

TOWNSHIP OF LOWER MAKEFIELD  
BOARD OF SUPERVISORS  
MINUTES – DECEMBER 20, 2017

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on December 20, 2017. Ms. Tyler called the meeting to order at 7:35 p.m.

Those present:

Board of Supervisors: Kristin Tyler, Chair  
David Fritchey, Vice Chair  
John B. Lewis, Secretary  
Judi Reiss, Treasurer  
Jeff Benedetto, Supervisor

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

**ANNOUNCEMENT OF PENNSBURY HIGH SCHOOL WATER CLUB EVENT**

Mr. Anthony Mannarino, founder and President of the PHS Water Club, was present. He stated their mission is to save the lives of people around the world by providing them access to clean water, and they raise awareness and funds to benefit victims of the global water crisis. He stated they have sought to make the most measurable impact possible and have found this in the charitable organization, Charity Water, which has found that their most common solution is a deep water well; and he discussed the benefits of this solution. Mr. Mannarino stated in September, 2016, the PHS Water Club set a goal of raising \$10,000 by June of 2018; and to date they have raised \$5,000 and project that they will exceed \$10,000 by March. He discussed the numerous events they have been involved in. He stated this year they are hosting a Holiday Ice Skate Jam to be held this Friday from 5:15 p.m. to 7:30 p.m. at Grundy Ice Arena in Bristol, and he invited all in the community to attend. He stated tickets are \$20 and will be sold at the door and at PHS. He stated 100% of their profits will be added to their increasing total and eventually donated to Charity Water. He stated everything they donate to Charity Water will be sent to the field. Mr. Mannarino stated PHS Water Club does have a Facebook page if anyone needs more information. Ms. Tyler thanked Mr. Mannarino for what they are doing.

REMARKS BY JEFF BENEDETTO

Ms. Tyler stated this is the last meeting of the year, and there are some Supervisors who will be leaving the Board. She stated Mr. Benedetto has been serving on the Board for six years, and would like to make remarks at this time in the presence of his young daughter.

Mr. Benedetto thanked Ms. Tyler for this opportunity. He stated it has been an honor to serve the community, and he enjoyed being a Supervisor. He stated he feels what this Board has accomplished in the last six years could not have been done without the support of many people; and he particularly recognized Mr. Fedorchak, Chief Coluzzi and the Police Department, the staff of Lower Makefield Township, and Township professionals. He also thanked the members of the Advisory Boards and the Supervisors who served in the past. He stated the Board he served with over the past two years was the best Board he served with. Mr. Benedetto stated three things that make a good Supervisor are passion, problem-solving ability, and being non-partisan which is what made the current Board so wonderful being able to work together to do what is best for the Township. He stated he is proud of what they have done over the six years he served on the Board. Mr. Benedetto thanked his wife and his daughter for their support and understanding, and he is looking forward to spending more time with them. He thanked the people of Lower Makefield Township for allowing him to serve.

REMARKS REGARDING BUSTER DOAN

Ms. Tyler stated Ms. Donna Doan was on the cover of the Yardley Voice which included an article honoring her father, Buster Doan.

PUBLIC COMMENT

Mr. Harold Kupersmit expressed concern with “super bugs” adding he does not understand the Township spending \$3 million on the sewers. He discussed concerns with taxes and his own legal issues.

Ms. Kathy Hirko, 1450 Dolington Road, stated they are selling the 2018 Patterson Farm calendar; and all proceeds go toward renovating the structures on Patterson Farm. She stated the cost of the calendar is \$17, and those interested in purchasing one can contact her or Friends of Patterson Farm on Facebook. Ms. Tyler asked that Ms. Hirko leave some of the calendars at the Township Office so that they can be sold by the front office staff on their behalf.



Ms. Donna Doan, 2814 Langhorne-Yardley Road, thanked Ms. Tyler for her comments about her father. She thanked Mr. Benedetto for being the only Supervisor candidate who had ever approached her to ask and hear about the Patterson Farm issue from the farmer's point of view. Ms. Doan thanked the Township for what they accomplished with the preservation of the Patterson Farm which has made a lasting impact.

Mr. Chris Yasinac, 252 Reading Avenue, stated he took some pictures of Sandy Run Road, and had discussed a solution on line. He provided the pictures this evening to Chief Coluzzi. He stated these photos show how much Sandy Run Road could be raised which would provide better visibility. He stated approximately 40 to 45 yards back from Edgewood, if you raise Sandy Run 3 ½' to 4' in comparison to where the CSX/Quiet Zone hump extends, you would have better visibility coming over the track to compensate for the extension. Mr. Benedetto stated he was part of this conversation on Facebook, and he does not feel this alternative was ever discussed. He stated he would like to know what the traffic engineers would think about the viability and cost of this suggestion. Chief Coluzzi stated he will make sure that Mr. Wursta sees these photos and will discuss this with him to see if he had considered this before; and if he did not, have him look into it. Mr. Fritchey stated he feels this could be a possible solution.

Mr. Kevin Treiber, Sherwood Drive, stated he knows that the Board is aware that speeding in the School Zones is getting out of control, and he asked the community to please slow down. Mr. Treiber stated many in the community may not know that Mr. Benedetto donated his Supervisor salary to Veterans Square to help fund their signs, and he thanked Mr. Benedetto on behalf of the Veterans Committee and the Veterans Square Foundation.

Ms. Bobbie Moore, Yardley Business Association, stated this is her last year as President. She thanked those Supervisors who participated in their Yardley Christmas Parade. She stated she will be doing the Christmas Parade next year the first Saturday in December, 2018 and she invited the Supervisors to participate again.

#### APPROVAL OF MINUTES

Mr. Lewis moved, Ms. Reiss seconded and it was unanimously carried to approve the Minutes of December 6, 2017 as written.

**APPROVAL OF ORDINANCE NO. 407 BOND PARAMETERS ORDINANCE**

Mr. Henry VanBlunk, attorney, was present. Ms. Tyler stated the Board had discussed this at their prior meeting, and there were some questions which have since been answered.

Mr. VanBlunk stated the Parameters Ordinance authorizes the sale of the Bonds with certain parameters within each series of the Bonds, and they would look to do this sometime in January. He stated the proceeds of the Bonds would retire variable debt that the Township has and pay the cost of issuance of the Bonds. He stated this would also authorize Mr. VanBlunk to proceed with the filing with Department of Community and Economic Development to get their approval.

Mr. Lewis thanked Mr. VanBlunk for all the updates he received, and he is fully in support of the Parameters Ordinance and comfortable with the decision to go to market. Ms. Reiss stated currently the market is volatile and having the Parameters is good for the Township.

Mr. Lewis moved, Mr. Fritchey seconded and it was unanimously carried to approve Ordinance No. 407 the Bond Parameters Ordinance.

**APPROVAL OF NOVEMBER 20, 2017, DECEMBER 4, 2017, AND DECEMBER 18, 2017 WARRANTS LISTS AND NOVEMBER, 2017 PAYROLL**

Ms. Reiss moved, Mr. Lewis seconded and it was unanimously carried to approve November 20, 2017, December 4, 2017, and December 18, 2017 Warrants Lists, and November, 2017 Payroll as attached to the Minutes.

**APPROVAL OF RESOLUTION NO. 2350 FIXING THE TAX RATES AND SPECIAL LEVIES AND ADOPTING THE 2018 BUDGET**

Mr. Fedorchak stated the 2018 Preliminary Budget was approved by the Board of Supervisors at the November 21, 2017 Special Budget Meeting. He stated immediately therefore the approved Preliminary Budget was posted on the Township Website, and a copy of the entire Budget has been available at the Township Building for public inspection.



Mr. Fedorchak stated 2017 was an excellent year for General Fund revenues across all categories led again by the Deed Transfer Tax. He stated this will be the third year in a row that the Township will finish around \$1.6 million in Deed Transfer Tax receipts a reflection of the continuing strong, local housing market which he expects will continue into 2018. Mr. Fedorchak stated he anticipates year end 2017 revenues to match expenses, and he forecasts they will carry over a very healthy \$2.5 million balance into 2018.

Mr. Fedorchak stated for 2018 he is recommending that they add 1 mill to the General Fund to bring the total to 12.6 mills. He stated the additional personnel who were added during the year along with proposed upgrading of the Township's entire computer network will require the additional millage or we risk cutting severely into the Fund balance. Mr. Fedorchak stated they have also recommended various Building Fee increases which were discussed previously, and the Board did approve those Building Fee increases. He stated the additional revenue has already been reflected in the 2018 Budget figures.

Mr. Fedorchak stated they have forecasted finishing 2018 with a year end balance of \$1.9 million or 15% of expenses which is well above Safe Harbor recommendations which are in the 5% to 8% range.

Mr. Fedorchak stated for Park & Rec he is recommending a .35 millage increase. He stated they have added \$150,000 for engineering, design, and project management for the Oxford Valley Road bike path project. He stated they had submitted a Grant Application a short time ago under the PennDOT Transportation Alternatives Program to complete the bike path trail system around and along Oxford Valley Road that will link the Community Center and linkage down the road to Edgewood School and other public facilities. Mr. Fedorchak stated construction is estimated to be \$750,000, but the Grant is 100% with no match so the entire cost of construction would be covered by the Grant. He stated the Township is responsible for just the design and project management. He stated they should receive word sometime in mid-2018 as to whether or not the Township is successful; and in his discussions with representatives from the Delaware Valley Regional Planning Commission, he believes that they will score the Grant Application very high.

Mr. Fedorchak stated in 2018 we also added additional Operating and Maintenance expenses for the new Community Center and Dog Park. He stated they expect the Community Center to open in January and the Dog Park in early spring. He stated with the additional .35 mill increase, Revenues will match Expenses on a going-forward basis.

Mr. Fedorchak stated 2017 was another excellent year for the Pool, and Membership was up slightly; and they expect the same for 2018 as well. He stated the Park & Rec Director is in the process of evaluating what they have identified as some significant structural issues with the Olympic pool dealing with a section of wall with decking. He stated they will be recommending to the Board in the near future hiring an engineer to do a complete evaluation of that Pool and recommend what would be the best way to go about fixing the structural issues and to come up with a long-term Capital Plan for that particular pool which is the oldest structure at the Pool facility. He stated although it is anticipated to be an expensive fix, they have set aside funds in the Pool Capital Reserve to cover the expected expenses.

Mr. Fedorchak stated he is recommending that for the first time the Township implement a Road Machinery Tax which will be a Special Purpose Tax under the Second class Township Code, and it will be dedicated for Street Department equipment. He stated every year at Budget time, they struggle to find enough money for the Street Department and the litany of very expensive equipment that they have to take care of. Mr. Fedorchak stated that was the main reason that in 2016 as part of the \$15 million Bond issue in new money, they set aside \$500,000 to purchase various pieces of street equipment in order to catch up. He stated he recommends that the Board levy a .15 mill Road Machinery Tax to begin to fund these larger pieces of equipment. He stated in the future, the Street Department will have to purchase a street sweeper which costs \$250,000 to \$300,000.

Mr. Benedetto asked how much .15 would raise, and Mr. Fedorchak stated it would be approximately \$75,000 per year. He stated this will allow the Public Works Director to know that he has those monies and begin to set up the fund to purchase equipment over the course of time.

Mr. Fedorchak stated he is therefore recommending a 1.5 mill property tax increase for 2018 which translates to approximately \$62.87 per household; and this will bring the total millage across all Funds to 19.01 mills. He stated in 2018 factoring in the additional 1.5 mills, the average Lower Makefield household will pay approximately \$796.71 in property taxes. He noted that Lower Makefield is one of the very few communities in Bucks County that does not levy a Wage Tax.

Mr. Fedorchak stated with regard to the Sewer Fund, there have been numerous discussions over the last few years as to what is happening with the Morrisville Authority, the Bucks County Water and Sewer Authority, and the sewage treatment plants in Philadelphia which effect Lower Makefield. Mr. Fedorchak stated one year ago during the 2017 Budget deliberations, he forecasted that 2018 would require a Sewer Rate increase. He stated this is being driven primarily by additional Debt Service payments resulting from the 2016 Bond Issue. He stated the Bond Issues have been and will be applied toward various Sewer Capital improvements some of which are what we need to do to within our system, those necessary as part of the



Yardley sewer system, as well as Morrisville. He stated in addition they have seen increases in transmission expenses particularly from the Morrisville Authority which increased their rates by 12.5% for this year which translates to an additional \$200,000 to the Township's Budget this year. Mr. Fedorchak stated they are not certain at this point what the Operating Expense increase for Morrisville will be for next year. He stated approximately 75% of our Township is serviced directly by Morrisville so increases there impact our Budget significantly. Mr. Fedorchak stated 65% of our Sewer Operating Budget are transmission fee charges which the Morrisville Authority, Bucks County Water and Sewer Authority, and Falls Authority charge us for our wastewater traveling through their system. He stated another 15% of the Sewer Operating Expenses or nearly \$1.1 million is devoted to retiring debt. He stated this means that 80% of our Sewer Budget are fixed costs, over which the Township staff and Board of Supervisors have virtually no control over.

Mr. Fedorchak stated the 2018 Sewer Operating Budget he has presented requires approximately a 25% rate increase in order for Operating Revenues to match Expenses. He stated he is proposing that for 2018 they increase rates 14.5% as a first step, and in 2019 consider another 10% to 11%.

Mr. Fedorchak stated he is trying to look ahead particularly with Morrisville which is seriously considering either constructing a new plant at the U. S. Steel property which could cost between \$120 million to \$150 million or upgrade the existing Plant at their current location which is estimated to cost \$60 to \$70 plus million. He stated looking at Bucks County Water and Sewer Authority, they are having significant issues as they relate to Philadelphia which has a sewer system which combines stormwater with sanitary sewer water which is not a good mix. He stated the Philadelphia Authority has been mandated by the Pennsylvania DEP and the EPA to start to separate those flows and reduce as much of the stormwater infiltration/inflow into the sanitary sewer system. He stated under that directive, the City has embarked on a major renovation project to accomplish that. He stated Philadelphia is attempting to tag the Bucks County Authority, which Lower Makefield is a part of, a number of approximately \$245 million. He stated the discussion is to spread that out over a twenty-year period. Mr. Fedorchak stated Bucks County Water and Sewer Authority has been pushing back to get something negotiated which would be as favorable to their customers as possible. He stated he feels that in the not too distant future, they are going to see annual increases in the neighborhood of 6% to 9% coming from Bucks that will be tagged for all of their customers. He stated these expenses from Morrisville and Bucks County will be significant over the next five to ten years, and this will severely stress the Operating Budget as we go forward.

Mr. Benedetto asked where in the Budget are the Trenton Mercer Airport legal fees, and Mr. Fedorchak stated it is under the Management Consultation account.

Mr. Benedetto stated with regard to the Pool Capital Fund he feels the bathroom renovations and snack bar expansion should take precedence over some of the other needs. He stated he is in favor of the .15 millage increase for Public Works equipment. He stated they have raised the rates for leaf collection over the last few years, and they will need money for the tub grinder.

Mr. Benedetto stated there was an article in the Bucks County Courier Times about Township rates being raised throughout Lower Bucks County, and our rates had gone up about 15%. He stated taxes went up for the first time in seven years in 2016, and he feels a lot of things did not get done over those seven years because of that. He stated he feels it would have been better to have a steady increase over those years as opposed to now having this lump sum of a 1.5 increase which has come off a 2.35 millage increase the previous year.

Mr. Benedetto stated he feels they need to prioritize where they are sending money. He stated they had money Budgeted this year for Memorial Park, but they did not get to it; and he feels that is a priority. He stated they just received a \$250,000 matching Grant, and he feels that is a priority for 2018; and they should not give the money back since if they do that a few years from now if they re-apply for a Grant, he is not sure what kind of message that sends to the State and our State Representative who helped us to get this Grant if we then refuse it. Mr. Benedetto stated he also feels the lights at Caiola are a priority, adding they were in the Budget, and they did not do it; and now it is not budgeted for 2018. He stated the lights were part of the overall plan of Caiola, Snipes, and Macclesfield. He stated they have exceptional Park & Rec facilities in the Township, and they should continue to partner with PAA and YMS. He stated he feels both of these items were items they indicated they were going to do, and now they are not following through with them. Mr. Benedetto thanked Mr. Fedorchak for the work he did on the Budget, but he feels the lights at Caiola and Memorial Park should be put back in the Budget.

Ms. Reiss stated they were supposed to have a line item for the Garden of Reflection. She stated the Township fund for this purpose has been depleted. Mr. Fedorchak agreed and stated that happened about four years ago. Ms. Reiss stated the Garden was not supposed to ever be a burden on the taxpayers and was supposed to be maintained through fundraising. She stated she is concerned that people are making donations to the Garden of Reflection, but those funds are not coming to the Township directly. She stated people need to be aware of the cost of the Garden, and they should consider making a contribution to the Garden of Reflection Lower Makefield Township Community Fund. Ms. Reiss stated the Township has done a lot in the Township over the last two years including the Community Center and open space.



Mr. Fritchey thanked Mr. Fedorchak for the work done on the Budget. He stated he agrees with Mr. Benedetto that while no one wants to raise taxes, taxes are the “dues to be paid in order to have civilization.” He noted problems in other local and State Governments as a result of taxes not being raised when needed. He stated they won competitively a quarter of a million dollar matching Grant from the Pennsylvania Department of Conservation and Natural Resources for the Phase II development of Memorial Park. He stated that Grant had not come through when the Draft Budget was done, and the match is not in the current Budget; and he would like to amend the Budget so that they are in a position to pay our share to get these improvements done at this Park which is the right thing to do. He stated every time they want to build an athletic complex residents come in and say the Township never does anything for individuals who want to participate in individual recreational activities, and Memorial Park is a community park as opposed to an athletic complex. He stated it has an arboretum, jogging trails; and it will have more jogging trails with this Grant along with some tennis courts which they do not have in the north end of the Township currently. He stated they had tennis players and pickleball players attend the Park & Recreation Board meeting last week complaining that they were “stepping on each other,” and they each wanted dedicated courts; and if they get this done at Memorial Park, they can have dedicated courts. He stated also at Memorial Park, they will have fitness stations along the jogging path. He stated the Grant was tailored to these activities, and the Board voted unanimously to seek the Grant; and he feels beyond being the right thing to do, it would not look good to the State if the Township were to refuse the Grant after they were chosen over all the other communities who were not chosen. He stated he feels they might never get another Grant if they refuse it.

Mr. Fritchey asked Mr. Fedorchak how they would be able to add this item back, and Mr. Fedorchak stated he would look to placing it in one of the Capital funds so that they would have the matching funds. He stated they would have to find the revenue source, and Mr. Fedorchak stated the first place he would look would be the year-end General Fund surplus which is the one with the \$1.9 million. Mr. Fedorchak stated a second possibility would be a Bond Fund. He stated they are early on in their forecasting regarding numbers that will evolve and change over the course of 2018. He stated it looks to be that 2018 will be an excellent year, and he feels the Revenues on the General Fund side that they traditionally conservatively forecast will do much better than anticipated. He stated they could also consider a combination of the General Fund and the Bond Fund. Mr. Fritchey asked if this would hurt the Township’s credit rating with Moody’s, and Mr. Fedorchak stated he would not.

Mr. Fritchey stated they had budgeted \$1.8 million for Snipes in 2018; and it appears that the Snipes project will be considered in March, 2018 with another Hearing before a new Board of Supervisors during which some residents who claimed that they never received any notice of the development of Snipes will be given an opportunity to persuade the new Board of Supervisors about Snipes being modified in certain ways if not halted. He stated he personally has found those arguments which have been raised in the past were not very compelling. Mr. Fritchey stated budgeting things states a commitment and policy that this is how they would like to proceed, and they are forecasting how much is going to be spent. He stated he feels they should commit to \$2 million; however, he would be surprised if anything is spent on this project before the second half of 2018 if the Board decides to go ahead with it. He stated he feels a lot of these expenditures will carry over to 2019.

Mr. Fritchey stated he is also concerned about the \$100,000 for the baseball lights which is not in the Budget at all. He stated he feels it is important to maintain placeholders for things that express our policy preferences and directions. He stated the Board had expressed a policy preference that they should go ahead with Snipes and go ahead with the baseball lights until such time that they are persuaded otherwise, adding he has not been persuaded otherwise, and would like to see that placeholder for the lights be carried over. He stated this would indicate the continued support of the Board that this is a good idea. He stated the new incoming Board will be making the ultimate decision on that, but he does not believe the current Board has changed their mind; and he would support carrying the \$100,000 over into the new Budget. He asked Mr. Fedorchak if that would have an impact on the Moody's rating, and Mr. Fedorchak stated it would not.

Mr. Lewis stated no one is ever happy to pass a Budget with a tax increase, but taxes are the price of a "civilized society." He stated he is unhappy with the Budget in the area of the dramatic decrease in funds set aside for road improvements. He stated the investment in road improvements has the highest return on investment for the taxpayers. He stated if someone were to ruin a tire, the expense could be half or more of their Township tax bill. He stated they had been underinvesting in roads for many years, and the Board of Supervisors took a different approach in 2016 and 2017 and significantly improved their investment in roads. He stated it has paid dividends by being able to improve roads so that they could closer to the Twenty-Five Year Road Plan, and they have also benefitted from the decline in asphalt prices which will probably not last. Mr. Lewis stated the current Budget only has \$800,000 for roads; and while he would like to see that be \$1.4 million to \$1.5 million, he has to look at all the other competing things the Township has to deal with although he feels they should increase the road investment significantly as he feels roads should take priority. He stated he would like to increase this by \$400,000 for next year although he could be flexible.



Mr. Lewis stated with regard to the Grant received from the Commonwealth of Pennsylvania for Memorial Park, he sees no reason why they should not include the matching funds in the Budget. He stated with regard to Snipes, they may be able to flow that out differently depending on how long it will take for the process to work its way through. He stated he does feel the current Board should make its commitment to continue on that effort to that end. Mr. Lewis stated the Pool items are contingent liabilities, and it would be good to start planning for that.

Mr. Lewis stated with regard to lights at Caiola, he does not see that as an immediate priority; and he is not in favor of putting in a place holder for that. He stated there is a departure in policy between himself and some of the other Board members, and he feels they need to finish the projects they have started and be more disciplined about project management with regard to scope, time, and budget. He stated he would rather complete Snipes and then begin another project. He stated one of the challenges they have is when the community sees that they are trying to do too much too quickly, their frustration increases and their willingness to give the Board the benefit of a doubt declines because they do not trust that the Board is being responsible stewards of their money. He stated the Boards that come on in future decades will want to know that this Board did their job in planning for the future addressing the sewer issues and making sure the roads are maintained. He stated while many past Board members did serve “admirably,” they did “let a lot of stuff go,” so this Board had to “do cleanup” on things like Public Works equipment.

Ms. Tyler stated she feels they need another \$400,000 to address items brought up by Mr. Benedetto and Mr. Fritchey. Ms. Tyler asked Mr. Fedorchak what is budgeted for the Woodside bike path, and Mr. Fedorchak stated it is \$300,000. Ms. Tyler noted the letter provided to the Board by Mr. Lewis from a representative from the Bridge Commission, and she asked the timing of the Woodside project. Mr. Lewis stated it would be the summer of 2018. Mr. Benedetto stated he felt they indicated that the Bridge Commission would be doing the work for the bike path in 2019; and Mr. Lewis stated that was from Taylorsville Road to the Canal, however the completion of Woodside would be 2018. Ms. Tyler stated with regard to priorities and committing to the projects that they already committed to, had they not obtained the Grant for Memorial Park, she would see those two as even competitors; however, having obtained that Grant, she feels the Memorial Park expansion becomes important from not only from a fiscal perspective but also from a user perspective since that addresses a lot the people whose children do not participate in the sports Leagues. She stated this will enhance our Park & Rec system for those who are not traditionally enhanced. Ms. Tyler stated she feels the priorities are Snipes, Memorial Park, and the Caiola lights as they were intertwined projects and the approval and manner in which they went through the process was following the Master Plan of the Township that has existed for decades. She stated as worthy as

the bike path will be, she stated she sees that as a 2019 project; and if they move that to 2019, they can maintain and follow through on the commitments made on the other three projects.

Mr. Lewis stated the bike path was fully funded as the Township was paid by the Delaware River Joint Toll Bridge Commission and that money was allocated specifically for that. Ms. Tyler stated she is just discussing priorities. She stated she agrees about the road improvements, and this will be the first year since she has been on the Board that they are going in the wrong direction. She stated road improvements “trump all.”

Ms. Reiss stated with regard to the bike path that was one of the major negotiating issues they had with the Bridge Commission. Ms. Tyler stated this money was not bike path money, rather they negotiated \$800,000 for the purchase price plus \$250,000 that the EAC negotiated. Ms. Reiss stated the bike path does lead up to Memorial Park; and Ms. Tyler stated while she is in favor of that bike path, she feels it should be done in 2019. Ms. Reiss stated the Bridge Commission indicated work would be done in the summer of 2018; however, she feels it may not be done until 2019. She stated she agrees that roads need to be number one. She also stated if they do not take the \$250,000 Grant, they will not get any others. Ms. Reiss stated there are a lot of Grants for baseball facilities in Pennsylvania, and next year they could work on a Grant for getting the lighting. Ms. Reiss stated she would like the lights but she feels the roads are a priority. She also stated the Pool has a possible liability. She stated the bike path is in the Master Plan.

Mr. Fritchey stated he also supports more money for the roads, but they have also underinvested in other items as well in the Parks and amenities. He stated in the past he feels they erred on the side of doing too little too slowly; but they also cannot do everything. Mr. Fritchey stated while he is in favor of more money for roads, he does not feel our roads are in catastrophic shape although they could be in better shape. He stated he feels the priority should be the children. He stated he is not sure that they are really going to be able to build \$1.8 million worth of improvements at Snipes in 2018 and probably a lot of that will carry over into 2019 assuming the Board decides to go ahead. He feels this is also true with regard to the bike path which he also supports but may go toward the end of 2018.

Mr. Fritchey stated they have had a history coming in with good revenues with regard to the Real Estate Transfer Taxes, and they always estimate them conservatively; and he feels they should look for a compromise that will allow them to spend more money on roads, keep at least a place holder for the Caiola lights and reaffirm our commitment to that project, and also proceed with their obligations for the Memorial Park Grant.



Mr. Benedetto stated historically \$800,000 is a high number for road improvements. He stated Mr. Lewis advocated for the Woodside bike path; and a promise was made to the residents in that area, and it did not get done. Mr. Benedetto read from the letter provided from the Delaware River Joint Toll Bridge Commission indicating that the construction of their Administration Building at the Park & Ride Lot would start in early summer, 2018 and is anticipated to be completed toward the third quarter of 2019; and the bike/pedestrian path would be completed toward the end of the project, and that they could coordinate projects with the Township.

Mr. Benedetto stated he agrees with Ms. Tyler that they could move some of the Township project to 2019. Mr. Lewis stated there are two sections, and what Mr. Benedetto is discussing is the Park & Ride area where they will have a bike path to connect to the Canal. Mr. Benedetto stated this was one of the reasons for the Township doing the Woodside piece; and Mr. Lewis stated that piece commences once they are done with Woodside, and they are in the process of finishing Woodside right now. Mr. Lewis stated once the Delaware River Joint Toll Bridge Commission is finished Woodside, which they have indicated would be the end of June, 2018, and the Township could then put the bike path in down to Taylorsville Road.

Mr. Lewis stated the Township has also received the money for this, and it cannot be used any other way and was part of the Contractual Agreement. He stated the letter the Township signed with them includes that as a requirement, and they could not re-allocate that money. Ms. Tyler stated the requirement in the Agreement was for the Delaware River Joint Toll Bridge Commission to do their side. Mr. Lewis stated part of the commitment when they sent the money to the Township was that the Township would do their side. Ms. Tyler asked why the Township would complete their bike path bringing the residents down to Taylorsville Road when there is nowhere for them to go. Mr. Benedetto stated he feels it makes more sense to wait to do it. Mr. Lewis stated this is not providing any addition funds to use elsewhere since it is pre-allocated money that has been authorized and in a fund for that purpose. Mr. Lewis stated there was \$250,000 dedicated for trees which cannot be planted until all the work is completed. Mr. Benedetto stated they paid \$1.05 million to the Township to purchase the Park & Ride lot, and it was made clear by Mr. Resta that how the Township chooses to spend that money is up to the Township. Mr. Benedetto stated the DRJTBC does not care what the Township does with the money. Ms. Reiss stated they pushed them for the bike path because they told them it would hook up to the Township's bike path. Ms. Tyler stated the Township is going to do it, and it is only the timing that they are discussing.

Mr. Benedetto stated they had a commitment to the lights and putting the Grant together which they were awarded; and he feels if they are taken out, they will not be fulfilling their promises and it sends a poor message to PAA, the recreational opportunities in the Township, and a poor message to the State. Mr. Benedetto stated he feels they should find funds and put back \$350,000 into the Budget.

Mr. Fritchey stated he feels there was an understanding that the bike path was part of the deal with those who live in that community when they sold the Park & Ride. He stated he would leave it in even though he does not feel it will be spent until late 2018.

Mr. Harold Kupersmit stated before they consider spending \$70 million or more on a sewer treatment facility, they should explore the possibility of developing a new technology. He stated there could be a pandemic if they do not address this problem. Mr. Kupersmit stated the major problem is that the Country does not have the money and they misallocate resources.

Mr. Jason Simon, 514 S. Ridge Circle, stated he feels it is indisputable that they all believe that the roads in the Township are a priority; but he also agrees that the expenditure that the Board has put forth has been more significant than it was historically. He stated the six years after he served as Supervisor, they did not “do anything in the Township.” He stated they barely took care of the road projects, and they are not going to make that up overnight. He stated there needs to be a smart plan, and he feels there is a decent road system that needs to be maintained. He stated he feels the Board is underselling their own capabilities as leaders of the Township to manage multiple projects.

Mr. Simon stated \$1.8 million was Budgeted for 2018, and he asked Mr. Fedorchak assuming the new Board approves the project in the spring and begins the project, was the assumption that all \$1.8 million would be spent during the 2018 calendar year; and Mr. Fedorchak stated that was his assumption. Mr. Simon asked how long it took to construct the baseball fields, and Mr. Eisold stated he believes it was six to eight months. Mr. Simon asked if they feel Snipes is more or less complex than the baseball fields, and Mr. Eisold stated Snipes is a bigger project. Mr. Simon asked if it is possible they could look at the project as a multi-year Budget allocation so that rather than putting \$1.8 million into 2018, they put \$900,000 of it in 2018 and \$900,000 or \$1 million in the 2019 Budget; and then they would have additional working capital to use in 2018 to satisfy everything they have discussed doing which would be the lights, Memorial Park matching fund, the bike trail for which funds are already earmarked, and add revenue to the roads project.



Mr. Fedorchak stated the concern he is having is that he is not sure the \$1.8 million number for Snipes will hold true, and this is also true for all the projects they are discussing. He stated one of the reasons he put the \$1.8 million into 2018 was to reflect a commitment on the part of the Board to that full amount. He stated as they stretch the projects into 2019, the costs for many of these projects could go higher.

Mr. Simon stated Mr. Lewis had discussed the fact that the bike trail was something that was committed to. Mr. Simon stated it was his understanding that the lights were in the 2017 Budget, and Mr. Fedorchak stated they did have \$100,000 for lights at Caiola set aside in the 2017 Budget. Mr. Simon asked why that was isolated to be removed. He stated the same logic that Mr. Lewis used to want to maintain the bike project should apply to the fact that the only reason that the Snipes project was delayed was because they got caught up on a procedural issue that took them into Court. He stated he questions why the lights are being removed when it was one of the transitive properties associated with the Snipes project as a whole. He stated the Dog Park was a YMS Permitted location which they gave up, PAA would allow Field H at Macclesfield to be converted to soccer, and PAA would get lights at Caiola so that they could handle the inventory needs, and ultimately Snipes would come on board. Mr. Simon stated he disagrees with the notion that the order requires that Snipes needs to go first because the Dog Park has been built which means that the YMS need for the additional field space is active in real time. He stated he also feels it is extremely frustrating since the User groups that have been involved have been acting in a very communal way, and there has not been any push back. He stated there is absolute support of bike trails across the community and Memorial Park being a passive, non-Permitted development. He stated he does not understand why a reasonably small number has been extracted out of the Budget, and he feels Mr. Lewis “playing the roads card” has put them in a defensive posture to suggest that they do not all support the idea of having better roads.

Mr. Simon stated he served on one of the previous Supervisor Boards that Mr. Lewis referenced about trying to think ahead, and he heard this evening the discussion about the tub grinder. Mr. Simon stated a previous Board tried to address the tub grinder problem, and they were “shut down” by the community. He stated the Boards try to make the best decision they can in the moment. He stated over the past year the community has been divided on one hand over the Snipes project but on the other hand, the primary User groups have worked together to try to come up with a solution. He stated he finds the isolation of this one allocation in the Budget to be odd. He stated the Dog Park which triggered all of this because of the need for the field was prioritized in front of everything very late in the game when all these other discussions had been going on for years about Snipes. He stated isolating a relatively small amount of the Budget is not the spirit of the community.

He stated he feels they are capable of dealing with a number of issues at the same time. He stated he hopes when they finalize the Budget this evening, the Board considers that there is a larger “ripple that manifests.” Mr. Simon stated they need to consider managing the allocation in the Budget and still be committed to the projects and possibly find some short term money to be able to support what is important.

Mr. Benedetto stated he agrees with Mr. Simon. He stated he does not feel the \$1.8 million will be spent on Snipes in 2018 based on how approved projects have proceeded in the past, and probably 50% to 75% of that amount might be spent on Snipes so they could then do the lights at Caiola for \$100,000 and the Memorial Park \$250,000 match. Mr. Simon stated they are hearing that the Township is expected to have an equally-strong revenue year in 2018 and they could then put additional funds to Snipes in 2019 and still have the funds needed for the roads in 2019 as well. He stated they should look long term at the pool of money, and that pool of money could be allocated to use for multiple projects. He stated these projects do not operate in a vacuum. He stated even if they completed the fields by December, 2018 there would still need to be a year of growth. He stated they still do not have the soccer fields which had been used at the Dog Park location so soccer needs field space, and they need to accommodate all of the sports.

Mr. Fritchey stated rather than \$1.8 million for Snipes in the 2018 Budget, if they put in \$900,000 for Snipes in 2018 and then \$900,000 for Snipes in 2019 that would be a realistic budget assuming the project is not stopped. He stated they would then have \$250,000 for the Memorial Park match, \$100,000 for the Caiola lights, \$300,000 added for the roads, and they would keep the bike path exactly as it is budgeted for \$300,000. He stated they would then have \$250,000 less spending in the 2018 Budget.

Mr. Simon stated when they do the bids on Snipes, the bid structure should be set to meet the way the Township is going to be able to allocate the funds, and it gives them the opportunity to build the funds at Snipes properly.

Ms. Tyler stated she feels splitting the allocation is a good idea but causes her concern since as a year goes by, it could undermine the Snipes project as additional expenses come in. She stated the new Board could also face additional pressures. Mr. Simon stated after many months of discussing Snipes and there was concern about when the mailings had been sent out, roads became a priority sometime between the ruling on the lawsuit and the Budget Hearings. He stated he is trying to negotiate a settlement amongst the Board that would satisfy all of the projects they need and eliminate the suggestion made about the Township not being able to handle multiple projects. Mr. Tyler stated she feels being solid on Snipes is



important, and she does not want to undermine that project. Mr. Simon stated Snipes is the “macro title” for Dog Park, Caiola lights, and Macclesfield H; and he challenged the Board to think of it in that way.

Mr. Benedetto stated he would be comfortable doing what he feels are the priorities which are Memorial Park and the Caiola lights which are not currently funded; and to meet that \$350,000 gap, he would take that amount from Snipes since they would still be showing a very strong commitment to Snipes even if they take that amount from the \$1.8 million. He stated he feels \$800,000 for the roads is sufficient; and if they do have a good year, in 2019 they can increase that number. He feels all the costs budgeted currently for Snipes will not happen in 2018.

Ms. Tyler stated Mr. Benedetto is suggesting leaving everything status quo as presented by Mr. Fedorchak but take Snipes down to \$1.5 million and add line items of \$250,000 for Memorial Park and \$100,000 for the Caiola lights, and Mr. Benedetto agreed.

Mr. Lewis stated with regard to Snipes, once they have accepted the Bids, they “are in;” and the question would be what Bid Alternates they accept. He stated they do not necessarily know when they will have to pay the contractors based on when building starts. He stated they should remember that overages on projects are very high. He asked Mr. Fedorchak how much over the Dog Park will be; and Mr. Fedorchak stated originally they were looking at approximately \$150,000, but there were things that were added which got the estimate closer to \$200,000. He stated the low Bid then came in at \$300,000. Mr. Lewis stated if they have cost overages like that, it is an issue; and hopefully they will not have that on Snipes. He stated when they go back to the market, they may not get as favorable a Bid as they had previously received. He stated the scope may also change. Mr. Lewis stated while it has been indicated we can execute all of these projects, they are not always hitting time, budget, and scope. He stated he feels they should focus on getting the projects on budget and on time although they cannot control the time element as it relates to Snipes as it is a function of litigation.

Mr. Simon stated that no one has suggested that the number for 2018 is the final number, and the suggestion was that there would be an allocation in 2019 to finish the project at Snipes. He stated they are recognizing that they are distributing the burden of executing that project in a single, fiscal Budget year. Mr. Lewis stated the project could come in at \$2.1 million, and they would have to pay all of that in 2018. Mr. Simon stated the Township is the buyer of the services. He stated the Township did not have to accept the baseball fields and have the Township take control of them until very late in the process; and they did not pay that invoice because the builder had certain obligations to meet, and the Township had to determine whether it was deliverable, and that is when the Township paid them.

Mr. Lewis stated if there is a significant overage, it will be a real issue for the 2018 Budget. He stated he is comfortable with some break out such as \$900,000 and \$900,000; but he wants everyone to understand that if they are in a situation where the Snipes project does move forward, they could be having a situation where they have to come up with additional funds which would likely come from the Bond funds. He stated they have to be careful what they are spending from the Bond funds not for the compliance element as much as the need for the money the next year because they do not know what is going to happen with the Morrisville Municipal Authority and some other items they have to plan for.

Mr. Lewis stated with regard to the roads, they spent almost \$1.5 million so what is proposed is about half. He stated asphalt prices are at 60% of their peak, and he questions if they would not rather get a deal and pave more roads now when it is less expensive or be here two years from now when asphalt prices are 50% or 60% higher, and they cannot get the roads done they would like. Mr. Simon stated he feels it is a “disingenuous question” to phrase it that way, and what they should be doing is managing the Budget in a consistent manner throughout the year. He stated there was a “bubble” year last year to play “catch up,” and now they have to be fiscally responsible as to how they are going to attack the roads program. He stated when he was a Supervisor he argued for doing a Bond because of low interest rates, but he is offering an alternative to do some of that by having the ability of allocating some of the Snipes funds over the course of two years. He stated Mr. Lewis is now taking that into a discussion about run-away costs, Bonds being misappropriated, and another level of “cautionary tales.”

Mr. Simon stated Mr. Fedorchak has estimated Snipes at \$1.8 million recognizing that our history shows that there will be some additional number on top of that. He stated if it turns out to be \$2.1 million over the course of years, why would they not go into 2019 Budget planning knowing ahead of time that they are going to be allocating money to spend in 2019 which is part of the \$2.1 million. Mr. Simon stated he feels Mr. Lewis is mixing two issues at the same time and is arguing about overruns of costs; but is also arguing within the confines of a single Budget year and then about lower costs for allocation of asphalt.

Mr. Lewis stated he accepted the premise of Mr. Simon’s suggestion, and he also e-mailed a Supervisor and the Township Manager on this exact issue a few hours ago. He stated he is giving a cautionary reminder about cost overruns based on experience; and he does not feel the Township is managing their projects to the time, budget, and cost that they say they are going to do. He stated when there are overages, that has cascade effects and potential costs. He stated he is more disciplined about those sorts of things than others. He stated the Board members will be judged by how they dealt with important images such as the contingent liability with the sewage system and how they left the infrastructure.



Mr. Lewis stated he is open to Mr. Simon's suggestions but also wants him to be cognizant to the down-side risk which he proposes. Mr. Simon stated he is a former Supervisor and also the former Commission of PAA, and he sat on an oversight role on the baseball build so he is quite aware as to how this works. He stated he agrees with Mr. Lewis that it is ultimately the Board's responsibility to make sure that the overages are managed appropriately. Mr. Simon stated when they were dealing with the baseball fields, no one was more diligent on trying to hold the contractor to the letter of the Agreement than he was including putting water trucks on the field and getting in front of some of the developmental problems that they had. He stated his expectation is that if Mr. Lewis is the next Chairman of the Board and continues to have a leadership role in the community, he has a responsibility for fiscal management and oversight of the project. Mr. Simon stated if there is an overrun on any of the projects at any point in time, there should be a level of accountability. Mr. Simon stated this project he is fighting for and they have been working on is not something that is new to the community, and he is trying to find viable alternatives to satisfy everyone's needs specifically Mr. Lewis' because the roads are an important thing which they all acknowledge.

Ms. Reiss stated currently the expected surplus would be 15% which is well above Safe Harbor, and Mr. Fedorchak agreed. Ms. Reiss asked if they could reduce the 15% to possibly 13% freeing up approximately \$200,000; and Ms. Tyler stated it is the trending that they look at. Ms. Reiss asked if they could just reduce the percentage by approving \$100,000 for the lights. Mr. Fedorchak stated if they are discussing an ending fund balance for 2018 from \$1.9 million down to \$1.8 million, he does not feel that would have a significant adverse effect. Ms. Tyler stated it would not just be the \$100,000 since they would also need the \$250,000; however, Mr. Fedorchak stated they may have to dip further into the reserve which may not be an issue either. Ms. Reiss asked if there is any Bond money that is available legally. Mr. Fedorchak stated he is continuing to do some reclassifications; however, they have at least \$6 million going into 2018. Ms. Reiss stated she felt Snipes was considered part of that Bond, and Mr. Fedorchak stated it was. Ms. Reiss stated she is trying to find a financially sound way to consider their wants and needs.

Mr. Fedorchak stated when they had the last Budget Workshop, he had indicated that they are past the time when the Township was receiving a significant amount of additional revenues from developer projects, particularly the Regency/Toll Bros. Development. He stated thanks to a visionary agreement that was crafted some years ago, the Township was able to capture over the last five-year period \$1.4 million which went into the Capital Projects. He stated in addition there have been a number of "bump ups" over the last five to six years with respect to other developments that have allowed the Township to capture hundreds of thousands of dollars more in off-site improvement fee monies which were put directly into the



Capital Budget, and they have been paying for Township equipment, Police cruisers, and a number of special projects. Mr. Fedorchak stated his concern when they last discussed this on November 21 was that the developer monies are tightening up, and they have nothing major like what they had received from Regency/Toll Bros. or even close to that on the horizon. He stated the ability of the future Township Manager and Board to cover overruns or costs for additional projects will be much more severely limited. He stated what they have for the most part is the Bond monies. He stated we have whatever additional reserves we have coming primarily from the General Fund to help us pay for these type of Capital projects. He stated we are at a point in time where things are tightening up, and we need to keep an eye on that. He stated while these different projects are great, and we could fund them over a one-year period, he is then uncertain what happens in 2019.

Mr. Fedorchak asked if there would be any consideration of going from the 1.5 mills to some number higher than that such as a half mill which could be dedicated directly to some of the projects they are discussing. Ms. Reiss asked how much a half mill would be per household, and Mr. Fedorchak stated it is approximately \$21.

Mr. Joe Menard, 917 Putnam Drive, stated the discussion about \$900,000 this year and \$900,000 next year has “no relevance” to the appropriation. He stated they have already spent \$38,000 on Snipes in 2017, and they could spend the rest over two years; but it is still the same \$2 million. He stated if they are going to spend \$900,000 this year and \$900,000 next year, but use that \$900,000 to spend on other projects, they have just saddled the next Board with a 2 mill increase.

Ms. Tyler stated the intent is to spend \$900,000 in 2018 for Snipes and then \$900,000 in 2019 for Snipes. Mr. Menard stated that would be fine; however they are talking about spending that \$900,000 in 2018 for other stuff.

Mr. Menard stated there was a \$15 million Bond Issue; however, Mr. Fedorchak stated it was \$15.7. Mr. Menard stated he went to the footnotes of the 2016 Audit, and they have \$14,130,000 in new money; and according to the projects they have been discussing over the last few years, \$2 million was for the Community Center, \$2 million was for Snipes, \$4 million was for Open Space, and Public Works equipment was \$500,000. He stated the footnotes from the Audit also say that the Sewer appropriation was \$7,445,335. Mr. Fedorchak stated that was the forecast, and the actual number will be much less than \$7 million on the Sewer side; and it will probably be approximately \$5.5 million. Mr. Fedorchak stated what Mr. Menard is looking at is the 2016 report, and in the Audit they took what was forecast as part of the Bond Issue, and plugged those numbers in there; and they are not actuals. Mr. Menard stated that is why they need actual numbers. Mr. Fedorchak stated they put together cost estimates for the approximately \$7 million number, and those were based on two-year old numbers from the Township engineer and engineers from other communities advising that this was what they may be seeing over the



next few years; and when they crafted the purpose section of the Bond Issue it was very generically crafted to allow for the maximum amount of flexibility for the Board to spend money where they wanted to spend it. Mr. Menard asked when that discussion was in a public forum as he does not feel anyone has ever approved a re-allocation.

Mr. Menard asked what is the number, and Mr. Fedorchak stated it is a number just south of \$15,700,000. Mr. Menard stated he would like to see how they got to that, and how it was appropriated. He stated if there were changes, they should see the schedule as to what they started with, and the transfers within those appropriations as they are \$238,000 over on the Community Center. He stated whenever there is an over expenditure, it has to come from somewhere else as they only have "x" amount of dollars whether it is \$14.1 million, \$15 million, or \$15.7 million; and he added he does not know how it got to \$15.7 million, and he feels they are entitled to know that and where those funds are. He stated at the very beginning they had monies appropriated, refunding and interest they had to give back, pay expenses for the Bond, and there is then a net amount of money. He stated he wants to know that net amount of money and where every dollar went. Mr. Menard stated they cannot make appropriations and move money around without knowing that number so this discussion cannot go any further on Capital until that is resolved.

Mr. Menard stated the Pool is a recreational facility which supports 1,500 to 2,000 families and hundreds of children. He stated that facility is totally supported by Pool Memberships, and they have made a decision to defer improvements and maintenance to that facility which they are now paying for. He stated the Pool Capital Fund will be at zero when they get done using the \$400,000. He stated this facility is twenty-five years old and now they have to deal with a \$400,000 expense that they had not been planning for as they had stopped putting money into the Capital Improvement Fund for the Pool last year. He stated if there is a standard appropriation in the Pool Operating Budget of monies that go into the Capital Fund, these things would be self-funded. He stated one of the years they did not make any appropriations, and Ms. Tyler stated that was probably the year they lost 171 families. Mr. Menard stated they are now out of money on Capital.

Mr. Fedorchak stated they have put in over the last few years in excess of over \$400,000 into the Pool Capital Budget exactly as they said they were going to do and exactly as they planned. He stated currently they have more than \$400,000 in the Pool Capital Fund. He stated Mr. Benedetto raised the issue of the restrooms, and there are other considerations such as the Snack Bar; and they have now recently found out that there are issues with the Olympic Pool. He stated he feels next year or the year after they can accomplish some of these Capital improvements as they had envisioned. He stated he feels the Pool Fund is in good shape. He stated the Board at some point will make a decision on what they want to do first at the Pool.

Mr. Menard stated the \$400,000 for the emergency uses up all the Capital Fund. Mr. Fedorchak stated they have \$400,000 for the things they discussed. Mr. Menard stated they do not have the money for the things that were put in 2016; however, Mr. Fedorchak disagreed.

Mr. Menard stated someone had indicated that if money is dedicated for something, they should use it for that purpose. He stated in 2011 they had a Special Assessment per household for leaf collection; and he felt that money was supposed to go towards funding the tub grinder and leaf collection equipment, and that never happened. He stated last year they had another assessment and added an additional \$25 that was supposed to be for leaf collection; however, none of that money ever made it into the Capital Fund. He stated now they still need to purchase a \$750,000 tub grinder. He stated they also talked about Public Works equipment and the .15 assessment for the Special Fund, and that will only raise \$75,000. He stated over a twelve-year period, they need approximately \$200,000 to properly fund and replace equipment. He stated now they are short funding by only doing .15 mills, and this is another shortfall that will be hitting future Boards. Mr. Menard stated the Public Works Department indicated they needed an additional shed in order to protect and house the half million dollars of equipment that was just bought. He stated he feels they should put the \$110,000 for the shed “back in the pile with everything else” to consider.

Mr. Menard stated they need a complete accounting of how they got through the 2016 Bonds before they made any decisions or pass any responsibility to the next Board that they should not have.

Mr. Zachary Rubin, 1661 Covington Road, stated according to the Budget that was presented, they will be raising the millage 1.50 which will raise it to 19.01 mills. He asked what is the ceiling for millage for a Township of a Second Class, and Mr. Fedorchak stated for the General Fund it is 19 mills, and he stated they are at 12.15. Mr. Rubin stated he feels to adequately fund the Budget, they are talking about \$300,000 to \$600,000. He stated with a 1.5 mill increase, the average homeowner's taxes would be increased \$62.87. Mr. Rubin stated 1 mill brings in about \$500,000. He stated if they were to increase it to 2.5, they would settle all of the problems that have been discussed. He stated raising it another mill would add another \$42.30 increase per homeowner which is \$105 per homeowner for the year. He stated his Homeowners' Association just raised their assessment for the year \$60 per home plus a \$50 Special Assessment so his Homeowners' Association raised their Fee \$110, and he feels the Township should raise the local assessment another \$42 to \$105 per year which he feels is affordable.



Mr. Menard stated with regard to the roads, whether it is \$1.3 million or \$800,000 there was a point in time when there was a \$250,000 appropriation for roads; and he had to fight with the Board to sell a piece of property in the Township to put another \$250,000 into the roads, which is the only way that we got it. He stated from that point on, it has been a steady increase. He stated when he was first on the Citizens Budget Committee he had discussions with Mr. Majewski about the roads. He stated a study was to be done every year or every two years, and they should go by what the study indicates in terms of rating the roads to tell what the amount should be. He stated they should also remember that not every road wears out at the same rate, and some roads are high demand roads while others are used much less.

Ms. Tyler stated Mr. Fedorchak has heard the scenario about splitting the money for Snipes, and she asked him if his recommendation would still stand as it was and asked if he would recommend any changes based upon tonight's discussion. Mr. Fedorchak stated he would recommend the proposed tax increase from 1.5 be revised to some number higher than that, and he would go at least another half mill so that the Board is not really short in two years. He stated all of the projects they are discussing are excellent projects which he feels should be done, and he feels they need extra money in the Budget to carry us forward.

Mr. Mike Brody, 509 Brookbend Court, asked the value of a home, and Mr. Fedorchak stated the average Residential assessment is \$41,917. Ms. Tyler stated the assessed value is not the sales price of a house. Mr. Brody stated he is not in favor of more taxes.

Mr. Benedetto stated the tax increase of 2017 was 2.35 mills, and he believes there was an increase the previous year which was a Light Fee of .04 mills. He stated the Local Services Tax was also implemented a number of years ago. He stated with the 1.5 mill increase he feels they are being responsible. He stated with regard to the \$250,000 for Memorial Park no one has indicated that was not a priority. He stated he feels they should find the \$250,000 and he would prefer that they take money from Snipes; and rather than the \$1.8 million, spend \$250,000 less than that on Snipes which he feels is realistically what they will spend in one year based on previous history. Mr. Benedetto stated he is not interested in spending more money on the roads, and he feels the \$800,000 that has been allocated is a sufficient amount.

Mr. Fritchey stated he feels there is a viable compromise to achieve a majority vote. He stated he feels everyone agrees that it would be "foolish" to not pay our share of the Grant that has been awarded.

Mr. Fritchey moved and Mr. Benedetto seconded to Amend the Budget to include a \$250,000 line item for the Memorial Park East expansion.

Mr. Lewis asked if this is the only Amendment that Mr. Fritchey is going to propose, and Mr. Fritchey stated it is not. Mr. Lewis asked that they take them all at once. Mr. Fritchey stated he feels they should be voted on separately although he feels it is fair to front his second Amendment as well.

Mr. Fritchey moved to amend the line item for Snipes from \$1.8 million to \$1.15 million for 2018, add a line item for \$100,000 for Caiola lights, and add an additional \$300,000 to the roads. He stated the \$250,000 for Memorial Park would come out of the \$1.8 million so it would be expenditure neutral. Mr. Fritchey stated he could be persuaded to take the \$250,000 for Memorial Park out of the Bond money and leave \$250,000 more in Snipes which would put it at \$1.4 million.

Mr. Lewis stated Mr. Fritchey is suggesting shifting some of the Snipes money from 2018 to 2019, and suggesting \$700,000 from 2018 to 2019; and Mr. Fritchey stated it is \$650,000. Mr. Lewis stated of that \$650,000 Mr. Fritchey is suggesting that we spend \$250,000 on Memorial Park which leaves \$400,000; and Mr. Fritchey stated \$300,000 would be for roads, and \$100,000 for Caiola. Mr. Lewis stated he would be agreeable to that if it were one Motion.

Mr. Fritchey moved and Mr. Lewis seconded to amend the Budget as follows:

The Budgeted sum for Snipes for 2018 would be \$1.15 million instead of \$1.18 million;

Put in a new line item for the Memorial Park Matching Grant in the sum of \$250,000;

Restore the previous line item of \$100,000 for Caiola;

Add \$300,000 to the amount being Budgeted for road projects for 2018 and add it to the \$800,000 currently Budgeted.

Mr. Benedetto stated while he is in favor of compromising, he feels this is sending a clear message about Snipes that the project will be scaled back. He stated he feels it is too low of a number and what they are shifting that money for is roads for which they had proposed to spend \$800,000. He stated over the past ten years other than the last year or two, they have not come close to that number. He stated he feels they are all committed to Snipes; but he feels this is sending a message that while they are committed to it, they are also okay with it not being what the original plan was which he feels is unfortunate.



Ms. Reiss stated if they are being realistic about the Snipes project, she would be surprised if anything happens before August or September of 2018; so it would really be over two-calendar years. Ms. Tyler stated that money will not re-materialize once it is spent on Memorial Park, roads, etc. Ms. Reiss stated they will have to look at the next Budget, and there will be something that they will not be able to build adding there are not too many more many things they can build.

Mr. Gordon Workman, 1152 Kenneth Lane, stated he agrees that these are tough decisions and all of these projects help the community. He stated he agrees with Mr. Simon that there is a trickle-down effect, and when the Dog Park was built certain things had to shift. He stated for Snipes to be successful, there are certain things that have to be done. He stated he has heard rumors about the lights not being at Snipes; and without the lights, they would not be able to give up Macclesfield. He stated if they go with the \$1.1 million and get a \$1.8 million proposal, the Supervisors will be considering only what they can do with a \$1.1 million Budget as they will not have the other \$700,000. He stated he does not want to cut themselves short and work to a Budget that was not their intended Budget.

Mr. Simon stated he is excited to have the opportunity to have this discussion occur, and he commended the Board for this. He stated one of the problems they have had in general when past Boards have done things is that they do not codify anything. He stated they make promises and do not commit in some legal fashion to a project that would require a future Board to “unwind” that. He asked Mr. Truelove if there is a way for a Board to do what they are discussing tonight since he understands they are saying that they are not diminishing the size of the property, rather they are saying that they are allocating to spend over multiple years; and he would like to codify that so that the concerns that have been raised by Mr. Workman and Mr. Benedetto are addressed someplace. He stated the only thing they have are meeting Minutes, and he asked if there is some additional language that could be entered into the Budget agreement that ties it into this is just Part 1 of 2.

Mr. Truelove stated he is not aware of anything. He stated in the Second Class Township Code there can be dedicated funds. Mr. Simon asked if they could add to the Motion that the intent of the Motion is to complete the project in 2019 and fund it. Mr. Truelove stated they can do that if that is the sense of the Board, but that would not bind a future Board. Mr. Simon stated while he recognizes this, at least it would assuage some of the concern the public has about the commitment since if it is part of the Motion it clearly indicates the Board’s intent; and he asked that they amend the Motion to include why they are doing this.

Mr. Simon asked Mr. Lewis since a sizable portion of the re-allocation is for the roads, and since it is exponential spend on top of the existing roads budget, is there a lesser number that he could agree to but still achieve additional road coverage. Mr. Simon stated he does not know how many more miles of road \$300,000 would get them, and he asked if \$150,000 more would get them an exponential amount of additional paving on top of what they have already budgeted for so that they could put it back into the Snipes number, meet the Memorial Park number, and meet the number that had been already previously allocated for the lights. He stated in that way everyone would get some component of what they need, and there would be additional road coverage for the community.

Mr. Lewis stated Mr. Simon may not be aware that with respect to the Dog Park, the Commonwealth of Pennsylvania was going to strip that out of the Budget for this year so they would have invested the money for the Dog Park and then would not have received the money from the State. He stated for anything they would suggest that would involve Memorial Park, they are taking some risk about that as well. He stated with regard to Snipes, the vote of the Board was five to zero in support of the project. He stated with regard to the roads, they do not know how many roads they will actually cover; but what they can do is take the money that they have in the Road Budget combined with other elements related to paving and put that out to Bid as separate Bid Alternates, and depending on what they get back on the Bid Alternates, they can scale down or up the number of roads that they do. He stated if they have a circumstance where they get good Bids, they could do more roads than anticipated or if they do not get the kind of Bids that they like, they could do fewer roads. He stated at that point if they cut back on the Bid Alternates, it could free up additional money which is a possibility; but they would not know that until they went out to Bid. Mr. Lewis stated they are talking about a \$600,000 cut in roads, and they are only restoring half of that. He stated he would rather be in a position where two to three years from now they could spend \$800,000 or less but still be consistent with where we need to be on the roads. Mr. Lewis stated in 2015 the Bucks County Courier Times referred twice to our roads as “third world.” He stated while we are far improved over that time period, he wants to be in a situation where we do not have that again. He stated he feels that it is reasonable to say that if we come out of the Bids on that process and they have more or less money, they can make a determination at that time.

Mr. Benedetto stated with regard to what was done with the paving at Memorial Park, we could put out to Bid to pave some of Snipes potentially; and Mr. Lewis stated they could wrap all of that in one Bid. He stated the goal for this is to put together a big enough package that includes the roads, the remainder of Memorial Park, and the bike paths; and if they have a big enough project and get good Bids back, we could do all of those things or decide at that time to scale back.



Mr. Simon stated he appreciates that. He stated when they started discussing this, the idea of an additional \$300,000 making its way into the roads was remote in his opinion; and he feels there has been a great opportunity for the community to benefit from this discussion. He stated the he is suggesting that the Motion be amended to include that the intent of the Board is to fund the Snipes project in the amount of \$1.8 million or \$2 million and that an allocation is being divided pursuant to the fact that a future Board would do that, and that would go to a great degree of making people feel more comfortable. He stated the vote for Snipes was actually four in favor since Ms. Reiss had to leave early that evening; but that vote was vacated by the Courts so it is no longer a valid vote. He stated they are also going to have a three new Supervisors in 2018. He stated he feels for those who invested a lot of time and effort into this project it would be simple to include something in the Motion so that the intent is on the record; and he feels that is a point of failure that previous Boards have not accommodated. He stated whether it is binding or not, he feels it would still go a long way.

Mr. Simon stated he understands how Bids work and the allocation of money, but you could look at the Roads Budget over the course of the last ten years and look at an average spend compared to last year's investment in the roads which could be considered a "bubble year" that is more an anomaly than the norm. He stated he feels they may ultimately have \$1.1 million for roads compared to the \$800,000 originally considered with some of the accommodations being asked for as a hugely successful discussion on the Budget issue within increasing the millage beyond what was originally suggested earlier tonight. Mr. Simon stated he feels people who worked very hard on the overall Parks projects minds would be put at ease if they could at least identify in the Motion what the intent was. He stated he feels they will still achieve everything they talked about with the Bids, asphalt, and road costs with an additional \$150,000 that they did not have twenty minutes ago.

Mr. Fritchey asked Mr. Truelove how they should amend the Motion, and Mr. Truelove stated they would want to put in the Motion that with these modified allocations that they want to express the sense of the Board that the Board is committing to these specific projects, and they would want to mention them; and that a reduction in the allocation for one year does not indicate a reluctance to proceed with the particular projects, specifically Snipes, and that they anticipate that it is a two-year project and that this Budget does not reflect a retreat from that.

The original Motion was read back as follows: Moved to amend the Budget as follows: The Budget for Snipes for 2018 would be \$1.15 million instead of \$1.8 million; Put in a new line item for Memorial Park matching Grant in the sum of \$250,000; Restore the previous line item of \$100,000 for Caiola, and add \$300,000 to the amount being Budgeted for roads and add it to the \$800,000 currently Budgeted.

Mr. Fritchey moved to Amend the Motion that it is the sense of the Board that reducing the \$1.8 million Budget line item for Snipes for 2018 does not reflect a reduction in support for the project and that it is further the sense of the Board that the 2019 Budget would pick up the remaining \$650,000 into whatever appropriation is made for the Snipes project in 2019. Mr. Lewis seconded.

Mr. Menard referenced the 2016 Audit report, and stated he would like a detailed analysis of how they get to the \$15.7 million since if they have that, they would not have to have any increase as they could just take it from the additional money in the Bond Fund.

Motion as Amended carried unanimously.

Mr. Fedorchak stated he is again going to recommend that the Board consider increasing the property tax by a half mill above the \$1.5 mills and that the half mill be dedicated to Capital improvements. No action was taken on this by the Board.

Mr. Truelove stated now that they have established the allocations, the Board can vote on the Resolution.

Mr. Reiss moved, Mr. Benedetto seconded and it was unanimously carried to approve Resolution #2350 fixing the tax rate and special levies and adopting the 2018 Budget as Amended.

#### APPROVAL OF RESOLUTION NO. 2351 ESTABLISHING THE 2018 PARK & RECREATION FEE-IN-LIEU

Ms. Lewis moved and Mr. Fritchey seconded to approve Resolution No. 2351 establishing the 2018 Park & Recreation Fee-In-Lieu.

Mr. Benedetto asked about the Fee, and Mr. Fedorchak stated according to State law, they are allowed to increase it based on a particular type of cost-of-living index; and the current Fee will go up 1.3% for a total Fee of \$4,347 per Residential unit.

Motion carried unanimously.



**APPROVAL OF RESOLUTION NO. 2352 ESTABLISHING THE 2018 TRAFFIC IMPACT FEE**

Mr. Fedorchak stated in accordance with the cost-of living-index our rates will be allowed to increase by 4.1%. He reviewed the Fees for the various service areas.

Mr. Fritchey moved, Mr. Lewis seconded and it was unanimously carried to approve Resolution No. 2352 establishing the 2018 Traffic Impact Fee.

**APPROVAL OF RESOLUTION NO. 2353 ESTABLISHING 2018 SEWER RENTAL RATES**

Mr. Fedorchak stated these would be the new charges based on a 14.5% rate increase to go into effect January 1, so residents will not see this increase until the April bill.

Mr. Benedetto moved, Mr. Lewis seconded and it was unanimously carried to approve Resolution No. 2353 establishing 2018 Sewer Rental Rates.

**PERSONNEL QUESTION**

Mr. Menard asked if there are any personnel announcements that need to be made regarding the Finance Department, and Ms. Tyler stated there are not at this time.

Mr. Truelove stated the Executive Session started at 7:00 p.m. and items of personnel, Real Estate, litigation, and informational items were discussed.

**APPROVAL OF EXTENSION REQUESTS FOR CAPSTONE TERRACE, FIELDSTONE AT LOWER MAKEFIELD, AND ARIA HEALTH**

Mr. Lewis moved and Mr. Benedetto seconded to approve the Extension requests as follows:

Capstone Terrace	- April 1, 2018
Fieldstone at Lower Makefield	- June 30, 2018
Aria Health	- June 30, 2018

Mr. Benedetto asked if there has been an update on Aria Health, and Mr. Truelove stated it is technically still in the Court of Common Pleas; and there has been little if any activity. Mr. Benedetto stated Fieldstone is also known as the Harris Tract which is across from Yardley Hunt. Mr. Truelove stated he understands that there may possibly be new Plans being submitted. Mr. Benedetto stated Capstone Terrace is across from Shady Brook Farm, and Mr. Truelove agreed. Mr. Benedetto stated this was the piece where they talked about an apartment complex.

Motion carried unanimously.

#### APPROVAL OF CERTIFICATE OF APPROPRIATENESS - 705 STONY HILL ROAD JULIE SILL YOGA SIGN

Ms. Reiss stated she attended the HARB meeting, and they approved the sign. She stated it is very attractive and Ms. Sill had agreed to have the second sign that was proposed to be on the door be a smaller sign that would go on the building at the suggestion of HARB, and that will be more in keeping with the historical area.

Ms. Reiss moved, Mr. Benedetto seconded and it was unanimously carried to grant the Certificate of Appropriateness for the sign at 705 Stony Hill Road as accepted by HARB.

#### ZONING HEARING BOARD MATTERS

With regard to the Erin Development Co. Variances requested in order to permit construction of an age-qualified community residential units on Dobry Road resulting in different type of unit than allowed, greater than permitted disturbance of existing wetland buffer, and measuring of setbacks from property lines in lieu of resource protection boundaries and wetlands, Ms. Tyler moved, Ms. Reiss seconded and it was unanimously carried that the Solicitor should appear in opposition.

#### SUPERVISORS REPORTS

Mr. Fritchey stated the Park & Recreation Board met and YMS made a presentation indicating that they feel the turf field on Field C is nearing the end of its useful life, and they are proposing to replace it at their expense; and they will be looking for a renewal of their arrangement with the Township. He stated the cost will probably be in excess of \$800,000 which will be borne by YMS. He stated they are talking about doing that renovation, subject to the Board's approval, sometime in the summer following Memorial Day.



Ms. Reiss stated when HARB met it was noted that the builder building the building on Yardley-Langhorne Road put the air conditioning condensers at where they consider the back of the building to be, but it is technically the front of the building where the road is. She stated this could easily be remedied by planting evergreen shrubs that are easily managed as opposed to the shrubs they have installed which lose their leaves in the winter. She stated this would camouflage the condensers from the street. Ms. Tyler asked what Mr. Majewski had to say about this issue, and Ms. Reiss stated he indicated that he understood their issue that they feel it is the back of the building; however, it is on the street, and he felt what Ms. Reiss had suggested with regard to the evergreen plantings would be the best compromise as opposed to requiring them to move the condensers. Ms. Reiss stated one of the HARB members had suggested boxwood which is easy to manage. Ms. Tyler asked if there was anyone at the HARB meeting representing the building owner, and Ms. Reiss stated there was not; and she was not sure of the procedure the Township should go through.

Mr. Truelove stated while he is not certain of the issue, he feels they could probably have an Agreement in writing that the property owner should install something else; and it may require an Amended Approval letter. He stated he believes Mr. Murphy is the developer's attorney, and he could approach him and work with him and Mr. Majewski to find out the best way to proceed. Ms. Tyler stated if Mr. Majewski can resolve this with a telephone call rather than legal counsel, she would prefer it to be resolved in that manner. She asked that they report back to the Board on this matter.

Mr. Lewis stated the Golf Committee met and finalized the Capital Budget which was included in the 2018 Budget. He stated they are developing a comprehensive plan to include food and beverage revenue in the upcoming year. He stated they also reviewed some changes to the dining area to help improve guest experience in 2018. He stated there will be some completion of the 2017 Capital investment as well as a modest 2018 Capital improvement which the Board supported and was included in the Budget this evening.

Mr. Benedetto thanked the Advisory Boards that he had an opportunity to be a Liaison for, and he thanked them for their service.

APPROVAL OF RESOLUTION NO. 2354 PROVIDING FOR UNIFORMED EMPLOYEE CONTRIBUTION TO THE PENSION FUND FOR 2018  
APPROVAL OF RESOLUTION NO. 2355 PROVIDING FOR NON-UNIFORM EMPLOYEE CONTRIBUTION TO THE PENSION FUND FOR 2018.

Mr. Fedorchak stated every year the Board of Supervisors establishes the rate of Pension contribution for their employees. He stated in the case of the Police, that rate is 2% which is fixed by Contract. He stated for the second Resolution No. 2355, for non-uniformed employees, it is 3%.

Mr. Lewis moved, Mr. Benedetto seconded and it was unanimously carried to approve Resolution No. 2354 and Resolution No. 2355.

REMARKS BY DAVID FRITCHEY

Mr. Fritchey stated two years ago he fulfilled an unexpired term, and the reason he did so was that he believes Government service is a sacred trust; and he has been involved in Government service for forty-five years between various positions. He stated he feels blessed to have had these opportunities. He stated the job of the Supervisors gives them an opportunity to act in ways that promote the health, safety, and welfare of the Township residents and allows them to have richer, fuller lives and maximize their human potential. Mr. Fritchey stated we are given choices and can either stagnate and let our community deteriorate in terms of infrastructure and community spirit or we can maintain our position as a vibrant, First-Class community which is what he feels is what they want to do. He stated being a Supervisor provides an opportunity to do those kinds of things.

Mr. Fritchey stated he feels a great deal can be done if you have a Board that works together in a constructive way, and he feels a great deal has happened over the two year that he is proud of. He stated over the past two years, they have done a tremendous amount for open space preservation. He stated approximately twenty years ago, there was a vote to spend money to preserve open space, and in the last two years they have gotten the Patterson Farm Preservation Easement, the Guzikowski Farm Agricultural Easement, the Hildebrand Tract acquisition, and the Jennings Tract acquisition. He stated this is an important issue for many people who want to live in a beautiful community that retains a certain rural quality. Mr. Fritchey stated in terms of infrastructure, while Federal and State Governments have struggled to make their mark in infrastructure, the Township has done quite well. He stated they have worked on the Park system, are working on the finishing touches of the Memorial Park Arboretum, a number of jogging trails, and opened the east end of Memorial Park which will include a number of amenities. He stated after two decades, they have built and are getting ready to have the Grand Opening of the



Community Center. He stated they are also close to getting the Dog Park. He stated all of these are projects that have been talked about for almost twenty years, and they have gotten them done on their watch. He stated they also have the Snipes development and ball field lighting project in the pipeline, and hopefully the next Board will complete those projects.

Mr. Fritchey stated they have also done major improvements to the sewer system and the largest street-resurfacing project that has been done possibly ever.

Mr. Fritchey stated beyond infrastructure, they have also re-built the Lower Makefield Township middle management/administrative structure. He stated they had downsized through attrition which made Mr. Fedorchak “wear multiple hats” saving some salaries in the course of doing that but also incurred certain costs to the Township by not having the kind of staffing that customarily they would have to have.

Mr. Fritchey stated what he is most proud of that they have accomplished in the last two years is the re-establishment of a spirit of mutual respect and congeniality on the Board of Supervisors. He stated there had been meetings in the past which had been contentious, and he feels this Board has worked together with a minimum of “partisan bickering and individual interpersonal unpleasantness;” and he feels they have stepped up and done a great job in representing the Township. He stated when there are people of “good will” who are interested in taking care of the residents of the community and not just scoring political points, a lot of great things can happen. Mr. Fritchey stated whatever he has been able to participate in accomplishing these two years is a tribute to his fellow Board members as it is through them that they have been able to do what they in fact have done.

Mr. Fritchey thanked each of the Supervisors individually. He expressed his willingness to help the Board in the future.

Mr. Fritchey thanked Mr. Truelove, Mr. Eisold, and Chief Coluzzi for their counsel. He thanked all of the Advisory Boards and the staff of Lower Makefield Township, as well as Mr. Fedorchak for his twenty-five years as Township Manager. He also thanked the community for providing their input which has helped the Board in making their decisions and for their interest in Lower Makefield Township Government.

Ms. Tyler thanked Mr. Fritchey who stepped up when called upon and thanked Mr. Fritchey and Mr. Benedetto for the job they did as Supervisors. She also stated it has been her pleasure to serve as Chair this year.

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APPOINTMENTS TO BOARD AND COMMISSION

Mr. Lewis moved, Mr. Benedetto seconded and it was unanimously carried to re-appoint Barbara Williams, Lisa Huchler-Smith, and David Rogers to the Disabled Persons Advisory Board.

There being no further business, the meeting was adjourned.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "John Lewis", is written over a large, light-colored circular stamp or watermark.

John Lewis, Secretary