

TOWNSHIP OF LOWER MAKEFIELD
BOARD OF SUPERVISORS
MINUTES – DECEMBER 5, 2012

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on December 5, 2012. Chairman Stainthorpe called the meeting to order at 7:30 p.m.

Those present:

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

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

PUBLIC COMMENT

Ms. Donna Doan, 1584 Edgewood Road, asked the status of the Conservation Easement Application for Patterson Farm. Mr. Stainthorpe stated he signed it and it was sent in the end of October. Ms. Doan asked if the public could be provided a copy of the Application, and Mr. Fedorchak agreed to provide this.

**APPROVAL OF NOVEMBER 7 PUBLIC MEETING MINUTES AND
NOVEMBER 14, 2012 BUDGET MEETING MINUTES**

Mr. Dobson moved, Mr. McLaughlin seconded and it was unanimously carried to approve the November 7, 2012 and November 14, 2012 Minutes as written.

**APPROVAL OF NOVEMBER 5, 2012 AND NOVEMBER 19, 2012 WARRANT
LISTS AND OCTOBER, 2012 PAYROLL**

Mr. Benedetto moved, Mr. McLaughlin seconded and it was unanimously carried to approve the November 5, 2012 and November 19, 2012 Warrant Lists and October, 2012 Payroll as attached to the Minutes.

APPROVAL OF PRELIMINARY/FINAL PLAN FOR HOCH PROPERTY MINOR SUBDIVISION/LOT LINE CHANGE

Mr. Edward Murphy, attorney, was present. Mr. Garton stated this Application is for Mr. and Mrs. Hoch for a Minor Subdivision/Lot Line adjustment. He stated they are adjusting the Lot Line between their property and the neighboring property in the Chanticleer Subdivision. He stated the two parcels are Tax Parcel #20-3-43-6 and Tax Parcel #20-3-43-7. Mr. Garton stated the Planning Commission recommended Approval and all the necessary Zoning relief has already been approved by the Zoning Hearing Board.

Mr. Murphy stated Mr. Hoch and his neighbor worked cooperatively to adjust a common boundary lot line in order to provide a little more usable rear and side yard for the Hochs. He stated the Lot Line adjustment is very small, and the Plans have been reviewed and Approved by the Planning Commission and Zoning Hearing Board.

Mr. Benedetto moved and Ms. Tyler seconded to approve the Preliminary/Final Plan for the Hoch Property Minor Subdivision/Lot Line change subject to the following Conditions:

- 1) Compliance with the Decision of the Lower Makefield Township Zoning Hearing Board related to both parcels both of which Decisions were rendered on 11/5/12;
- 2) Compliance with the Boucher & James report dated 11/19/12;
- 3) Deeds of Consolidation to be filed contemporaneously with the filing of Final Plans with the Recorder of Deeds which Deeds will be subject to the Approval of the Township engineer and solicitor;
- 4) Receipt of all Permits and Approvals from any agencies having jurisdiction over such matters including the Bucks County Conservation District;
- 5) The Applicant to reimburse the Township for any and all costs incurred with respect to the Application including professional services.

Mr. Murphy agreed to the Conditions of Approval, and the Motion carried unanimously.

DISCUSSION OF TOWNSHIP POWER OUTAGES

Mr. Ted Dorrاند, PECO'S Government Relations Representative, was present this evening. Mr. Stainthorpe stated this is a great opportunity for constructive comments, and they are trying to find better ways to work with PECO and to find better ways for PECO to communicate with the Township and the residents.

Mr. Ted Dorrاند stated the purpose is to begin a dialogue with the Township regarding issues related to PECO's response during Hurricane Sandy, and added he knows there were questions raised by members of the public and their customers in the Township about their response. He stated over the last few years there have been a number of neighborhoods who have come to the Board of Supervisors regarding electrical liability, and PECO has been engaged in an effort in the Township after Hurricane Irene to address some of those liability concerns. He stated there are several neighborhoods they are currently engaged with now regarding electrical liability, and they know there may be other neighborhoods. He stated after tonight's presentation and response to questions, he hopes that going forward they will continue to engage in a dialogue as neighborhoods come forward with issues related to liability. He stated they could gather all of the concerns, work on them during December and January, and hopefully come back in mid-February to talk more specifically about the concerns similar to what they have done for the neighbors recently along the Woodside Road corridor.

Mr. Dorrاند stated PECO conducts a lot of advance planning before storms occur so that the employees are ready to respond. He stated they employ a lot of state-of-the-art weather forecasts and analysis. He stated they also model storm impacts and have the ability to review how a storm tracks, and how the PECO system is performing. He stated well before a storm hits, they are able to predict how many customer outages they will have, and they can get more finite on this as the storm progresses and predict where the damage will occur based upon how the storm tracks. He stated with that effort they can prepare by bringing in additional resources to deal with the storm's impact.

He stated members of their emergency response organization are responsible for determining the resource strategies and locations, arranging for contractors, placing additional staff at PECO and at the 911 emergency centers in preparation for the storm; and during the storm field crews are dispatched to assess damage and determine the repair strategies. Based on that assessment, they arrive at estimated restoration times.

Mr. Dorrاند stated they initiated their pre-event planning and preparation for Hurricane Sandy on October 24 which was five days prior to the storm. He stated they began receiving information from the National Weather Service and other weather prediction centers regarding how the storm was going to track; and they began loading that information into their storm assessment models to make determinations as to how they needed to prepare. He stated their Emergency Operations Center was opened on

October 25 which was four days before the storm, and they immediately started an effort to conduct interviews and briefings with the local TV stations and news outlets about their storm preparation planning for customer safety and outage expectations. He stated very early in the storm, based on the predictions made, they tried to put information out to the customer base indicating that it was very possible that customers could be out for at least a week.

Mr. Dorrاند stated they also conducted outreach with State and local officials, the County 911 Centers, and he also made calls to many of the Municipalities in Bucks County to make contact with the local emergency response coordinators and Township Managers. He stated he had conversations with Chief Coluzzi and Mr. Fedorchak and they traded information about what they were going to do to prepare. He stated they also began assembling their workforce because they knew that with the predicted storm impacts, they could see outages in excess of half million. He stated they knew that they needed to secure additional resources. He stated PECO along with many of the other utilities in this part of Pennsylvania and New Jersey participates in a mutual-assistance organization, and there were calls every day between all of the utilities throughout the Middle Atlantic States about how the storm was tracking and what they needed to do to prepare, the potential for damage, and how many crews they needed. Mr. Dorrاند stated they wanted to make sure that there were adequate resources to be distributed to all the utilities. He stated during this period of time the utilities in Florida, Georgia, the Carolinas, and Virginia were reluctant to release crews to help with any storm damage north of the Mason-Dixon Line because they were predicting storm damage in their own areas.

Mr. Dorrاند stated it then became necessary for PECO and the other utilities to go further west and to the southwest to obtain resources, so they made contact with utilities in Mississippi, Kentucky, West Virginia, Maryland, and some others and they began assembling the resources. He stated they also made contact with their “sister” utilities including Con Edison in Chicago since their service area was not going to be impacted, and asked them for assistance. He stated they also were tracking what kind of assistance they may need for their other “sister” utility in the Exelon organization which is Baltimore Gas and Electric. Mr. Dorrاند stated through their efforts, they secured more than 4,700 full-time employees, contractors, and additional utility workers in advance of the storm. He stated they wanted to get those resources in place before Sandy hit. He stated very early on they contacted Governor Corbett and asked him for an Emergency Declaration which would allow them to move material, trucks, and people across Pennsylvania lines without any impediments in terms of weight restrictions and driving times so that it would not impede their ability to get the crews here before the storm began. He stated they had 80% to 90% of their resources in place, fed, and housed by Monday night when the storm hit. Mr. Dorrاند stated they started to get some of the impacts from Sandy on Saturday and Sunday but by Monday evening the majority of the impact began into Tuesday morning.

Mr. Dorrland stated they also had their vegetation management staff ready, and they participated in four days of preparation. He stated they added additional vegetation management personnel and patrollers, and they had contractual arrangements with a number of vegetation management contractors. He stated they opened their vegetation management storm center and staffed it around-the-clock during the storm. During the course of Sandy, they completed an estimated 5,000 vegetation jobs associated with the damage.

Mr. Dorrland stated Hurricane Sandy was the worse storm in PECO's more than one hundred year history, and the worst storm since 1994 in terms of customer outages. He stated Hurricane Sandy entered their service territory Monday evening with heavy rains and more than twenty-four hours of sustained high winds with gusts up to seventy-five miles per hour. He stated Bucks County was the hardest hit in their service area in terms of damage. He stated during Monday night and all day Tuesday the high winds continued, and this forced many of their PECO crews to periodically suspend restoration efforts until they could resume work safely on Wednesday morning, October 31. He stated this was the first time when they had consistently had winds less than twenty miles per hour so that they could get their crews in the air to do the repairs. He stated up until that time they were trying to assess damage, doing repairs they could do to the sub station that had damage, and other work that could be done without putting crews in the air as they had made a commitment to their employees that they would do the restoration work safely to minimize the chance that their employees could be hurt and minimize any opportunities for customers to be hurt.

Mr. Dorrland stated they sustained very severe and widespread damage to trees, aerial lines, and equipment particularly in Bucks County. He stated by late Tuesday there were more than 186,000 customers off in Bucks County out of the total 225,000 which is approximately 82% of the customers in Bucks County. He stated there were many communities in Bucks County that were off 100% for a very long time. Mr. Dorrland stated they completed 15,000 repair jobs including installing 140 miles of wire cable, more than 680 poles, and more than 2,500 cross arms; and they responded to Police, Fire, wire events, and opened roads through the Region as soon as they could.

Mr. Dorrland stated they made repairs and restored electric service to effected sub stations and re-routed power to as many customers as possible. He stated their restoration strategy is to first prioritize the largest outages and critical care customers such Police and Fire Stations, hospitals, skilled care nursing homes, and public water and sewer facilities. He stated they utilized their relationships with the local Municipalities and also the Bucks County 911 Center to obtain information about any outages related to Police and Fire Stations and water and sewer facilities, and they tried to get those back up as quickly as they could. He stated they were not successful 100% of the time because of the amount of damage, but they wanted to try to make sure that water and sewer were available particularly water from the standpoint of firefighting capability.

Mr. Dorrاند stated they had personnel in the Bucks County 911 Center throughout the storm, and their function was to be a liaison to those who were on the radios and on the telephone lines to take the information that was coming in from the 911 Center operators and feed it into the system without having to make calls into the Operations Center to notify PECO in the event of Police or Fire emergency.

Mr. Dorrاند stated they prioritized their work according to large customer accounts down to small customer accounts which he realizes is a source of frustration for many customers. He stated they sustained considerable damage to the higher voltage lines, and the way they do restoration is they start with restoring the higher voltage lines first and work their way down to single customer outages. He stated it would not do any good to fix the fuse on the transformer if when they put it back, there is nothing to put it back to so they have to start at the top with the higher voltage lines and work their way down. He stated in this particular area of Lower Makefield, Upper Makefield, and other areas it is fed through a 34,000 volt distribution system; and the power comes from three primary sub stations – the Linten sub station on Linten Hill Road, the Woodbourne substation next to the Woodbourne Train Station in Middletown Township, and the Falls sub station located in Falls Township. Mr. Dorrاند stated the circuits are long and have a large number of customers, and they feed into the neighborhoods with some of the neighborhoods being directed fed into with the 34,000 volt distribution system which is why some neighborhoods came on faster than others because they are directly connected. Mr. Dorrاند stated there are some parts of the area that are fed from smaller unit sub stations, and those unit sub stations are fed from the 34,000 volt distribution system. He stated they have found over the years that this process is the best way to get the highest number of customers restored as quickly as they can.

Mr. Dorrاند stated service was restored to 99% of the effected customers or about 841,000 customers by November 5 which was less than a week from when they started, and they restored service to the final group of customers on November 7. He stated those last restored were single customers in some of the upper regions of Bucks County.

Mr. Dorrاند stated they received more than 1.2 million calls into the Emergency Call Center, and customers received estimated restoration information through pre-recorded messages and customer service representative calls. He stated he knows the estimated restoration times were a source of concern for many in Bucks County when the restoration times were moved which he appreciates was frustrating. He stated during this storm there was a significant amount of damage that they refer to as “nested outages.” He stated in this situation, they start repairing the larger amounts of damage and expect they will get a large number of customers restored only to find that there is damage underneath. He stated they have a certain amount of automation on the system that enables them to detect where damage is; but when they get down to the single meters, they do not have automation currently at the individual customer level. He stated they therefore do not know in every case that individual customers are off unless they receive

a call from those customers or they respond to an automated message PECO puts out advising them that they should be on, and the customer then calls PECO back and advises them that they are not on. He stated what they are working toward with the implementation of the Smart Meters is that they will have that outage notification capability when the Smart Meters are completely installed. He stated currently the way to discover whether a single customer is off or on is by engaging in a proactive effort of one-way communication which they call “pinging,” where they send a signal to that meter to determine if they get a return signal back. He stated with the new automation that they are putting on with the Smart Meters, they will get an automatic message from that meter that they are off.

Mr. Dorrland stated they made some decisions during the storm about whether they should turn restoration times off completely or not do this. Initially they did turn it off until they could get out and get some assessment of the amount of damage that had occurred, and then they began giving restoration estimates. He stated they made a decision later on to continue to do that, and possibly they will re-visit this going forward with the more severe storms. He stated one of the reasons why they do give estimated restoration times is to try to continue to have communication with the customers and really know for a fact when they make proactive calls whether or not they are going to get return information back from the customer about the level of their restoration. He stated while this is not a perfect system, they felt it was a better idea to try to continue to maintain some kind of contact with the customers than just put a message up indicating they would be off until a week or two. He stated they are going to reconsider this going forward as they recognize that this was a concern.

Mr. Dorrland stated after every event, PECO engages in a significant effort to conduct “lessons learned” from every part of the execution of the storm and how they respond to them. He stated they consider logistics and moving material, the deployment of resources, and communication; and they will continue working on this for some months as part of an effort for PECO to get better.

Mr. Dorrland stated as a result of Hurricane Irene they learned that they need to get better about communication related to road closures so they engaged in that effort to try to do some things that would improve their response to road closures. He stated also after Hurricane Irene they learned from the emergency responders that they did not want to sit PECO’s equipment, and they felt that was diverting resources away from fighting fires or responding to Police emergencies. He stated as a result of that PECO increased their efforts during Hurricane Sandy to add additional resources to sit wires that were live and to respond to wires that were live. He stated when they received information, they dispatched qualified personnel that had previously been trained to respond to those locations.

Mr. Dorrاند stated with regard to road closures during this storm they implemented an additional position within their emergency response organization related to road closures. He stated they could then gather information from the Townships about road closures, and they then tried to work them down through a priority system to get the roads opened up. He stated they feel they made some progress during this storm. He stated when they prioritize, they want to try to open roads that are related to the movement of Police and Fire apparatus first, major roads like I-95 and the By-Pass and work their way down through the priority list. At the lower end of the priority would be a road in a neighborhood that had more than one way out as opposed to a cul-de-sac where there would be only one way out. He stated he feels they did have significant progress in this area.

Mr. Dorrاند stated it is very important for PECO to have specific addresses related to road closures as opposed to giving an intersection. He stated when they are involved in a large event, there may be contractors working from out of State so they are not totally familiar with intersections. He stated they can plug in a specific address in a GPS system and respond. Mr. Dorrاند stated they realize that there were many roads that did not get opened up until late in the storm, and it is a question of prioritizing work and is a balancing act.

Mr. Dorrاند stated they received many offers from Townships who offered to open up the roads, but PECO did not want to have Township personnel that were not trained to work around potentially live wires doing anything around the wires until the wires were made safe. He stated he feels they can get better at their coordination in terms of responding to situations and making them safe and then utilizing the Townships who are willing to help them remove the trees. He stated they will not ask the Township to remove PECO equipment, but they can help removing trees; and this was done a few times in Lower Makefield at the tail end of the storm. Mr. Dorrاند stated they do activate their personnel to act as wire sitters, and they are trained and qualified. He stated they do not want to have anyone sitting a potentially live wire who is not trained or does not have the proper equipment to sit live wires. He stated Police, Fire and other emergency responders usually keep a safe distance and set up barricades, but only if you have the proper equipment and safety training can you approach and make a decision about whether a wire is live or not. He stated all of the emergency responders in the County who go through PECO's fire school get trained on how to act safely around the wires.

Mr. Dorrاند extended PECO's appreciation to all of the customers in the Township, and added they know that this was a difficult storm and that the customers were frustrated. He stated they know that they can make improvements, but they believe in the final analysis that they did a significant amount of preparation for the storm and there were very minor safety incidents they had with over 4,500 personnel working on the storm; and he is not aware of any customer that sustained any type of injury during the storm related to PECO's equipment.

Mr. Stainthorpe thanked Mr. Dorrاند for the presentation as he does not feel anyone fully understood what it was that PECO has to do and the way they do it. He thanked Mr. Dorrاند for his efforts during the storm and his responsiveness following the storm. Mr. Stainthorpe stated a number of residents came to a meeting in November about their experience. He asked Mr. Dorrاند if there is a way that the Township Public Works crews can receive training from PECO similar to how some of the contractors such as Asplundh have been trained so that the Township staff would be able to do more. Mr. Dorrاند stated he could look into this. He stated the equipment and Asplundh and other contractors use the Township probably would not have. He stated for some of the smaller things that come down during a storm, there may be an opportunity for the Township to help remove this; however, other work is highly specialized and very dangerous work. He stated their tree crews were in the air on River Road, and things were falling down around them when they were trying to deal with what was in the air. He stated they actually had to stop several times as did their aerial crews during the storm. He stated there is an opportunity to try to use the Township staff better as well as opportunity for better cooperation as to when they do make it safe to utilize the crews in the Township to cut things up that are on the ground.

Mr. Stainthorpe stated with regard to communication, Mr. Dorrاند indicated that they received 1.2 million phone calls, and this is overwhelming; however, he stated he would urge PECO not to give specific restoration times if they are not sure. He stated they heard that there were residents who decided to stay in their homes because of the projected restoration times; and had they not had indicated a restoration time, they would have made other arrangements. Mr. Dorrاند agreed, and he stated he did get that feedback during the storm from a number of different venues specifically around the midnight restoration that always seemed to roll over to the next day, and this was after hotels were closed and relatives may have gone to bed.

Mr. Stainthorpe stated he heard from a resident that PECO had their local operation at a Fire House in Upper Makefield, and that resident would drive up there and get very timely information because they knew which trucks were dispatched to which neighborhoods. Mr. Stainthorpe stated this information would have been helpful for Mr. Fedorchak to know as he was fielding calls. Mr. Dorrاند stated they did have a number of sub-centers. He stated on Tuesday, they looked at where the damage had occurred and knew that the majority was in the upper reaches of Bucks County; and they decided to have two individual sub-centers available – one in New Hope and the other was the Upper Makefield Fire House on Taylorsville Road where they have had a long history of cooperation with Upper Makefield as they have staged out of there in the past for floods because its location gives them availability to go north and south to respond to flood emergencies for gas and electric. He stated he does not know how much more specific information the residents were getting that he was not providing, but they will try to do better going forward.

Mr. Dorrاند thanked Chief Coluzzi and Mr. Fedorchak. Mr. Dorrاند stated there was a point during the storm when they needed a location to dispatch trucks, crews, and equipment from; and he contacted Chief Coluzzi with very little time for him to respond to secure the Township's Pool facility. He stated PECO was able to get the Township's cooperation for this which was immensely helpful in terms of being able to have a marshalling point for material and crews who were working in this area.

Mr. McLaughlin thanked Mr. Dorrاند for coming. Mr. McLaughlin stated as a customer and a Supervisor, he does not agree that the PECO's response was adequate. He stated the feeling on the ground was that the presence of PECO was late and not very strong. He stated he drove around the Township on November 1, and could not find one PECO truck. He stated the feeling of the residents was that if they do not see PECO, they feel there is a lack of progress. Mr. McLaughlin stated he also feels there needs to be more coordination and communication. He stopped and talked to crews from Illinois who were very frustrated at the coordination and direction they were getting from PECO. He stated they were sitting at an area and they could not touch the wire because the trees were on the wires, and they were not authorized to cut trees. Mr. McLaughlin stated he saw this on three different occasions. He stated the assets were there to fix the wires, but the tree cutters were not there. Mr. McLaughlin stated members of the out-of-State crews also indicated their amazement at the aged infrastructure in the Township. Mr. McLaughlin stated he would like to know where Lower Makefield stands in terms of the infrastructure and whether they are state-of-the-art or the last on the list to have the infrastructure upgraded so that it can withstand some of this stress on the system.

Mr. McLaughlin stated these same contractors were amazed at the tree program, and could not believe the growth of trees within the wires and the dying or dead trees that present problems to wires. Mr. McLaughlin asked if the Township needs to be more proactive with this beyond PECO's own tree-trimming program which is every five years. Mr. McLaughlin stated he would like to be more proactive with regard to the trees and wires. Mr. Dorrاند stated there are operating rules and regulations on each utility about what the utility has the right to do with regard to tree trimming, and this varies from State to State. He stated in Pennsylvania PECO has the right to trim within certain distances of the wires based on their voltages. He stated PECO has transmission rights-of-way that they own, and they also have rights-of-way along public roads where most of their main circuits are located. He stated sometimes through back yards they have easements, but easements do not equate to ownership; and they have the right to operate their distribution system in those easements and do trimming within fire zones and distances based on the voltages the wires are carrying. He stated typically the higher the voltage, the more clearance they are allowed to get; and the lower voltage, it is less. Mr. Dorrاند stated they do have a program that they employ on their primary wires which is basically a five-year cycle and they go through and trim on their thirty-four distribution systems and on the primary wires. He stated they also do mid-cycle trimming which is to come back at a two-year interval to try to address some of the more

fast-growing species and other issues. He stated they also have the capability to do hazard and strategic tree removal; and in those situations, they can remove trees that are dead or dying or may be in a position to fall on PECO wires that are located outside of the trim zones if they negotiate the ability to remove them with the individual property owners. He stated their Vegetation Management Department will approach each individual property owner where they have identified a tree that is a threat to the wires and get their permission to either take it down or trim it down below their wires. He stated only if the property owner says “yes,” do they do it. He stated they have been doing work along the Woodside Road corridor. Mr. Dorrاند introduced his co-worker, Eugene, who is the liability engineer. Mr. Dorrاند stated his co-worker has been working actively with the Woodside Road corridor and a few other neighborhoods in the Township. He stated they did a lot of work right before Hurricane Sandy removing trees on the Linten 341 circuit which is the primary circuit that feeds that corridor, and they took out over 300 hazard trees over a month and a half. He stated this was close to 75% of the total number of hazard trees that they removed in their entire service territory.

Mr. McLaughlin asked if the Township has more rights than the utilities do to go on private property with regard to tree trimming and removal, and Mr. Garton stated utilities generally have more rights for the general maintenance of trees. He stated if there is a tree that is obviously a “clear and present danger” to the motoring public or children walking to School, the Township does have certain Police powers; but even that has to be tempered with the private rights of property owners.

Mr. Dobson stated he agrees with Mr. McLaughlin that the communication was the biggest challenge. Mr. Dobson asked if one, two, or all three substations noted by Mr. Dorrاند suffered damage; and Mr. Dorrاند stated Linten and Woodbourne suffered more damage than the circuits coming out of Falls.

Mr. Dobson stated he also was driving through the Township for a few days the latter part of the week, and he would stop to meet with residents he saw and ask about their concerns; and he feels not seeing a lot of PECO crews or sub-contractors gave a sense to the residents that PECO did not care. Mr. Dobson stated with regard to the trees, he feels there should be a way that PECO could work in conjunction with Public Works crews to go around the Township and identify “clear and present danger” trees. Mr. Dobson stated they have heard from some residents that there are groups of trees in their area that could take out the power for the section if they fall down. Mr. Dobson asked if PECO would be interested in working with the Township in this way so that they can get ready for the next storm. Mr. Dobson stated it is not just hurricanes that causes these outages, and he has heard from a number of residents who indicated they lose their power when it rains. Mr. Dobson stated he also feels they should make sure that they have the best state-of-the-art equipment in the Township, and he recommended that PECO look into this so that people will not lose power when there is even just a small rainstorm.

Mr. Dorrاند stated they have had severe weather over the past three years. He stated in 2011 there was almost 70" of rainfall, and this had a significant role in undermining trees; and they saw this before they had the impacts of Hurricane Irene and Lee and thereafter. He stated trees are weakened over the course of time by the rain and winds, and they reach a stress point when they fall. Mr. Dorrاند stated they could try to explore working with the Township in this regard. He stated they do have some materials that are available through their Vegetation Management Group about the species of trees that can be planted and planting distances away from lines, and the Township may want to consider including this in a Subdivision and Land Development Ordinance.

Mr. Dobson asked how many trees the Township crew took down during the week, and Mr. Fedorchak stated it was approximately one hundred trees. Mr. Dobson stated he feels the Township crews are qualified to do this; and they would like to offer their services to PECO and have them send linemen out to de-energize the lines, and the Public Works crews could take down the trees.

Mr. Benedetto stated with regard to the priority of the repair work, he understands that PECO received a list of priority areas such as Mirror Lake Road and River Road; but he does not feel they were addressed for at least four to five days. Mr. Benedetto stated some residents had contacted him indicating that they had elderly parents living in the Township and PECO had indicated it may be a day or two before power would be restored, and had asked that he let someone know about this. Mr. Benedetto stated he understood that there was a priority of specific addresses, but nothing was done about it.

Mr. Dorrاند stated he did receive information from Mr. Fedorchak and others about specific addresses in areas where power was out; but he stated it is not possible to prioritize them in terms of their power coming on before someone else's. He stated not only are there elderly people in the Township but there are others who have health problems, and they do not give priority to those customers. He stated as early as possible they advise their customers to seek shelter elsewhere for those types of situations. Mr. Dorrاند stated the society is growing older and experiencing treatments that allow them not to have to spend significant amounts of time in a hospital but are being discharged earlier to their homes. He stated there are many, many people who are in this kind of situation, and it would not be possible for PECO to issue any kind of priority like this. He stated when he would get information from Mr. Fedorchak, he was trying to make sure that they would address these areas as quickly as they could and provide feedback as best they could about the time the power would be restored. Mr. Dorrاند stated with regard to nursing homes, he had indicated previously that the priority was for skilled care as opposed to nursing homes since skilled care implies that they are providing life-sustaining services. Mr. Dorrاند stated they cannot address every single nursing home as an absolute priority, and they make the cut at hospitals and skilled-care facilities. He stated elderly housing complexes, when it comes to restoration priorities, are no different than any other household.

Mr. Benedetto stated Mirror Lake Road and River Road were potential public safety issues since there were wires down, and those wires were down at least until Thursday. Mr. Dorrاند stated he understands that this was the case, and they had a process they utilized to try to get to those priorities; and it was not that they were ignoring Lower Makefield, it was the fact that they had thousands of them that they were trying to address.

Mr. Dorrاند stated with regard to the comments about PECO's presence, he stated it is difficult sometimes to understand that you do not see anyone from PECO doing anything when your power is out; however, they are working on damage that needs to be repaired that could be miles away from your individual neighborhood which is necessary to repair before they can do the restoration to particular streets.

Mr. Stainthorpe stated he understands they do not want to drive trucks around neighborhoods just so people can see them; but with regard to communication, he feels people are fairly patient when they know what is going on, and if there is information that could be provided to the Township about what PECO is working on, the Township could make this information available, and he feels the people would accept this explanation. Mr. Dorrاند stated he feels this is an excellent point. Mr. Fedorchak asked Mr. Dorrاند if the Township could designate certain key Township personnel to communicate directly with PECO's road closure coordinator as he assumes that individual would have an understanding of the scope of the tasks that PECO has to do. Mr. Fedorchak stated if they have feedback from the coordinator that they are working in areas other than Lower Makefield, the Township would then have an idea that possibly PECO will not be in Lower Makefield for three to four days, and Chief Coluzzi may then have to make a decision to shut certain roads down entirely. Mr. Fedorchak stated having this additional information from PECO would help the Township make decisions at the local level as to what they feel is the right thing to do. Mr. Dorrاند stated while this may not be the road closure coordinator, he does feel that there would be a resource they could designate.

Mr. McLaughlin stated possibly there could be an information agent that could be at the Township Building to answer questions for people coming by. He stated he feels a person could give people a better understanding of the problems than just calling PECO. Mr. Dorrاند stated he does not know how feasible it would be to get someone at all their locations, but he does feel there is an opportunity to provide more localized communication.

Mr. Benedetto asked about the information provided on the phone about the number of households on specific grids. Mr. Dorrاند stated typically the system will provide information on the number of residences out of power and the size of the circuit. He stated the only way to get completely accurate information about when a customer will be restored is to have "eyes" on every job to assess every job and make a determination about how long it will take to get the power restored. He stated they

worked toward this as they progressed through the storm and they eventually get to those who have significant damage but are in a lower-customer count area. He stated when they get actual eyes on the job, they are able to provide better estimates of restoration times. He stated they do have a decision to make as to whether it is better to give an estimate before they have “eyes” in the area or provide an automated estimate based on the type of trouble and the amount of time it typically takes to complete that type of repair. He stated he does feel they need to get to a better place with regard to this.

Mr. Benedetto stated he did not have power for six days, and he constantly heard the message that his power would be back on in twenty-four hours; however, he knew that was not accurate because he could see the power line that was down. Mr. Benedetto asked Mr. Dorrاند if he feels PECO underestimated the storm and was understaffed. Mr. Dorrاند stated he does not feel this was the case, and that they were adequately staffed. He stated there was significant damage, but he feels they had the resources needed. He stated they had initial estimates; but as they discovered the extent of the damage, they supplemented crews. He stated they got additional staff coming up once the storm passed the Carolinas, Virginia, etc. He stated they did not release anyone until all their customers were restored. He stated once the crews left this area, they went onto New York. Mr. Dorrاند stated it does take time when you have six to nine miles of primary lines that are down. He stated they had the material, but it is manual work that needs to be done. He stated there is a process which they follow first getting the trees out of the way, removing the damaged equipment, delivering the new material, and getting it back up. He stated they tried to make use of their time at night to get materials delivered and staged, have the trucks full of equipment, etc. so that when daylight came and it was safe to work, they had the materials they needed. He stated he agrees that there were instances when crews were waiting for tree crews. He stated they restored 850,000 customers in less than seven days.

Ms. Tyler stated PECO had an understanding that it was going to take time to get the main lines up, and she asked why this information was not translated to the customers. Mr. Dorrاند stated he does agree they could have done a better job reinforcing the initial messages indicating that this could be a situation where customers could be out for about a week. He stated he also feels they could have done a better job with messages regarding restoration times and made different decisions about continuing to use the rolling restoration times. He stated he agrees there is room for improvement as they have heard this from a number of Municipalities and Legislators, and they intend to operate differently going forward.

Mr. Benedetto asked Mr. Dorrاند what grade he would give PECO overall for this hurricane, and Mr. Dorrاند stated he would give them a B.

Mr. Benedetto stated with regard to the vegetation management, he feels this is probably the biggest gap for what happened in this storm. He stated people in the northern end of the Township had previously lost power when the wind blew. He stated when the Vegetation Management Plan was started in October it was started in the north; and the 20% of the Township that retained its power was in the north. Mr. Benedetto stated he assumes PECO picks up the cost of taking down the trees, and Mr. Dorrاند stated it has to be judged by PECO to be a threat to their wires but they do not have an “open checkbook,” and they could spend millions of dollars working on hazard trees that are beyond their trim zones; and they do not have the financial capability to do that. He stated in those areas where they have liability issues such as the Woodside Road corridor noted earlier, they can have a positive impact when they take out the hazard trees. Mr. Benedetto noted in Clearfield he was advised that half of the outages since January, 2008 were because of vegetation; and he feels they could be more aggressive working with the Township’s Public Works Department.

Mr. Benedetto asked about the status of the project to install the three reclosures on Taylorsville, Dolington, and Mt. Eyre Roads. Mr. Dorrاند stated his co-worker, Eugene, has been working on this, and he indicated they should be installed by December 31. He stated this area has had ongoing issues prior to the Hurricane, and this is why that area was targeted for liability improvements and they did tree removals in that area because of frequent vegetation-related outages.

Mr. Benedetto stated he understands a few neighborhoods have asked for outage reports; and Mr. Dorrاند stated to his knowledge, those that have asked for them, have received them. He stated if anyone else wants these, they can get them. Mr. Dorrاند stated they also sent out letters to the customers on the Woodside Road corridor that discusses what they are doing in the area. He stated this is the same information that they were told at the Open House.

Ms. Tyler stated Mr. Dorrاند indicated that there were 4,700 PECO employees ready when the storm picked up, and she asked what those employees were doing while the main sub-stations were being put back on line. Mr. Dorrاند stated they were doing whatever they could do to restore the higher voltage lines. He stated they were doing work that was able to be done without being too high in the air. He stated they can also do damage assessment. He stated the tree crews were out fairly early starting to remove trees. He stated they did not wait to start to deploy resources. He stated they had some outages starting Friday, Saturday, and Sunday before the big spike in outages as the winds started picking up Monday night into Tuesday. He stated they would do work and take breaks if they had to because of the high winds. He stated it is up to the individual foreman on the crews to make a decision as to what is and is not safe to do.

Ms. Tyler asked if any of the resources originally planned for this area were pulled to the east; and Mr. Dorrاند stated they were not, and every resource they asked for they got, and every resource they had stayed here until the work was done. He stated they then continued on to New Jersey and New York. Ms. Tyler asked Mr. Dorrاند if he feels there were adequate resources allocated considering the scope and projections of the storm, and Mr. Dorrاند stated he believed so.

Ms. Tyler asked what Division of PECO is responsible for the coordination of the tree removal contractors and the linemen. Mr. Dorrاند stated everything is centrally managed through the Emergency Response organization when there is a major storm event. He stated all work is coordinated and dispatched through a command organization according to a set of overriding priorities that are set by the Emergency Response Director and his support staff. Ms. Tyler stated there seemed to be a lack of coordination on multiple occasions between the tree removal contractors and the linemen. Mr. Dorrاند stated he does not believe that this was true because what happens is in the course of working the events, they generally have damage assessment that goes out to a location where there is trouble and they determine what is necessary to fix the problem. He stated if it is a large tree that has come down, they then will report this; and from there it is a coordinated effort between the vegetation crews getting out to the scene and doing what is necessary, and then the line work comes behind. Mr. Dorrاند stated an individual crew may have three or four jobs they are dispatched to based on some overriding parameters around how much time it is anticipated it will take them to do. He stated there could have been a situation where it did not take the amount of time that was initially felt it would take to repair and they might have gotten to the second job before the tree crew completely cleared it. He stated in this case, they would contact the dispatcher and tell them they are ready to perform the work; and if they need a resource to perform the work, the dispatcher would direct the resource to that location. He stated there could be cases where some crews were waiting, but he does not feel this was a major failure on PECO's part.

Ms. Tyler stated while she appreciates the contact Mr. Dorrاند had with Mr. Fedorchak during the storm, she suggested that the Director of Public Works be put in touch with the sub-station managers for not only exchange of information on the ground but also coordination efforts such as picking up trees once the contractors take them down. Ms. Tyler stated it seems that the Township was lacking information concerning what was happening on the ground. She stated PECO had asked the Township for a list of priorities; however, Mr. Dorrاند stated he did not ask the Township for a list of priorities, other than information related to road closures. He stated he did receive from the Township a list of areas that were still without power. He added that he and Mr. Fedorchak have been exchanging information for a number of years; but the Township does not set the priorities, and it is PECO that sets the priorities based on what they need to do to get the work done. He stated PECO did ask for road closure information, and he feels there is an opportunity to get better in this regard.

Ms. Tyler asked with regard to River Road, were they satisfied with the time it took to reopen River Road and remove the felled trees and wires. Mr. Dorrland stated he was not satisfied given the fact that it is a major road, and he feels they could have done better there. Ms. Tyler asked about Mirror Lake Road; and Mr. Dorrland stated he would not put Mirror Lake in the same class as River Road although he recognizes the importance of that road. Ms. Tyler stated with respect to Mirror Lake Road, the Township had to devote two of their vehicles to close the road because of PECO's lack of response to that particular situation. Mr. Dorrland stated he does not know about the vehicles, but he had been informed that the road was closed; and he had presumed that the road had been barricaded.

Ms. Tyler stated the information provided this evening indicates that PECO was aware that there were going to be long-term power outages; and that PECO was not going to be addressing the "capillaries" for a substantial period of time, yet they communicated to the customers' restoration times that she feels PECO knew were false. Ms. Tyler stated she does not feel that this can happen again. She stated the Township residents could have made alternate arrangements when the temperatures were plummeting. Ms. Tyler stated she was very concerned with the lack of accurate information. She stated "I don't know" would have been a better answer, than "twelve hours," when they knew that twelve hours would not be true. Ms. Tyler stated she feels this needs to change in the event they are again faced with widespread outages of this sort. Mr. Dorrland stated he appreciates the comment.

Ms. Tyler stated with regard to recurrent outages in the neighborhoods unrelated to this storm, Mr. Dorrland had asked for information from the Township about these outages; however, she asked that PECO provide the Township with information concerning those recurrent outages. Mr. Dorrland stated he feels it would be helpful to get some sample streets where people believe what they consider to be an unacceptable level of liability and he would like to get information both ways. Ms. Tyler stated the Township has provided many of those neighborhoods, and Mr. Dorrland agreed. Ms. Tyler stated she hopes to get from PECO the age and nature of the infrastructure in those neighborhoods, and what has been done and what is planned to be done in a prioritized list.

Ms. Tyler asked Mr. Dorrland to explain system redundancy and what type of system redundancy exists currently in the Township's system. Mr. Dorrland stated this may be a good discussion at a follow up meeting; but he stated depending upon the area and the degree of development in a particular area, there is a little bit more capability to have other circuits that can pick up loads when trouble exists in a particular area. He stated this would be contrasted with an area which is more rural, and there would not be a lot of opportunities for inter-connections because the populations are less dense. He stated the way they design their system is that there is a certain capability for PECO to switch customers from one circuit to another if there is the ability to do that based on the infrastructure that they have in place. He stated not all of their circuits are loaded up to

their maximum capacity, and there is always a little bit of reserve that exists so that they have the ability to do some switching to pick up load. He stated there was an earlier discussion about reclosures, and he stated that what reclosures do is sense trouble and re-route power around that trouble so that it is picked up at another location. He stated in a more rural setting, the opportunity to do this is a little less pronounced than it is in a more populated area; and in Lower Makefield it is a combination of both depending upon where you are. He stated there are areas of the Township that are more intensely developed so that there is an opportunity to pick up some of that from other circuits, and they do that; but in other areas it is less developed, and the opportunities to do that are reduced. Mr. Dorrard stated they operate the system conservatively so that there is always available capacity to be able to do what they need to pick up load. He stated when everything is out, which is what happened in Hurricane Sandy, there is nothing to go to.

Ms. Tyler asked if there are any present plans for infrastructure upgrades within the Township other than the work that PECO is doing in the north end of the Township, and Mr. Dorrard stated he does not believe that there are at this time other than what they are actively working on now and what they may encounter going forward. He stated there is no massive upgrade of technology planned because at the present time they do not see that there is a need to do so.

Mr. Timothy Burke, 2313 Weinman Way, stated they have fairly common power outages; and in the last fourteen months, the grid he is on had four significant power outages plus many other inexplicable brief power interruptions. He stated he sees other neighborhood close to his that do have power when he does not. He stated one of these outages occurred in the spring when there was a thunderstorm passing by and they lost power for six hours. He stated a small branch landed on the lines behind his home which are three, old, uninsulated wires separated by spreaders. He stated he saw smoke and then fire outside his window, it shorted out, and shut down the whole grid. He stated several years ago there were vines climbing up and growing around and on a transformer which started to arc and create problems including noise and dimming of lights. He stated his wife called PECO to report this; but since it was intermittent, the PECO employee on the phone advised her that since it was not doing anything at that time they could not do anything and they should call back when it happens again. Mr. Burke stated within a week it shorted out at night, and the transformer caught fire. Mr. Burke stated the Township Police and Fire Departments had to come out during both of these events, and he feels these events could have been easily controlled by PECO and instead became a drain on Township resources. He stated Edgewood School is on this same grid, and his children lost a week of School when fifty yards away from the School everyone had power. He questions why their section of grid so unreliable when they are paying the same rates as those who have reliable power.

Mr. Dorrاند stated he feels that this is an area of the Township that they will need to look into going forward. He stated he does not feel that Mr. Burke got the response he should have when he called PECO about the problem with the transformer. He stated now those comments about reliability go directly to his co-worker, Eugene's organization, and they are investigated.

Ms. Tyler asked if uninsulated wires are acceptable and utilized in the industry today, and Mr. Dorrاند stated they are.

Mr. Patrick Frain, 16 Delaware Rim Drive, thanked Mr. Dorrاند for the presentation and stated he feels they all understand the work involved following the storm to get everyone back on line. Mr. Frain stated there was discussion about communication, and he agrees that telling people power will be restored by a certain time when you can look outside and know it will not be restored was very frustrating to people. Mr. Frain stated he was being told that the power would be restored in twelve hours when he still had two poles down on his front lawn. Mr. Frain stated he lives in a wooded area in the north end, and he would not want to see all the trees cut down. He stated he would like to see everything go underground although he understands that this is very expensive; however, he also feels it is going to be very expensive to keep putting the wires back up. He stated on Taylorsville Road, the power lines run right along a tree line, so he feels as long as they are going to have wires in the air, they are going to have problems.

Mr. Frain stated on their block there were trees down and wires in the trees and from the time they reported it to the time it was cleaned up was probably twenty-five hours. He stated looking at the magnitude of the storm, he feels this was a fairly quick response. He stated they live on one of the roads that is one way in and one way out so it was frustrating for the neighbors to be blocked in. Mr. Frain stated once the wires came down, they were not personally notified whether or not the wires laying on their lawns were de-energized; and he feels someone from PECO should personally tell the residents this if they have lines on their property. Mr. Frain stated they finally removed the lines two weeks later. Mr. Dorrاند stated they would not notify the residents until they were 100% certain that they were de-energized.

Mr. Frain stated with regard to priorities, his area has wells and septic systems so when they have no power, they have not water or sewer; and he would ask that they consider moving their area up in priority.

Mr. Ron Schmid, 2 Fenwood Place, stated he feels Mr. Dorrاند's presentation was very process oriented, but he feels outcomes were left out; and he suggested that in the future there be a matrix indicating the job that was done. Mr. Schmid urged that they be far more proactive and going forward PECO should come more often to the Township and discuss how they are going to solve some of these problems so that the trees do not

come down, and they do not run into a crisis situation where a lot of people have to go to hotels, etc. He stated he would also encourage PECO to take this far more seriously. He stated he feels this is a customer issue and it should not be addressed in a Government affairs context. He stated there should be very senior executives from PECO coming before them to discuss their accountability to the customers.

Mr. James Kirlin, 723 Gordon Drive, thanked Mr. Dorrland for his time making these presentations and also thanked Mr. Benedetto. Mr. Kirlin stated he feels it all comes down to communication; and it appeared that they were understaffed because of the lack of communication. He stated he feels the Township could be made aware of the situation, and the Township could then communicate it to the residents. Mr. Kirlin stated there are a lot of senior citizens in his neighborhood and the message received was that the electricity was coming on at 11:00 p.m.; and then it did not come on. Mr. Kirlin asked if the new meters with the “pinging” system in effect during the recent storm; and Mr. Dorrland stated the new meters are not fully deployed. Mr. Dorrland stated those that have been installed are providing some communication although it is not 100%. Mr. Kirlin stated his street is one of the areas that has unreliable coverage, and they lose power when the wind blows. Mr. Dorrland stated they are aware of that situation. Mr. Kirlin thanked the Supervisors for the work they are doing and the time they sacrifice.

Mr. Joe Kearns, 1156 Dickinsen Drive in Sandy Run, stated he was one of the last 300 to get power even though they were continually told power would be restored so he is very concerned about the communication. Mr. Kearns stated his area goes out all the time during the major storms, and they are the last ones to come back up. He stated he too can see the adjoining neighborhood that has power the entire time. Mr. Kearns stated he has underground power so the trees are not an issue, and it is obviously an infrastructure issue. Mr. Kearns stated Mr. Dorrland just indicated that PECO was not looking to improve infrastructure. Mr. Dorrland stated his earlier comment was incorrect, and PECO is making infrastructure upgrades to address reliability in the Township, and Mr. Kearns neighborhood has been placed on their “radar screen” to look at more completely. Mr. Dorrland stated his earlier comment about not making infrastructure improvements was a response to whether they were making major investments because of major problems in the Township; and his answer to that question is that it is not to that level of magnitude, but there are improvements that they obviously need to make to make reliability better. He stated they will look at underground issues, but usually it is the aerial feeds that come to a point just outside this neighborhood that are the issue. Mr. Kearns stated he does not believe that the underground wiring is bad but believes it is a sub station issue. Mr. Dorrland stated they will look at this area.

Mr. Jim Lytle, 2110 Stackhouse Drive, stated their power comes in on a dead end street, Springtree Lane, which has been a problem in the past. He stated he also was in the last 1% to have power restored. He stated he called every day and actually spoke to someone and eventually had to speak to a Supervisor. He stated there were several trees down across the wires and there were wires down on the ground, and he provided this information day after day. He stated there was a PECO crew on Westover at the end of Stackhouse Drive; and when he spoke to the crew chief he asked if he could show him the wires that were down, and while the individual agreed to stop by when he was done, he did not do so. Mr. Lytle stated only after he called Mr. Santarsiero's office did a crew come out. He stated the crew that came out was from Michigan; and while the individual told him that he was not going to leave until they completed the project, he advised that the Supervisor had told them to leave at 7:00 because their shift was up. Mr. Dorrاند stated there are work rules and reasons why they take positions as to how long crews can work. He stated when you have been in the air sixteen hours, there is a great possibility that you can lose your focus so this was probably a concern of the PECO representative. Mr. Dorrاند stated the maximum they allow them to work is sixteen hours because they believe that it is unsafe to work after that amount of time. Mr. Lytle stated he would like to emphasize the need for improvements to the infrastructure.

Mr. Bob Sanford, 1180 Temple Drive, stated his parents live at 102 Effingham Road in the Westover Section. Mr. Sanford stated he feels some of the issues that came up as a result of the hurricane were due to lack of maintenance by PECO over many years. He stated in October, 2009 he called PECO about vegetation that was covering the lines coming into his parents' development comprised of six homes as well as the power transformer that was likewise covered with vines. He stated a month later a field engineer was sent out who surveyed it and advised him that they had to remove two dead trees and the vines would require PECO to run triplex in because they were not going to try to remove all the vines that were on the wires. He stated three years later, nothing had been done; and as a result during this storm those two trees came down and took the line down. He stated in addition the transformer came down. Mr. Sanford stated PECO had assured him that if PCBs leaked out, they would take care of the clean up. Mr. Sanford stated when the trees came down, they snapped off the telephone pole and ripped the service out of his parent's home. He stated six days later a PECO subcontractor came out who had to dig a hole for a "sister" pole, and they replaced the wire with triplex coming in. Mr. Sanford stated the pole is still sitting on Effingham Road. He stated after he contacted PECO, they responded to him last Friday that they were going to pick up their pole because they have determined that the pole is the responsibility of Verizon, and that Mr. Sanford would have to contact Verizon to get them to replace the pole. Mr. Sanford stated he feels PECO should do the right thing and since they dug the hole and the pole is there it should be put in the ground. Mr. Dorrاند stated he will follow up on this matter.

Mr. Sanford stated PECO also told him that he is responsible to notify Comcast and Verizon about moving wires over because until they have the other utilities move their wires, they will not remove the old pole that snapped off. Mr. Dorrland stated he does not feel that was the correct response and what typically happens in these situations is that if there is a pole that needs to be erected, the pole gets sent and whoever owns the pole will make the respective notifications to get the transfers done. He stated whoever is the last one off the pole is the one that removes the pole whether it is Verizon or PECO. He stated Comcast does not remove poles. Mr. Dorrland stated what Mr. Sanford was told was incorrect. Mr. Sanford stated he checked last night, and the pole is still on the street. Mr. Dorrland agreed to check on this. Mr. Sanford stated he would like to be called so that he can be present when this removal takes place.

Mr. Sanford stated he walked the line that came down and many of the cross arms were rotted, and the transformer snapped off as a result of the cross arm being rotted.

Ms. Rosemary Winthrop from Mr. Santarsiero's office was present, and she stated they have been working with PECO with regard to issues in the northern tier and hosted an Open House with them recently. She stated they are working with PECO and would like to work with the Supervisors at a meeting to be held in mid-February. She stated so far they have collected approximately thirty-four distinct streets that have been identified as problems, and they sent them to PECO. She stated Mr. Santarsiero's office would like to compare a list with whatever the Township has and give PECO the opportunity to put together some reliability history and come back as they did at the Open House for the Woodside Corridor, and PECO can then present some long and short-term solutions.

Ms. Tyler asked that the residents put their concerns in writing to the Township and PECO identifying their address, the nature of the recurrent outages, the duration of the outages, and how long they have been experiencing them so that the Township and PECO can compile these lists in a more accurate, efficient manner. She stated this would create a master list to work off of.

Mr. Stainthorpe thanked Mr. Dorrland for coming and giving this presentation. He stated the Township will be serious about infrastructure improvements and making sure that every neighborhood is fairly served.

Ms. Tyler asked if Mr. Kall had anything to contribute to the conversation; and Mr. Kall, Public Works Director, asked for an explanation of a reclosures and how it will reinforce the system. Mr. Dorrland's co-worker, Eugene, explained that a reclosures is an automatic device that senses failure; and if a tree falls down in a certain section of a line, it would isolate that damage and protect customers from experiencing sustained outages. He stated if there were 500 customers in a certain section, and they put a reclosures in and split the section off 250 and 250; rather than 500 customers experiencing an outage due to a tree for 100 minutes only 250 customers would experience that. He stated the

other section of the circuit would be automatically transferred to an adjacent circuit as noted by Mr. Dorrاند earlier. He stated they are installing three of these devices in the Woodside Corridor based on frequent trends of vegetation-related outages, and this was feasible in that location. He stated they will review the addresses provided about outages and determine the need to install any more reclosures based on frequency of outages.

Mr. Kall stated he spent twenty-five years in the utility before he became the Public Works Director so he is always looking at the wires. He stated early on in the storm he drove around all 173 miles of the Township, and he did not see one PECO truck; and it was not until Thursday that Baltimore Gas and Electric showed up and work was getting done. He stated it was during the weekend that all the crews came in. Mr. Kall stated he feels PECO really needs to reinforce standard operating procedures with the Townships. He stated Delaware Rim was the first secondary that went out, and he had PECO employees telling his employees that the line was dead and it was safe for them to remove the trees that were up in the air. Mr. Kall stated he knows standard operating procedures, what has to take place, and who has to remove those wires; and this put the Township in a bad light and the “buck was passed off” to the Township. Mr. Kall stated he told his employees to advise PECO that the Township employees do not remove trees and Asplundh or the approved contractor that is certified to work in the “hot zone” are to remove these. He stated this needs to be communicated to the PECO employees. Mr. Kall stated a Permit just came to his office for over eighty test pits to be dug in the Township for system reliability, and PECO is planning on laying over a mile of primary/secondary to reinforce the Sandy Run and Yardley Hunt infrastructure.

Mr. Dorrاند stated PECO would like to recognize the contributions the Township made to allow PECO to utilize the Pool facility for a staging area, and he presented a \$500 check to the Township that he hopes they can use toward the Pool or other recreation.

DISCUSSION OF SAMOST BALLFIELD PROJECT

Mr. Stainthorpe stated it was brought to his attention that the Planning Commission this past Monday night would not vote on approving the fields. He stated this is a project the Township wants to get moving forward. He stated he understands that the reason a vote was not taken was because they do not have a definite location for the Community Center. Mr. Stainthorpe stated he does not want to have it said that the Board is not listening to one of the volunteer Boards. He stated the Board could vote to proceed at this time or the matter could be given back to the Planning Commission to review a few Sketch Plans as to possible locations for the Community Center, and they would appreciate input from the Planning Commission on where they feel the Community Center should go. He stated the ballfields are basically where they will be located.

Mr. McLaughlin asked the timing of the ball field project. Mr. Eisold stated they had provided a detailed time schedule from when they initially started working with the Park & Recreation Board up to where they want to be; and while they are still on schedule, this could be delayed if they do not make decisions and move forward now. Mr. Eisold stated they have been working with Park & Recreation and PAA for approximately six months. He stated they submitted the Plans to the Township approximately one month ago and went to the Planning Commission Monday night. Mr. Eisold stated they were looking to get Approval and go out to bid in January or beginning of February which is typically a good time to get competitive bids for this kind of work. He stated they wanted to start construction in the spring and work through the construction season and finish before the weather changes in the fall. He stated they are still looking at a minimum of two growing seasons after that before they can pay on the fields. He stated he feels fall of 2014 is the earliest that they could use these fields.

Mr. McLaughlin asked if they are still in the expected target range as to the costs, and Mr. Eisold stated the project was estimated to be a little bit higher than anticipated as there were a lot of improvements; and with the guidance of Park & Recreation and PAA they focused on getting fields that were high quality and would last and be a benefit to the Township. He stated they looked to delay other aspects of the project such as paving the parking lot which would have cost almost \$90,000, and they felt they could have stone parking for a year or two. Mr. McLaughlin stated they need to keep the project within the cost parameters; and Mr. Eisold stated they have worked very hard to do this, and this is why they wanted to get the bid out in the winter since you typically receive the most competitive bids at that time of the year when the contractors are typically not working.

Mr. Dobson asked Mr. Eisold if he has an estimate of what the cost increase could be because of this delay in getting Approvals; and Mr. Eisold stated usually it is a 10% to 15% increase if it is not bid in the winter.

Mr. Benedetto stated he understood that the reason the Planning Commission did not vote on this went beyond just the location of the Community Center, and it was the size, scale, and scope of the Community Center as well as a Master Plan in general for the site. Mr. Eisold stated they wanted to see a Master Plan for the whole property, but his firm had not been given a directive to do this. Mr. Eisold stated his firm had only been focusing on the small area where the fields were, and the funds are not there to do everything now. He stated while the Community Center is “in the works,” they are not at the stage currently where an exact location has been determined.

Ms. Tyler stated at the Park & Recreation Board, they did discuss from an engineering standpoint whether the placement of the Community Center on either of the two proposed locations on the Samost Tract could be integrated in any matter with the ballfields; and the engineers indicated that there could not be as there was too much distance,

and possibly the only thing they could share was a water bib. Ms. Tyler stated she questions what the Planning Commission was looking for the engineers to provide that stopped them from approving the process last Monday evening.

Mr. Stainthorpe stated at this point in time there is no design for the Community Center building, and they have only an estimated footprint. He stated he does not want to ignore the Planning Commission and would like to send it back to them with two potential locations for the Community Center and they could recommend which they feel would be the best one recognizing that this will not impact the location of the ballfields.

OTHER BUSINESS

Mr. Garton noted that the Board met in Executive Session for fifteen minutes prior to the Public Meeting to discuss Zoning Hearing Board matters.

APPROVAL OF EXTENSIONS FOR BULLARD, FREEMAN'S FARM (FERRI TRACT), TOWNSHIP RAILROAD PROPERTY, ARIA HEALTH HOSPITAL, AND CAPSTONE TERRACE

Mr. Zachary Rubin, 1661 Covington Road, made a Motion that the Board move the Extensions ad seriatim. Mr. Stainthorpe stated the Board does not accept Motions from the floor, and Mr. Rubin stated he is urging the Board to Move them ad seriatim.

Mr. Garton stated Mr. Rubin wants them voted on individually.

Mr. McLaughlin moved, Mr. Dobson seconded and it was unanimously carried to grant an Extension of time to Bullard Pre/Final Minor Subdivision Plan to 3/7/13.

Mr. McLaughlin moved and Mr. Dobson seconded to grant an Extension of time to Freeman's Farm (Ferri Tract) to 3/7/13. Mr. Benedetto asked how long this has been discussed as he feels they have had adequate time. Mr. Stainthorpe stated if the Board does not grant an Extension, their Plans could be Approved automatically. Mr. Garton stated Freeman's Farm already had Preliminary Plan Approval within Mr. Benedetto's term; and this is the Final Plan. Mr. Benedetto stated they never got back to the Board, and this is the issue with Falls Township and the water run off. Mr. Garton stated the Board already granted Preliminary Plan. Mr. Benedetto stated they have an issue with going back and getting the NPDES. Mr. Stainthorpe stated that already happened. Mr. Stainthorpe stated when the Board accepts Extensions, this is to the Township's advantage since if they do not act within a certain period of time according to the Municipal Planning Code, that Plan can be considered approved. Mr. Garton stated they will hear additional information from the Applicant when the Final Plan is presented. Motion carried unanimously.

Mr. McLaughlin moved, Mr. Dobson seconded and it was unanimously carried to grant the Extension for the Township Railroad property to 3/6/13.

Mr. McLaughlin moved and Mr. Dobson seconded to grant the Extension to Aria Health Hospital Preliminary Land Development Plan to 6/30/13.

Mr. Rubin stated he is opposed to the Extension and he does not feel it is in the Township's best interest since this is a Preliminary Plan. He stated according to the State Municipal Code once they went before the Planning Commission, the Board had ninety days to vote this up or down; and that ninety days has already been extended once. He urged the Board not to Approve this because according to the Township's Subdivision and Land Development Ordinance under Preliminary Plans it states, "Zoning requirements - proof of any Variance or Special Exceptions which may have been Granted by the Township's Zoning Hearing Board." Mr. Rubin stated the Township Zoning Hearing Board has Denied a Special Exception and therefore, the Preliminary Plan does not conform to the Township Ordinances; and he feels the Board should vote the Preliminary Plan down now. Mr. Stainthorpe stated he would disagree.

Ms. Tyler stated her concern is that Decision is presently on Appeal. Mr. Garton stated under the law the Township cannot Approve a Preliminary Plan or a Final Plan until the Zoning is sorted out. He stated the matter of the Zoning related to this particular Application is on Appeal with the Courts, having been litigated, remanded, and now back up at the Courts so there has been no final adjudication of the underlying Zoning issues. He stated the Board is not in a position to take any action on the Application until that is done.

Mr. Rubin stated he disagrees with Mr. Garton's interpretation. Mr. Rubin stated he agrees with the facts Mr. Garton has stipulated, but they do not as of today have a Special Exception; therefore if the Board denies the Preliminary Plan, and they do eventually get the Special Exception through the Court system, Aria would just have to re-apply for a Preliminary Plan. Mr. Garton stated theoretically they could but under the circumstances, they have not given notice tonight that they were going to consider Denying the Application; and he does not feel that the Planning Commission has ever looked at this Application. Mr. Stainthorpe stated he is interested in protecting the Township. Mr. Rubin stated while he does feel they went before the Planning Commission with the Preliminary Plan, he does not feel that the Planning Commission has to vote it up or down, and even if they were to advise against it, the Board of Supervisors are the ones who produce the SALDO. He stated the Board of Supervisors is on record as opposing the Aria Development, Aria has not received the proper Special Exception, and this is a Preliminary Plan which should not be granted an Extension.

Motion carried with Mr. Benedetto opposed.

Mr. McLaughlin moved, Mr. Dobson seconded and it was unanimously carried to grant the Extension to the Capstone Terrace Final Land Development Plan to 6/30/13.

SIGNING OF MYLARS FOR WELLS FARGO BANK IMPROVEMENTS

Mylars were available to be signed following the meeting.

ZONING HEARING BOARD MATTERS

With regard to the Patrick Yun, 681 River Road, Variance request to permit construction of an enclosed sunroom/swim spa encroaching into the rear yard setback, it was agreed to leave the matter to the Zoning Hearing Board.

With regard to the DeLuca Signature, LP, for the property location near the intersection of Deer Path and Edgewood Roads, Variance request to construct a free-standing, single-family dwelling resulting in less than minimum front yard setback, it was agreed to leave the matter to the Zoning Hearing Board.

APPROVE SNOW PLOWING CONTRACTORS AS RECOMMENDED BY THE PUBLIC WORKS DIRECTOR

Mr. Fedorchak reviewed the list of the Contractors who should be awarded Contracts for snow plowing. He stated they have all bid different size pieces of equipment, and the Public Works Director has reviewed this and is satisfied with the list of contractors.

Ms. Tyler moved, Mr. Benedetto seconded and it was unanimously carried to Approve the Snow Plowing Contractors as noted by Mr. Fedorchak.

APPROVAL OF DISPOSAL RATE INCREASE FOR YARD WASTE CONTRACTORS

Mr. Fedorchak stated Mr. Kall had previously recommended at a Budget Workshop that there be a change to the fee that is charged for dumping yard waste at the Recycling Center as it relates to contractors/landscapers. He stated currently they are being charged \$100 per month, and Mr. Kall has indicated that he has done some research with other businesses in the area and he is recommending the following: \$45 per load between one and five yards, \$65 per load between five and nine yards, and \$85 per load for ten yards and up. Mr. Fedorchak stated the Contractors will either establish a charge account with the Township or pay by check.

Mr. Benedetto asked how many contractors utilize the yard, and Mr. Fedorchak stated he would have to get this number, but feels it is a lot. Mr. Stainthorpe stated he feels what is proposed seems reasonable.

Mr. Dobson moved, Ms. Tyler seconded and it was unanimously carried to Approve the Rate Increase as indicated by Mr. Fedorchak.

APPROVAL OF RESOLUTION NO. 2261 AUTHORIZING THE CHAIRMAN OF THE BOARD OF SUPERVISORS TO SIGN THE PENNDOT AGREEMENT

Mr. Fedorchak stated PennDOT has advised the Township that they changed their policy with respect to bonding; and from now on, Township Governments will be required to post a bond for any work the Township or their agents are involved in within PennDOT's rights-of-way that could potentially affect their infrastructure. He stated if Lower Makefield had to do emergency repair work on a sewer line that cuts across a State road, they would have to post a bond for this.

Mr. Fedorchak asked the Board to approve the Resolution which establishes a blanket bond of an amount up to \$10,000 with PennDOT which will hopefully cover the Township for the smaller types of jobs they would be involved with on PennDOT roadways. Mr. Fedorchak stated for a larger project such as the Edgewood Village project, Stony Hill re-surfacing, and Yardley-Langhorne Road which they had to accomplish after the sewers went in, this was approximately a \$150,000 job so he may have to come back with another Resolution asking the Board to approve the Resolution to post a \$150,000 bond.

Mr. Fedorchak stated this has been a PennDOT requirement for some time, but they are just now enforcing it.

Mr. Dobson moved, Mr. Benedetto seconded and it was unanimously carried to Approve Resolution No. 2261.

APPOINTMENTS

Mr. Dobson moved, Mr. McLaughlin seconded and it was unanimously carried to re-appoint the following:

- Liuba Lashchyk – Historic Architectural Review Board
- Mark Ellison - Golf Committee
- Dave Fritchey - Park & Recreation
- Richard Gauck - Sewer Authority

APPROVAL OF LOAN FOR THE EMERGENCY SQUAD

Mr. Fedorchak stated they received the 2013 Budget from the Yardley-Makefield Emergency Unit which was information the Board of Supervisors had requested from them. Mr. Fedorchak stated as part of the 2013 Preliminary Budget in order to accommodate the Unit's shortfall one of the considerations was to possibly increase the Ambulance Tax by .25 mills. He stated the purpose of this discussion is to focus in on the shortfall that has been identified for the year 2012. He stated they are looking at a \$125,000 shortfall this year, and the Board has favorably considered loaning the \$125,000 for 2012 to the Emergency Unit. He stated Mr. Garton and he would recommend treating this formally as part of a loan.

Mr. Garton stated he has prepared a Promissory Note and Loan Agreement that he felt was circulated to the Board, but some Board members indicated they had not seen it. Mr. Garton stated he prepared it approximately a week and a half ago and it identifies the Loan which will be interest free unless they default by not repaying the money back by the end of 2013 at which time interest would accrue thereafter. He stated it would also provide that it will be used for purposes related to the operations of the Rescue Squad and not for any other purposes, and that they will periodically report to the Township a list of expenditures that are made from this loan.

Mr. Stainthorpe stated he feels this is a more complicated issue than it appeared to be initially; and as they move forward with the Rescue Squad, he feels they need to approve this loan to get them through this year, but before they approve the Budget, the Board of Supervisors may or may not approve a tax increase for them. He stated he also feels there need to be further discussions about providing real incentives to the Rescue Squad and their Board of Directors to find additional savings and revenues.

Ms. Tyler moved and Mr. Dobson seconded to approve the loan in the amount of \$125,000 to the Rescue Squad.

Mr. Benedetto asked if they are loaning the money out of the General Fund, and Mr. Stainthorpe stated they are. Mr. Benedetto stated he understands that it needs to be repaid by the end of 2013, and Mr. Garton stated this is correct. Mr. Benedetto stated he understands that this will keep them meeting payroll through 2012, and Ms. Tyler agreed.

Mr. Stainthorpe stated they then need to discuss what they are going to do longer term.

Mr. McLaughlin stated regretfully he will Approve this, but he does not appreciate receiving the Budget for 2013 at 5:00 this afternoon. He stated he is very hesitant and disappointed in how this was brought to the Board in November at the last minute and put the Board into a corner of making a decision about lending taxpayer money without the Board being fully informed and having the ability to digest the information that was

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given to them. He stated they will discuss this situation at length, in public, and there will be hard questions asked by the Board to the management of the Yardley-Makefield Emergency Unit.

Motion carried unanimously.

There being no further business, Mr. McLaughlin moved, Mr. Dobson seconded and it was unanimously carried to adjourn the meeting at 10:25 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Dobby Dobson".

Dobby Dobson, Secretary