it was agreed to leave the matter to the Zoning Hearing Board.

#### APPROVAL TO PERMIT CONSTRUCTION OF AN IN-GROUND SWIMMING POOL FOR 347 PONDVIEW COURT EXCEEDING THE ALLOWABLE IMPERVIOUS SURFACE SHOWN ON THE RECORD PLAN BUT WITHIN THE RATIO PERMITTED BY ZONING

Mr. Majewski stated this is a request from a homeowner to construct an in-ground swimming pool, and the amount of the impervious surface that they are proposing as part of the project would exceed the limitation that was placed on the Recorded Plans for the development of 3,960 square feet; however, it is less than what would be permitted under Zoning by a decent amount. He stated Board of Supervisor approval is required in order to allow for this. He stated they are proposing an underground seepage bed to handle the stormwater management run-off from the additional impervious surface from what is existing to what is proposed to offset that increase in impervious surface. Mr. Majewski stated Mr. Pockl reviewed the Plan, and he had a few minor comments as well as a comment that they should do a permeability test in the location of the seepage bed to make sure that there will not be any issues.

Mr. McCartney asked the effective impervious surface after the seepage bed is installed, and Mr. Majewski stated it will be 17.7% which is what it is currently at.

Ms. Blundi moved and Mr. Grenier seconded to approve construction of an in-ground swimming pool for 347 Pondview Court exceeding the allowable impervious surface shown on the Recorded Plan, but within the ratio permitted by Zoning subject to compliance with the engineer's comments as indicated by Mr. Majewski.

Mr. Grenier stated the term "effective" is not in our Ordinances although he understands it is "some sort of comparison of pre versus post volume" based on what the BMP can handle; and Mr. Majewski agreed. Mr. Majewski stated in this case the bed is sized slightly larger than what is required so there will be slightly less volume.

Mr. Grenier asked if that includes the area of the swimming pool within the coping when the calculations are run looking at pre versus post. Mr. Majewski stated that is not included; and he added that typically when you have a swimming pool, the water level does not rise up to the lip that surrounds the pool, and it would take a lot of rain to fill a pool up to over-flowing and generate run-off. He stated when the Ordinance was written, it excluded the area within the water surface from the impervious surface calculations. Mr. Grenier stated he would like to consider changing that in the future because one of the main reasons for addressing impervious area is not just run-off, and it is actually maintaining groundwater infiltration. He stated when it is in the pool, the water is not going into the groundwater as it cannot go through the concrete beneath.

Mr. Grenier stated he understands they do not need any Variances, and they are still within the allowable area, and Mr. Majewski agreed. Mr. Majewski added that Mr. Pockl noted that they have a shed that is too close to the property line, and that will either need to be moved or they will need to request a Variance to keep it at its current location of less than 10' from the property line. Mr. Grenier asked if that was included in the impervious calculations, and Mr. Majewski stated it was.

Motion carried unanimously.

#### PUBLIC COMMENT

There was no one from the public wishing to speak at this time.

DISCUSSION ITEMS

Sewer Sale Proceeds Discussion:

Sewer Fund Reconciliation

Set Aside Trust

Capital Improvement Projects - Lights at Caiola, Assessment of Macclesfield Park, Snipes Project Scope, Schuyler Drive Tennis Courts

Pension/OPEB Funding

Investment in Township Properties (Patterson Farm)

Mr. Ferguson stated the Sewer sale closed on March 4; and as a Condition of the Sale, it resolved the Sewer Debt at the time of Closing. He stated we then paid off the Golf Debt the following Monday. He stated the pay-off of the Sewer Debt was \$11,783,318.75, and the amount of the Golf Debt that was paid off was \$15,219,728.92. He stated those two items left a Net Proceeds amount of \$22,456,898.50.

Mr. Ferguson stated as he noted in his Report, we had to make a March 1 Bond Payment which was immediately prior to the Closing on March 4. He stated he is suggesting that we take that equivalent amount of money and transfer it over to the Expense Account to zero that out for the year. He stated the amount of that Bond Payment was about \$854,000. Mr. Ferguson stated factoring that in, the Net Proceeds will be \$21,602,667.14.

Mr. Ferguson stated with regard to the Golf Debt and Sewer Debt as far as rating agencies go and the Township status goes, the Debt is paid off; but the “pot of money” that was provided for both the Golf Debt and the Sewer Debt is “sitting there,” and we will automatically make payments as they are due until the portions of the Debt that are callable would be paid for in bulk and that is an automatic process. He stated there were portions of that Debt that were not callable, and those payments will continue to be made for a period of thirteen to fourteen years. He stated that pot of money was invested in a vehicle called SLGS which stands for State and Local Government Securities, which is a fixed-income instrument, and they were purchased last Monday. He stated those would have been at interest rates that varied depending upon how much time was left on those payments, and the interest rates varied from .36% to 1.74%. He stated PFM in their role would figure out how much money we would need, understanding that there is interest coming in, to pay off the Debt. He stated that resulted in the Township receiving money back on Monday of \$1,367,909.38. He stated this leaves the Township with final Net proceeds of \$22,970,576.52.

Mr. Ferguson stated the first item on the Agenda is Sewer Fund Reconciliation. He stated there are a variety of Reconciliations including to those places that we pay for Sewer treatment that will still be outstanding for this year that we need to account for. He stated for a period of time, we had a negative cash balance in the Sewer fund; and he had indicated that a fair amount to factor would be \$2 million. He stated this would then take the Net to \$20,970,000 for the Board's consideration.

Mr. McCartney stated the Board now has to determine how we will take the proceeds and have them work best for the Township. He stated one of the ideas that had been discussed was a Set Aside Trust, and he feels it would be imperative to partner with someone who would advise what the funds could be invested in from a financial standpoint and from a legal standpoint. Mr. Ferguson stated there are several types of Trusts such an Irrevocable Trust which would mean money that goes in could not be touched and it could be set up so that the interest would come back to the Township in some form. He stated there are other Trusts that are a step below an Irrevocable Trust, and he believes that Middletown has a Trust that has rules/possibilities to tap into that money but could be subject to rules being changed in the future if a subsequent Board wanted to amend what those rules were.

Mr. Ferguson stated with the dollar amount being discussed, he feels the Township needs to have people that can give specific answers to Board questions as to what can be done. Mr. Ferguson noted that Tom Wyatt has been involved in these types of discussions as has PFM. Mr. McCartney asked if a Motion is needed to have Mr. Ferguson start this process or is it just a consensus of the Board.

Mr. Lewis stated he could make a Motion that the Township solicitor get back to the Board with the options of what the money can be invested in and what the Trust options are. He stated he would not want to employ professional services outside of our standard ones until the Board had an understanding of what our choices were legally.

Mr. Lewis moved to direct the Township solicitor to review all legal options for both what the funds can be invested in and what Trusts can be set up and report back to the Board in sixty days.

Ms. Blundi asked for further discussion before any Motions are made. Mr. McCartney stated his initial question would be whether the Board needs to make a Motion on this or is it just something that is an open discussion.

Mr. Truelove stated that this would depend on how far the Board wants to go tonight. He stated there is a lot of information, and he would not be prepared to give legal advice on anything right now. He stated he understood that this was just a conceptual discussion tonight; however, at some point there is going to have to be some idea as to what the different mechanisms are to be able to do this. Mr. Truelove stated Mr. Ferguson mentioned Middletown, they have an Ordinance that sets up a Financial Advisory Board and there are certain parameters. He stated the Board would have to decide if they want to go in that direction or if there is a separate Trust mechanism or some other vehicles, as well as considering how much they would want to set aside. He noted there are several items listed on the Agenda below the Set Aside Trust discussion that they would need to consider in addition to a Set Aside Trust. Mr. Truelove stated he is happy to do the research for the Board if that is warranted or the Board may also want to consider this further first.

Mr. McCartney asked the definition of an Irrevocable Trust, and Mr. Truelove stated irrevocable means that the terms cannot be changed. He stated there could also be Trusts with very limited conditions. He stated a decision would also need to be decided whether it would be established by Ordinance, adding a future Board could decide to rescind or amend the Ordinance. He stated they will also need to research whether an Irrevocable Trust is even permissible by a Municipality as it would bind all future Boards and entities in that regard.

Ms. Blundi stated she believes that they all agree that a large part of this money should be set aside and protected in some way but they need to consider if this Set Aside would be for the benefit of the Township or for the benefit of the rate-payers as they are two different groups and not every person has public sewers, and some who live closer to Morrisville are in a different Sewer system. She stated she would like to explore whether the Set Aside would be specifically to help control future increases in rates associated with the Sewer.

Dr. Weiss stated when they started discussing this, he supported the idea of ratepayer benefits only and to protect the rates for a number of years even though the Sewer rates would not be going up anywhere near where they would have gone up had we kept the Sewers. He stated he has since researched this and feels that administratively it would be prohibitive to do that since basically we would still be in the Sewer business when controlling rates and eventually the money would be gone. He stated he now feels that some type of Trust for all Township residents would work, would protect the balance, would create an additional income stream, and would protect the tax rates.

Dr. Weiss stated he would prefer continuing with Obermayer as they have done very well for the Township as well as continuing with PFM to determine what the best options would be for a Trust/protection instrument.

Mr. Lewis stated he would have significant reservations with that as aside from the Conflict of Interest concerns as they went through the Agreement with the Township, he feels we should have an independent third party review as he does not want to give either of those firms additional money. He stated as it relates specifically to one of the firms, there may be open issues with that firm post-transaction that would be troubling; and he would not want to be dealing with them in any way in the future. He stated he is open to Trust concepts, but not with those two firms.

Mr. McCartney asked Mr. Lewis if there is open litigation that we should know about with those two firms or pending cases that are public that we should know about. Mr. Lewis stated he did not want to speak to that at this time although litigation could be discussed in Executive Session.

Dr. Weiss stated PFM has been working with the Township for many years, and he has no knowledge of anything that would negate continuing to use both of those firms.

Mr. Grenier stated it should be made clear that what is being discussed now is that the Board's priority is how to manage the overall amount of money that we have in a fiscally-responsible way. After it is determined how that can be done, the Board will then consider projects that have been listed on the Agenda and other projects. Mr. Grenier stated he feels the first phase is to go through a more simplified review of our general options and what they mean from a legal perspective. He stated he believes the Township solicitor firm could do that in a professional and expeditious manner. He stated the Board could then move forward and look at the more specific financial perspective with a financial firm.

Mr. Grenier stated he would second Mr. Lewis' Motion if a Motion is needed.

Mr. McCartney asked if the Board eventually decides to engage another law firm that specializes in these types of transactions and Trusts would we be duplicating efforts by approving this Motion and having the Township solicitor looking at it at this point. Mr. Truelove stated there would be some overlap, but his firm could provide insight as to what the Second Class Township Code would allow the Township to invest money in. He stated the Board would then

want to consider the investment vehicles they will use to maximize return and get income and to what purposes those funds will be directed. Mr. McCartney stated that would be the financial piece, and Mr. Truelove agreed. Mr. Truelove stated he is not saying the Board would not want to engage outside counsel at some point, but he does not feel that is necessary initially.

Ms. Blundi stated she recognizes that Mr. Truelove's firm can do this, but there are other firms that specialize in this and know certain things that Mr. Truelove's firm would have to research. Mr. Truelove stated it would be within the Municipal context; and while there are other firms that have Trust Departments, those are usually private or non-profit circumstances and not in a Municipal context.

Mr. McCartney asked how quickly Mr. Truelove could get information back to the Board, and Mr. Truelove stated they could have something conceptually to the Board at their next meeting in April.

Mr. Lewis stated the reason he made a Motion is because we are specifically allocating and expending effort on a project for the solicitor, and he wanted the Board to formally approve that. Mr. Truelove stated he appreciates that as it will give him direction. Mr. Lewis stated he knows many people who have used Mr. Truelove's firm for their personal Trust business.

Mr. Lewis moved to direct the Township solicitor to review Trust Fund options for the proceeds of the Sewer sale – Irrevocable and Revocable Trusts; and within those options that they consider what investment types are allowed for each Trust Fund option subject to the Second Class Township Code.

There was no second to this Motion.

Mr. McCartney asked that Mr. Truelove get the information to the Board in three weeks.

Mr. Lewis moved and Mr. Grenier seconded to direct the Township solicitor to develop a report to consider Trust Fund options for the proceeds of the Sewer sale including Revocable and Irrevocable Trusts, and for each Trust Fund option consider allowed investment types under the Second Class Township Code with an initial report to be provided by April 6.

Mr. McCartney stated he believes that Ms. Blundi has some reservations about duplicating of efforts between Mr. Truelove's firm and another firm that would actually be able to execute this part. Ms. Blundi stated what they are asking Mr. Truelove to do is a very high level approach so that there is very little duplication of efforts, and Mr. Truelove stated they will be mindful of that. He stated they will look at what others have done including Middletown as well as some other options that may have been considered and not taken to find out why. He stated he and Mr. Ferguson have already had discussions with the Middletown Manager, and she is going to send them some information. Dr. Weiss stated they are looking to protect the monies as much as possible, and Mr. Truelove agreed that the fiduciary aspect of it is the most important part. He added that once the Board decides what they are going to do, there will be long-term impacts which the Board is mindful of.

Dr. Weiss stated his biggest fear is that sometime in the future a future Board could decide to revert to the practices of the past where the Township "ends up just as broke as we were in 2018." Mr. McCartney stated he is confident in the composition of the Board that they are all fiscally-responsible and the intent is to do the right thing with this money and make sure that it is in a place where it will be effective for many years to come.

Motion carried unanimously.

Mr. McCartney stated the Board also needs to consider how they are going to use some of the money, and there are items listed on the Agenda other than the Set Aside Trust which has just been discussed. He stated the Board is looking at Capital improvements to infrastructure throughout the Township some of which are listed on the Agenda as well as Pension/OPEB funding, and investment in Township properties including Patterson Farm. He stated there was a presentation at the last Board meeting from the Ad Hoc Property Committee which provided a good rundown on the condition of the Township buildings. He stated at this point none of these have been approved, and they are just items that the Board knows are out there some of which have been out there for many years, and he particularly noted the lights at Caiola.

Mr. Grenier stated he would like to know when the Board voted to pay off the Golf Course Debt. Ms. Blundi stated that was part of the Budget. Mr. Grenier stated tonight the Board approved purchasing two trucks which were also in the Budget, but the Board had a separate vote to execute that; and he does not know if the Board has to take a vote on paying off the Golf Debt. Mr. Truelove stated he will look into that to confirm how that was done.

Mr. Grenier stated in the Contract with PFM there was language about “up to 1%.” Mr. McCartney stated he believes that came out to be .85%, and it was about \$450,000. Dr. Weiss stated that was taken out of the proceeds. Mr. Grenier asked how we agreed on the .85%, and he is not sure that the Board voted on that. Mr. Lewis stated he believes the Board voted to amend the Agreement to negotiate a lower rate so if it was .85% that would not be in compliance with what the Board approved. Mr. Truelove stated this was done in 2019, and he will have to review the Minutes. Mr. Lewis stated that was taken from the proceeds of the purchase so there was no official payment from the Township. Mr. Lewis stated when PFM was asked in open session their typical rate for a sale of this size it was less than half that; and if we paid them .85%, we paid them double their going rate.

Mr. Grenier stated with regard to the Discussion Item, an item that was not listed on the Agenda which was discussed in the past was additional infrastructure improvements particularly stormwater improvements to basins, inlets, pipes, etc. He stated this would be the storm sewer system and not the sanitary sewer system. He stated he feels that there will be a number of infrastructure improvements that will need to be done. He stated he also noted Pension has been listed under Discussion Items which he feels is also important. He stated he feels those issues should be addressed first. He stated with regard to the other items, whenever something new is created, including new hires, it creates long-term carrying costs. He stated as the Board goes through the planning process, when we look at proceeding with a project with facilities, we need to remember that we have to maintain that over time and Fees do not cover the total costs so that funds are depleted faster and puts us closer to depleting funds to the point where we may have to raise taxes which is something he hopes to avoid with careful planning.

Mr. McCartney stated paying off the Golf Course has turned the Golf Course into an income-producing asset so the additional expenses with other Park & Rec projects will be offset by the Golf Course income so it should not impact the taxpayers. He stated the Golf Course is going to be self-sustaining “plus,” which is the beauty of the model that has been worked out so that there will be income coming in from the Golf Course that will ideally cover the costs of existing parks and expansion of any other parks.

Dr. Weiss stated not only is the Golf Course producing between \$800,000 and \$1 million a year positive cash flow, we still have \$3.5 million in the Bond Fund that was originally allocated for the Yardley Pump Station which is now freed

up and can be used for infrastructure. He stated there is also another \$1.79 million of American Relief money which can be used for certain things such as Maplevale's stormwater management project that hopefully can be started soon. He stated he is happy that we are now able to have these kinds of discussions.

Ms. Blundi stated she other than Mr. Lewis, most of the Board members took their positions on the Board in 2018 or after, and they were "shocked as residents of the Township" to find out what a horrible position we were in fiscally. She stated this could be seen in the many roads that had not been paved for many years and buildings we loved "falling apart" because there was no money to put toward that. She stated she feels that we are at a point in time where we can balance investment in the foundation of our Township which is long overdue and very necessary for the betterment of everyone as well as protect portions of the proceeds for the future as a result of the work that this Board has been doing for years. She stated we have been able to get our Bond Rating back up which has benefits to the Township. She stated she looks forward to the next steps as they try to determine what helps keep us on that path.

Ms. Donna Doan, 2814 Langhorne-Yardley Road, congratulated the Board on paying off the Debt on the Golf Course which is great news and has been a topic of discussion in the Township for a very long time. She thanked the Board for being fiscally-responsible in that way. Ms. Doan stated she hopes that when the Board discusses what to do with the money, that funds are set aside for Patterson Farm. She stated for a number of years, there was quite a bit of income that left Patterson Farm and did not get re-invested into the Farm. She noted the \$483,000 for the exit ramp, and she is not sure where that money went. Ms. Doan stated she would specifically advocate for the dendrochronology project that has been proposed as a collaboration with Patterson Farm Preservation, Bucks County Community College, and Transom Historic Preservation Consultants. She stated this was well received by the public, and she would like to know if the Board is willing to move forward with that.

Mr. McCartney stated they just received an e-mail regarding that during the meeting. Mr. Grenier stated he is the Liaison to the Historical Commission, and they are reviewing previous Applications to the Pennsylvania State Historic Preservation Office to get the Farm listed on the National Register. The Historical Commission is looking into what improvements may need to be made to the Application that had been made previously, and the dendrochronology aspect may be a recommendation of the Historical Commission to improve the chances

of the Farm getting a positive outcome in terms of the listing on the National Register. He stated he would like to allow the Historical Commission time to look at that as part of their overall review, and then make a recommendation to the Board of Supervisors as to how to proceed with that particular item which is part of the overall Application.

Ms. Doan stated with regard to eligibility, the research was done by Milnor when the exit ramp was done, and it is eligible. She stated the Application has been in since around 2014. She stated it was sent back to the Township because they wanted additional information, and Dr. Heinz reviewed it and found that there were some factual errors about dates and construction that she wanted to go over. Mr. Grenier stated the Reports that were written previously were those that were required by PennDOT for Interchanges and other large projects. He stated it was found that the Farm was eligible for listing on the National Register, but the Application was sent back to the Township for errors and omissions, and it was not re-submitted. He stated that is what the Historical Commission is looking at now to see what needs to be done to get it to the point where it could be listed. He stated with regard to the dendrochronology aspect, samples of the wood would be taken to make certain confirmations about the buildings. He stated there is also other criteria being reviewed, and the Commission will then make a recommendation to the Board of Supervisors as to how to proceed with getting the Farm listed.

Ms. Doan stated she feels they should proceed with the dendrochronology now as it will take a couple months to get the results back.

Dr. Weiss noted that the Ad Hoc Property Committee included proceeding with the dendrochronology study in their recommendations as well. Dr. Weiss stated he believes that the consensus of the Board of Supervisors is that we will be going through with this, and they need to consider when they will allocate those funds, and he asked if the Chair would put this on the Agenda for the next meeting so the process can be started.

Ms. Doan stated she knows that Bucks County Community College is very willing to have students come to the property.

Ms. Laurie Grey, 895 Slate Hill Road, stated she lives next to Macclesfield Park in the Rivergate Development. She thanked the Board for their fiscal responsibility. She asked what they mean by an Assessment to be done at Macclesfield Park. Mr. McCartney stated it would be an assessment of the current use of the Park as to how it is being used by Leagues and individuals. He stated he

feels they all agree that it is over-utilized and may not be properly utilized. He stated there are some hazards during high-peak hours with regard to traffic and ingress and egress issues that the designers may not have had foresight about. He stated time has been spent on the Needs Assessment, and they need to consider what can be done better specifically at Macclesfield in order to utilize that space better.

Ms. Grey stated she watched the meeting held last night on the Play For All Report, and she is anxious to get a copy of that Report. She stated they also discussed Macclesfield. Ms. Grey stated what they have indicated is very true, and there are also problems with parking.

Mr. Matt Metcalf, Bucks County Community College Historic Preservation Program Coordinator, thanked the Board for the thoughtful consideration they are giving to Patterson Farm and the Satterthwaite complex which are important parts of our history. He stated he sent the Board a note affirming what Ms. Doan has indicated about the Bucks County Community College's interest in partnering and providing learning opportunities for the public and students. He stated if they can support the Board's work in any way, he hopes they will reach out to him.

#### SUPERVISORS REPORTS

Mr. McCartney stated the Park & Recreation Board met last evening, and he is pushing them on the Needs Assessment and CAPRA process so that tangible things can start being presented to the residents.

Dr. Weiss stated the Ad Hoc Property Committee will probably meet one more time; and once the date is known, it will be advertised so those interested can participate.

Mr. Grenier stated he forwarded to the Board of Supervisors the Historical Commission's 2022 Recommended Goals and Objectives, and they could make a presentation if the Board of Supervisors is interested in that. He stated a lot of their goals revolve around the items that were considered by the Ad Hoc Property Committee. He stated as he noted earlier, they are also currently reviewing the prior Patterson Farm Application for listing on the Historic Register.

Ms. Blundi stated the EAC has been putting together aggressive tree-planting proposals, some of which she feels could be done in the near future including one to provide shade at Kids Kingdom.

Mr. Lewis stated on Thursday, January 13 the Chair of the Citizens Traffic Commission, Art Cohn, passed along the CTC's comments to the Board of Supervisors related to the Regency traffic improvements. Mr. Cohn had then followed up asking if this would be scheduled at a future Board of Supervisors meeting for consideration. Mr. Lewis stated Mr. McCartney had e-mailed Mr. Cohn today asking him for information which Mr. Lewis feels is staff-related and not necessarily related to the Citizens Traffic Commission, and Mr. Lewis stated he feels it would be appropriate for the staff to work with Regency in terms of responsibility for what portions of the recommendations would be theirs. Mr. Lewis asked that this matter get scheduled at a future Board of Supervisors meeting for consideration.

Mr. McCartney stated he did get the e-mail today, and his response to Mr. Cohn was that he needed to discuss this with Mr. Ferguson. Mr. McCartney stated he understands that there needs to be some type of Operating/Maintenance Agreement for a specific trail between the new walkway and the tennis courts, and he is not sure that Regency is in agreement with that. Mr. Lewis stated he feels it would be most appropriate for the staff to reach out to Regency since he does not feel it would be appropriate for the CTC to provide that notification and/or any negotiation about Agreements.

Dr. Weiss stated since the Board approved the preliminary concept, he feels we should ask the Township Manager to coordinate with Regency and the engineer as to how to proceed on this and report back to the CTC. Dr. Weiss stated he does not feel a Motion needs to be made. Mr. Truelove stated the Minutes will reflect the fact that they want the staff to follow through on this. Mr. McCartney stated the intention is to bridge the relationship between Regency and the CTC. Mr. Truelove stated his office may need to look at the original Approvals that reference that as well if they get to that point.

There being no further business, Mr. Grenier moved, Ms. Blundi seconded and it was unanimously carried to adjourn the meeting at 10:00 p.m.

Respectfully Submitted,

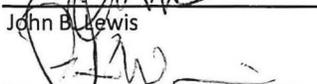


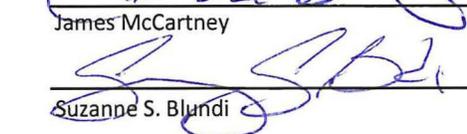
Daniel Grenier, Secretary

**LOWER MAKEFIELD TOWNSHIP  
BOS MEETING - 03/16/2022**

| A/P WARRANT LISTS              | 2/22/2022         |                  | 3/7/2022          |                  | TOTAL               |
|--------------------------------|-------------------|------------------|-------------------|------------------|---------------------|
|                                | PRINTED CHECKS    | MANUAL CKS/WIRES | PRINTED CHECKS    | MANUAL CKS/WIRES |                     |
| Fund                           |                   |                  |                   |                  |                     |
| 01- GENERAL FUND               | 281,713.48        | 50,504.17        | 158,197.99        | 2,445.89         | 492,861.53          |
| 02- STREET LIGHTS              | 578.56            |                  | 432.65            |                  | 1,011.21            |
| 03- FIRE SAFETY                | 1,000.00          |                  |                   |                  | 1,000.00            |
| 04- HYDRANTS                   | 12,501.88         |                  |                   |                  | 12,501.88           |
| 05- PARK AND RECREATION        | 22,602.25         |                  | 16,824.74         | 284.10           | 39,711.09           |
| 06- P & R FEE IN LIEU          |                   |                  |                   |                  | -                   |
| 07- RECREATION CAPITAL RESERVE |                   | 24,757.72        |                   |                  | 24,757.72           |
| 08- SEWER                      | 44,532.95         | 14,000.00        | 136,181.55        | 1,500.65         | 196,215.15          |
| 09- POOL                       | 5,899.39          |                  | 10,656.83         | 29.00            | 16,585.22           |
| 11- TRAFFIC IMPACT             |                   |                  |                   |                  | -                   |
| 15- GOLF COURSE                | 207,514.00        |                  |                   |                  | 207,514.00          |
| 18- SEWER CAPITAL PROJECTS     | 7,085.00          |                  |                   |                  | 7,085.00            |
| 19- SPECIAL PROJECTS           | 1,670.75          |                  |                   |                  | 1,670.75            |
| 20- DEBT SERVICE               |                   |                  |                   |                  | -                   |
| 21- REGENCY BRIDGE             |                   |                  |                   |                  | -                   |
| 30- CAPITAL RESERVE            |                   |                  |                   |                  | -                   |
| 31- POOL CAPITAL RESERVE FUND  |                   |                  |                   |                  | -                   |
| 32- TREE FUND                  |                   |                  |                   |                  | -                   |
| 35- LIQUID FUELS               | 49,733.83         |                  |                   |                  | 49,733.83           |
| 36- ROAD MACHINERY FUND        | 17,221.62         |                  |                   |                  | 17,221.62           |
| 40- 9/11 MEMORIAL              | 717.00            |                  | 437.00            |                  | 1,154.00            |
| 45- PATTERSON FARM             | 900.00            |                  | 1,307.77          |                  | 2,207.77            |
| 50- AMBULANCE/RESCUE SQUAD     |                   |                  |                   |                  | -                   |
| 84- DEVELOPER ESCROW           | 19,889.83         |                  |                   |                  | 19,889.83           |
| 91- UNEMPLOYMENT               |                   |                  |                   |                  | -                   |
|                                | <b>673,560.54</b> | <b>89,261.89</b> | <b>324,038.53</b> | <b>4,259.64</b>  | <b>1,091,120.60</b> |

| FEBRUARY 2022 PAYROLL AND INTERFUND TRANSFERS                              |                     |
|--|---------------------|
| Fund   |                     |
| 01- GENERAL FUND OPERATING TO PAYROLL ACCOUNT                              | 1,127,483.16        |
| GENERAL FUND OPERATING TO 401A DEFINED CONTRIBUTION PENSION PLAN ACCOUNT   | 5,525.94            |
| 05- PARKS AND RECREATION FUND TO DEFINED CONTRIBUTION PENSION PLAN ACCOUNT | 1,739.56            |
| 08- SEWER OPERATING FUND TO DEFINED CONTRIBUTION PENSION PLAN ACCOUNT      | 194.22              |
| 09- POOL FUND TO DEFINED CONTRIBUTION PENSION PLAN ACCOUNT                 | 744.56              |
| 60- POLICE PENSION FUND TO D.R.O.P. ACCOUNT                                | 4,882.74            |
|  | <b>1,140,570.18</b> |

  
 \_\_\_\_\_  
 John B. Lewis  
  
 \_\_\_\_\_  
 Fredric K. Weiss

  
 \_\_\_\_\_  
 James McCartney  
  
 \_\_\_\_\_  
 Suzanne S. Blundi

\_\_\_\_\_

Daniel R. Grenier