

TOWNSHIP OF LOWER MAKEFIELD  
BOARD OF SUPERVISORS  
MINUTES – MARCH 19, 2025

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on March 19, 2025. Mr. Grenier called the meeting to order at 7:42 p.m. and called the Roll.

Those present:

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

Others:                         David W. Kratzer, Jr., Township Manager  
                                      Maureen Burke-Carlton, Township Solicitor

COMMUNITY ANNOUNCEMENTS

Mr. Grenier stated during this portion of the Agenda residents and youth organizations may call in to make a special announcement or may contact the Township at [admin@lmt.org](mailto:admin@lmt.org) to request a special announcement be added to the Agenda. There was no one wishing to make a special announcement at this time.

Mr. Grenier stated the Yardley Farmers Market will be at the Community Center, the first and third Saturdays of every month until April, 2025 from 10:00 a.m. to 12:00 p.m.

Mr. Grenier stated Lower Makefield Township will be hosting another Blood Drive for the Red Cross on Friday, March 28, 2025 from Noon to 5:00 p.m. in the meeting room at the Township Building. To sign up or get more information log onto [RedCrossBlood.org](http://RedCrossBlood.org) and enter Sponsor Code: LowerMakefield.

Mr. Grenier stated the Environmental Advisory Council will be hosting a Rain Garden Lecture presented by Geoff Goll on Saturday, April 12, 2025 from 10:00 a.m. to 11:00 a.m. at the Township Building. For more information or to view the flyer you can check out the Township Calendar on the Township Website at [lmt.org](http://lmt.org).

Mr. Grenier stated the Environmental Advisory Council along with Bird Town Pennsylvania are hosting an Aark in the Park Event on Saturday, May 3, 2025 from 10:00 a.m. to 11:00 a.m. at Memorial Park. For more information or to view the flyer you can check out the Township Calendar on the Township Website at [lmt.org](http://lmt.org).

Mr. Grenier stated the Environmental Advisory Council is hosting their Styrofoam Collection Event on Saturday, May 17, 2025 from 10:00 a.m. to Noon at the Township Building. Along with your clean, white Styrofoam, you can also bring natural corks, cleaned pill bottles with tops, and batteries. If you have any questions, you can check out the calendar on the Township Website at [lmt.org](http://lmt.org) or reach out to the Township at [admin@lmt.org](mailto:admin@lmt.org).

#### PUBLIC COMMENT ON NON-AGENDA ITEMS

Mr. Robert Abrams, Teich Drive, stated every year he donates the use of his 1966 Lincoln convertible to the Veteran's Parade, and he gets multiple e-mails from the Township if he does not fill out his form right away; however even though the Board and Township Manager know he has forty-five years in the waste industry, he was not contacted to participate in the Trash Contract that is being discussed this evening. He stated nothing was provided to the community through the Sunshine Act to consider what is going on or to comment on it. He stated he feels this is a "political game for fees and contributions for the puppet-master." He stated he is insulted that he was not informed that this was being discussed, and should be insulting to any other community member who has an environmental background.

Mr. Grenier stated he understands most people are here this evening for the Solid Waste discussion, and there will be no decision made this evening; and it is just a presentation being made at the request of the EAC. He stated the Board has not seen the presentation and does not know what they are going to present. He stated public comment will be taken after it is presented. He stated the EAC has had monthly public meetings about this for a year when they discussed this, but this is the first time that the Board of Supervisors has seen it; and there will be many more meetings about it to talk about the process.

Mr. Abrams stated he has negotiated contracts for his personal business with every one of the major trash haulers. He stated the people in the community who have experience and are professionals should participate in the decision-making process.

Mr. Larry Borda stated he is a Lower Makefield resident. He stated he believes the majority of those present this evening are here for Item 11, and he asked if that matter could be moved up on the Agenda. Mr. Grenier stated the items that are before Item 11 should not take that long adding that Item 7 is no longer on the Agenda.

Mr. Rob Ottenheimer stated he has lived in the Township since 1989. He asked what the Environmental Advisory Council is doing about the proposed Newtown Township Waste Treatment plant. Mr. Grenier stated he understands that the plan has been put on hold. Mr. Lewis stated the Environmental Advisory Council touched on this briefly at their last meeting, but the EAC has not formally intervened since it is outside of the Township. Mr. Ottenheimer stated Yardley Run is within one or two miles, and many people are effected by the potential of this plant. He asked that Mr. Lewis, as the Supervisor Liaison to the EAC, follow up on this and share any information with the Township residents. Ms. Blundi stated there was an article on WHYY that the Newtown Municipal Authority has stopped plans for a plant, although it could come back again.

Mr. Ottenheimer stated he is now paying on a monthly what he used to pay on a quarterly basis for sewer.

Mr. Tom Tracy, S. Esther Lane, asked about the percentage of trees that have been cut down at the 1101 Subdivision. He stated one of his neighbors looked at the percentage of trees that were cut down, and it is a "disaster." Mr. Kratzer agreed to look into this matter.

Mr. Albert Ace, stated he has been a resident of Lower Makefield since 1983. He asked if any progress is being made to provide mobile service to the community. He noted areas in the Township where he is unable to get cell phone service. Mr. Grenier stated there were a number of proposals over the years for different cell towers at different locations, but during his time none of them have gone through. He stated there is Zoning for cell towers in the area around Kohl's, but they have not seen any proposals for that area. Mr. Kratzer stated there have not been any recent proposals, although Township counsel had



Mr. Majewski showed the location of the Lot Line on the Plan close to the house at 1515 Rolling Green Road, and he stated that line will be shifted over slightly so that now the property directly to the side of the house at 1515 Rolling Green Road becomes part of that Lot. The shed in question was shown near the property line.

Ms. Blundi moved and Mr. Lewis seconded to approve the Howie Lot Line Change Plan (File #697).

Mr. Grenier stated while there were some Planning Commission members who were in favor of having the shed removed immediately, it was agreed to give them 120 days to have it removed. Mr. McCartney asked if it is typical to have a Condition like this for a Lot Line change, and Mr. Majewski stated the Planning Commission did not want the shed issue to linger indefinitely. He stated the property owner, Ms. Williams, wanted to keep the shed through the summer as it holds implements used to help maintain the property; but she felt she would have the property either sold by that time or her summer gardening would be over within that 120 days at which time the shed would be removed.

Mr. McCartney stated a Title Agent would be able to pick up on this if they did not meet the requirement. Ms. Carlton agreed adding it was discussed at the Planning Commission that the Township would have to be vigilant about looking at the property to make sure that the shed was removed, and the Township would have notice through the Move-In Permit when the property was sold. Mr. McCartney asked if there is history of this occurring in this way before; and Mr. Majewski stated while there is not specifically for a Lot Line change, for other Subdivisions there have been Notes on Plans indicating that a shed is to be removed, and it is up to the Township to verify that is done. He stated if it were to remain, it would be non-compliant and must be removed.

Motion carried unanimously.

#### ENGINEER'S REPORT

The Board received the Engineer's Report in their packet, and had no questions at this time.



ENVIRONMENTAL ADVISORY COUNCIL

Presentation Re: Solid Waste Collection

Mr. Jim Bray, Chair of the Environmental Advisory Council, was present with Mr. Alan Dresser, Vice Chair of the EAC, and Ms. Cheryl Coffee, a new member of the Environmental Advisory Council. Mr. Bray stated Ms. Coffee will be a vital addition to the Council as she has a great deal of experience in the waste industry.

Mr. Bray stated the EAC will present a report on the single-trash hauler concept and the environmental and monetary benefits possible under that system. Mr. Bray stated the EAC previously discussed the use of a single hauler in the Township, and in early 2009 a presentation was made to the Board of Supervisors; however a “third-party lobbyist who had a financial stake in keeping things as they were sabotaged the presentation, and that was the end of discussing the concept until now.”

A number of people called out from the audience. Mr. Grenier again asked those in the audience to not call out while others are speaking as they will be given an opportunity to speak not only tonight but also in the future. He stated the EAC will first make their presentation, the Board will have questions, and the matter will then be opened up for public comment. He asked that everyone be respectful of those speaking.

Mr. Bray stated in 2009, 50% of the people in Bucks County were covered by a single trash hauler. He stated he received a letter from a resident Mark Lind, who is an attorney, who provided an analysis of the benefits associated with the single-trash hauler concept. He stated Mr. Lind indicated that over 70% of those in the United States are covered by either a single-trash hauler or a Municipal arrangement.

Mr. Bray stated in 2024, the then Board of Supervisors Chair, John Lewis, requested that the EAC again look into the single-trash hauler concept, come up with some different approaches, and make a recommendation to the Board. He stated the reason the Supervisors requested that the EAC look into this concept again is because they were concerned about the impact on our roads and air quality from having up to 14 truck trips on our roads each week. He stated the Supervisors had also received concerns about service quality involving missed pick-ups and debris left on the street.

Mr. Bray stated they have prepared a well thought out report that should help guide the Supervisors in making a decision that they feel is in the best interest of all Township residents.

Mr. Dresser stated in response to the Supervisors' request, the EAC drafted a report, and he presented power point slides which are a Summary of the report. Mr. Dresser stated all residents in the Township are required to have trash and recycling collection. He stated the current practice is individual subscription, and the residents arrange for their trash service. There are currently three trash haulers, Waster Management, McCullough, and Casella, which was formerly known as Whitetail serving the Township. The prices charged were listed on a slide, and Mr. Dresser stated the higher prices listed for each reflect either twice a week trash pick-up or the residents have two trash carts instead of one. He stated approximately 9,000 households in the Township have individual subscriptions, and another 2,000 residents live in neighborhoods, condos, or apartment complexes that have their own trash and recycling collection contract; and they are not using the individual subscription method.

Mr. Dresser stated they looked at four other collection options – Township owned and operated collection, Township Contracted collection, Zoned Township Contracted collection, and individual subscription with Township negotiated price. Mr. Dresser stated the Township owned and operated collection is a common method used in large Cities and Municipalities, and is generally not used in smaller Municipalities. He stated this would involve significant initial Capital because trash trucks that would need to be purchased and cost approximately \$300,000. He stated he feels the Township would need at least 4 trucks to do the whole Township. He stated ongoing costs would be the hiring and paying of additional worker to operate the trucks, Township workers to manage the program, truck maintenance which would run about \$20,000 per year per truck, and paying disposal fees for the trash and recycling material.

Mr. Dresser stated Township Contracted collection would involve the Township contracting with one private waste hauler for all collection services. He stated it would be done through a competitive Bid process, and Contracts usually run from three to five years which results in price stability. He stated after the Contract ends, there would be another competitive Bid process for the next Contract. He stated due to labor, fuel, and collection efficiencies this option is common in higher-population density areas. He stated the billing is usually through the residents' annual property tax. He stated because the Township is the sole source of the hauler's money, the Township has a great deal of influence on the quality of the service being provided.



Mr. Dresser showed a table which summarizes the details of five neighboring Municipalities that have Contracted collection. He noted the Middletown costs were for 2024 when the table was done, and it has since increased with the new Contract. He stated most residents are provided the additional service of curbside pick-up of leaf and yard waste and bulk items. He stated currently in Lower Makefield there is no curbside pick-up of leaf and yard waste by the haulers. He stated the pick-up of bulk items in Lower Makefield usually involves calling the hauler and arranging for the pick-up, and it is not done on specific days.

Mr. Dresser stated when he was collecting data for this table, he contacted each of the Municipalities about their Contracted trash collection; and all were positive in their opinions. He stated data from Bucks County shows that all five of these Municipalities have used Contracted trash collection for at least the last twenty-five years. He stated he feels it is reasonable to assume that most residents are happy with it or there would be a movement to change it, and that has not happened.

Mr. Dresser stated Zoned Township Contracted collection is similar to the previous option but the Township is spread into two or three Zones. Each Zone would have its own Contract allowing different companies to compete. Mr. Dresser stated there are potentially some complexities with this option and there might be different prices and services in each Zone, but it may be able to be worked out.

Mr. Dresser stated the last option they looked into was Township negotiated price with each hauler. He stated the Township would require all haulers to give price guarantees for a specific period and a level of service. He stated the Township has done something similar with the sewer line inspectors. Mr. Dresser stated he is not sure whether the haulers would agree to this and whether they would have to legally.

Mr. Grenier stated what Mr. Dresser is referencing with regard to the sewer line inspectors has nothing to do with our Sewer system. He stated the Township had to pass an Ordinance since the DEP mandated that when you sell your home you have to have a sewer line inspection of the line on your property before the sale is final. He stated the Township negotiated rates with some providers although there is no mandate that the residents have to use those providers.



Mr. Dresser stated the option of Township negotiated price with each hauler lacks most of the environmental and Township financial advantages. He stated he could not find any examples of the use of this method in any Municipality in the area.

Mr. Dresser stated after evaluating the current system and the four possible options, the EAC is recommending the option of Township Contracted collection either for the entire Township, which would be the simplest, or the Township could do Zoned Contracts. He stated they suggest that the Contract include once a week pick-up of trash, recycling and yard/leaf waste, and that there be service level and price guarantees in the Contract. He stated there should be automatic collection of the trash and recyclables which is mostly being done now. Billing would be through the homeowner's annual property tax. He stated they also recommend monthly curbside collection of bulk waste on designated days and include trash and recycling collection at all Township parks and buildings.

Mr. Dresser stated a reason to make this change would be advantages to the environment. He stated with far fewer trucks on the roads, there will be reduced traffic congestion, less noise, and greater safety. He stated there will be less use of fuel which will result in fewer air emissions. He stated trash trucks are very inefficient and most get only three to four miles per gallon of diesel, and there is a lot of starting and stopping. Mr. Dresser stated there would also be greater composting of Residential yard and leaf waste with the curbside pick-up. He stated both State Law and the Township Ordinance require that leaf waste be collected separately from trash and composted. He stated without curbside collection, there is a lot of yard waste being put in the trash cans which goes to the landfill instead of being composted.

Mr. Dresser stated there is an advantage to the residents with this option since with a three to five year Contract, there would be stabilization and possible reduction in current costs. He stated there would also be a greater ability to manage and assess the hauler's performance and advocate for additional services by going through the Township. He stated there would be greater convenience with the curbside yard and leaf waste collection and bulk item collection. He stated there would also be a possible reduction in the Township's \$94 a year Leaf Collection Fee.

Mr. Dresser stated there are financial benefits for the Township as well. He stated by including the Township's parks and buildings in the Contract, it will save approximately \$39,300 a year as shown in the 2025 Budget. He stated this is commonly done in other Municipalities with Contracted

collection. He stated by having curbside leaf and yard waste collection on a regular basis it eliminates the need for the Township's yard waste/recycling facility, which will save about \$80,000 a year. He stated Pennsylvania Act 101 legally requires the Township to have a recycling facility because we do not have a regular curbside pick-up of yard and leaf waste; and if we have that, we would not have to have the recycle yard. He stated by having curbside leaf and yard waste collection on a regular basis, it will reduce the need and the cost of the Township's \$830,000 per year fall leaf collection. He stated the volume of leaves will drop if you have a weekly collection of leaf and yard waste. He stated leaves could be put in bags and then put out each week rather than raking them to the street and waiting for the Township to come and collect the leaves.

A number of people called out from the audience, and Mr. Grenier reminded the audience that they will have an opportunity to speak.

Mr. Dresser stated there will also be a reduction in the damage to local streets from the trash truck traffic because of the weight of the trucks. He stated the average car weighs two tons, a full trash truck can weigh twenty-four tons, a full School bus weighs ten to fourteen tons, and a UPS truck weighs around thirteen tons so trash trucks are by far the heaviest trucks that are currently on our roads. Mr. Dresser stated there are many studies showing that trash trucks cause significant damage to our roads, and this is one of the main reason the Township spends so much money repaving our roads. He stated the Township spent \$2.17 million this year.

Mr. Dresser stated the next step would be for the Township to generate a Bid document. In the Appendices of the EAC Report are the Middletown and Bristol Township Bid documents that were done recently and could provide guidance. He stated we need to determine if we need to change the Solid Waste Ordinance Chapter 172, and the Township solicitor would review that. He stated after going out to Bid, the Supervisors would review the Bids and decide whether or not to accept them. He stated if they decide not to accept them, we would continue the system as it is now. He stated there is no obligation to accept anything.

Mr. Grenier stated the Second Class Township Code governs the Township and there are some specific trash hauler requirements. Mr. Kratzer stated there is a specific provision that limits the period of the Contract to not more than five years. He stated there has been discussion in the community about bonding requirements; and there are provisions in the Second Class Township



Code that require a successful Bidder to furnish a Bond guaranteeing performance of the Contract. He stated there is some discretion in terms of the establishment of the amount, and the Second Class Township Code states that it shall be not less than 10% nor more than 100% of the amount of the Contract. He stated that would have to be posted within twenty days of the Contract award. He stated he knows that there was correspondence that came out from a hauler regarding their inability to meet bonding requirements; but there is no Bid document that has been formulated at this point, and statutorily there is some discretion as it relates to the amount so he is not sure what that hauler was reacting to since the bonding requirements have not been established at this point.

Mr. Grenier stated there has been no RFP, no Bid documents, and no discussion of any potential bonding requirements. He stated bonding was never brought up at any Township meeting. Mr. Lewis stated when that e-mail came out, he e-mailed that hauler's address explained what would be covered this evening. He stated he had asked her about her concern about bonding, and she had mentioned Bid Bonds, which is for large construction projects. He stated she did not reach out to the Township to find out about any of this, and he did offer to meet with her and with the Township Manager to address her concerns whether the Board acts on the EAC's recommendation or not; however, that offer was not responded to. Mr. Lewis stated he advised her that if we were to pursue an RFP we would want more Bidders, but he has not heard from that company since Monday when he followed up with them. Mr. Lewis stated his offer still stands, and he would be happy to meet with anyone who would be a potential Bidder on this.

Mr. Grenier stated he understands that there have been occasions over the last several weeks that the leaf pile maintained on Patterson Farm has caught on fire due to the dry year; and that this is a common issue in areas that manage leaf piles like that. Mr. Fuller stated leaf collection season was dry, and the organic composition creates heat and it has spontaneously combusted; and they have had to call out the Fire Department quite a few times. He stated others who maintain leaf piles have had numerous fires over the past few months as well because of the dry season.

Mr. Grenier asked if the haulers are required by Law to have recycling collection, and Mr. Kratzer agreed adding to his knowledge all the haulers are providing this service.



Mr. Grenier stated he is concerned about the way trash collection has been done for years as it relates to damage to the roads with heavy trucks every day, sometimes multiple times a day in every neighborhood with different haulers coming through. He stated the Board is constantly trying to increase the Budget for road repair as over the years the Township has fallen behind. He stated having large vehicles on the roads every day of the year does not help. He asked if there was any consideration given to dividing the Township into a certain number of Zones and trash is then picked up in certain Zones on certain days. He stated in that way the number of trucks could be minimized in the area each day. Mr. Bray stated a Zoned approach can work in various ways such as dividing the Township into a number of sections, and the successful low Bidder would get to pick whatever section they want. He stated if the second lowest Bidder desires, they could pick a different section if they match the Bid of the first Bidder.

Mr. Grenier stated he was asking if there could be a Zone approach where we stay with the individual subscriptions and have the same haulers that we have maintain those but have the haulers have their pick-ups in a Zone on a certain day of the week. He stated he is also concerned about trash trucks every morning while buses are also in the same area picking up students. He stated if we could minimize that by having a single day of a week for a hauler in a given zone, he would like to know if that would work as it would allow people to maintain choice but address the issue of trucks in an area every day.

Ms. Coffee stated she believes that was something the EAC discussed. She stated they could also look into forcing all of the haulers to use route optimization and provide reports back annually on how they are improving in that area as well as what they are doing with regard to greenhouse gases such as switching to electric vehicles. She stated the Township would also ask them for their safety and driving performance records to make sure that they are not driving above the speed limit in the Township. Ms. Coffee stated the Township could also consider a Host Fee where the haulers have to pay a Fee for doing business in the Township if we are not already doing that, and that would help with costs of road improvements. Mr. Grenier asked if that is something a Second Class Township can do, and Ms. Carlton stated she would have to look into that.

Mr. Lewis stated earlier this week the Township's Fire Services Director and Public Works Director met and developed a strategy to address the fires. He stated residents were concerned about the fire possibly going further than just the confines of the leaf piles. Mr. Kratzer stated they did meet to try to mitigate the situation that was occurring at Patterson Farm.

Mr. Lewis stated he had received a lot of e-mails with questions about the trash collection situation, and he would like to have the EAC representatives answer some of these questions. Mr. Grenier thanked Mr. Lewis for responding to all of the e-mails. Mr. Lewis stated an e-mail he received stated that any Government designated trash service implies Government choosing private sector “winners and losers” which the writer felt was his role and not the Board’s; and Mr. Lewis stated that is true whenever the Township chooses a vendor for anything.

Mr. Lewis stated another e-mail asked if this was a step toward a Township takeover of all Municipal trash collection, and they asked for disclosure of the longer term plan and cost; and Mr. Lewis stated as discussed this evening the EAC rejected that option after reviewing it, and Mr. Bray agreed.

Mr. Lewis stated another e-mail asked if a haulers’ pricing or services are not satisfactory will customers be able to call the Board to complain and resolve it. Mr. Lewis stated he already gets those calls, and the residents would still have that opportunity. He stated it was also asked if the Township would be available to handle escalating matters as they occur or will they need to hire more staff to manage inquiries. Mr. Bray stated he does not feel they would be hiring any more employees to address that situation. Mr. Lewis stated that would be part of the Service Level Agreement that would be in any Bid Agreement, and whatever Bid document that is drafted would be available to the public and everyone could comment on it.

Mr. Grenier stated a similar situation would be when PECO has an outage or there is an issue with another utility; and while the Township does not own those utilities, when there is an issue the Board and Township Manager get multiple e-mails and phone calls, and we maintain contact with management at the various utilities and work with our State Reps as well to hold them accountable. He stated in this case we would have a Service Contract, so we would have more influence.

Mr. Lewis stated another e-mail indicated that the writer was served by a local, family-owned business, and questioned why the Board wanted to put their business at risk when their customers are satisfied. Mr. Lewis stated it is in everyone’s interest to have vibrant, competitive haulers; and we would welcome the local hauler if they were to win the Bid.

A number of people began calling out from the audience. Mr. Grenier stated he is running the meeting by the Robert’s Rules of Order processes. He stated the Board is now asking questions of the EAC, and Mr. Lewis is asking some



questions that he received that he is asking further confirmation on. Once the Board has had an opportunity to ask questions, the meeting will be opened up for public comment.

Mr. Lewis stated having a smaller, capable hauler who is located in the area would be a benefit; and if that hauler were not the winner of the Bid, that is a trade-off challenge the Board would have to consider. He stated as he noted earlier, they are open to meeting with that hauler so that they have the "best shot possible."

Mr. Lewis stated another e-mail received asked which trash haulers have contributed to his campaigns or his Party's organization; and if the EAC's proposal moves forward will all prospective haulers be prohibited from political contributions or contacting the Board or Party organization for any such matters outside of the provision of service, and publicly disclose all communication on the Township Website. Mr. Lewis stated every contributor to any of his campaigns and his PAC is available to be reviewed on-line. He stated to the best of his knowledge, he does not believe that anyone on the Board has received any contributions from any of the haulers. He stated he does not personally know any of the people at any of the haulers.

Mr. Grenier stated whenever there is an RFP for a service, in the RFP they are required to disclose every contribution they have made to any political party over a five year period or more, and that is public information because the Board wanted that transparency. Mr. Grenier stated if this were to go to an RFP, he would vote to make sure that type of provision is included in the RFP so everyone can see who they have contributed to.

Mr. Lewis stated there is also the Right-To-Know Law in Pennsylvania that allows people to get all of his e-mails and text messages.

Mr. Lewis stated another e-mail asked if a move to consolidated pick-up will result in a savings to customers of at least 10%. Mr. Bray stated he did not know the answer. He added that when they did the original study in 2008/2009, they looked at several other communities throughout the United States; and the savings there were from \$50 to \$150 per family per year. He stated there is no guarantee that will happen here; however, logic indicates that because of economies of scale, there should definitely be some savings per household. Mr. Lewis stated the question is how much savings is relevant to make that decision versus the trade-off in peoples' choice; but we do not know that because we do not know what the savings would be. Mr. Lewis



stated he received a call from a gentleman and they discussed at what point and where different peoples' level of savings are versus their value of choice comes in. He stated we do not know whether there will be any savings; and if there are no savings, we should not do it.

Mr. Lewis stated another e-mail received asked if they could calculate/measure or guarantee a reduction in traffic and a decrease in pollution or energy consumption. Mr. Lewis asked Mr. Dresser if he calculated what he felt the decrease in pollution and energy consumption from the reduction in trips would be. Mr. Dresser stated if they were to reduce the trucks from up to 14 down to 3 a week, it would be a 75% reduction. He stated it is linear.

A number of people called out from the audience, and Mr. Grenier again asked that the those in the audience hold their comments until it is time for public comment.

Mr. Lewis noted that he received a number of e-mails and calls and it is sometimes better to air those questions publicly. He stated those speaking during public comment should have good arguments and data.

Mr. Ross asked if they looked at any version that was opt-in, where residents could keep their choice; and everyone would not be locked into one carrier. Mr. Bray stated as he noted earlier they looked at a Zoned approach which can work in a number of ways. Mr. Ross stated he would be interested in more opt-in options and would like to see a way that would help the environment and the residents, but not force everyone into having one carrier. Ms. Coffee stated she did respond to Mr. Grenier stated that there are some things that could be put into the Township Ordinance which would make the haulers look at route optimization, electric vehicles, alternative fuel options, etc.

Ms. Blundi asked Mr. Kratzer if this information being presented will be put on the Township Website (lmt.org) tomorrow, and Mr. Kratzer stated it will as well as the Report with the Appendices that were referenced. Mr. Kratzer stated it will also be on the Township's social media channels. Ms. Blundi thanked the EAC for bringing this forward. She stated this is a discussion item; but many people present seem to think a decision has been made, and that is not true. She stated she received numerous e-mails asking "whose pocket she are in, and who is putting the Board up to this," and that is hurtful. She stated the Board members are neighbors of those present and those sending those e-mails. She stated at this point, we are just in the process of trying to see if this works or not; and now is the time to ask questions to see if this would work in Lower Makefield. She stated we may have to consider an option

where the Township has a negotiated rate which residents can take advantage of, but the residents could also chose not to. She stated the Board wants to explore how we can be more efficient, how it could have cost savings not only on the trash bills, but also on the impact to the roads, the leaf collection, etc. She stated at this point no decisions have been made. She stated residents can continue to send e-mails as well as speak this evening.

Mr. McCartney noted the slide showing neighboring Municipalities that have Contracted Collection, and he stated Morrisville and Yardley use Republic and they show leaf pick-up; however, Mr. Dresser stated they just have that in the fall. Mr. Dresser stated Morrisville and Yardley have a population under 10,000 and Pennsylvania Act 101 does not apply to them so they do not have to have a recycle yard.

Mr. McCartney stated Lower Makefield currently has a recycling yard, and we spend about \$800,000 in leaf pick-up which comes from the millage. He asked if that millage will be removed if we proceed with the EAC's recommendation. Mr. Bray stated they are not suggesting eliminating the fall leaf pick-up, but he feels that the amount to be picked up and the cost would be greatly reduced as they may pick up half the leaves that are picked up currently by the Township. He stated it would be up to the Township if they do not want to do the fall leaf pick-up. Mr. Kratzer stated currently there is an annual \$95 assessment per household for the fall leaf pick-up.

Mr. McCartney asked if they looked at putting together an Ordinance limiting the days of the week that trash haulers can be in the Township, and limit it to two to three days as opposed to five to six days but still have individuals have their own hauler. Mr. Bray stated the EAC did not look into that. Mr. Dresser stated if that were done, it would reduce the congestion a little, but all of the other benefits listed as far as environmental and financial benefits would not apply. Mr. Dresser stated there would still be the same number of trucks on the road on a weekly basis so there would still be the damage. He stated the Township would also still have to have the recycle yard and a separate Contract for Township buildings and parks pick-up. He stated the haulers would also have to agree to just being in the Township certain days.

Mr. McCartney asked what Republic does with the leaves they collect from Morrisville and Yardley; and Mr. Dresser stated while he is not sure, he knows that Waste Management has a compost/recycling facility in Tullytown.



Mr. Grenier asked how Township resources are deployed in the fall for the leaf pick-up and the impact of that on other activities in the Township. Mr. Kratzer stated the curbside leaf collection involves the entirety of the Public Works Department in addition to the employment of external sub-contractors. He stated leaf pick-up is essentially the sole function of the Public Works Department during the leaf pick-up period.

Ms. Sue Fawcett stated she is a Township resident. She stated it was indicated that the justification for the process was because 70% of the Townships are already covered by single providers; and she does not feel that is a reason to do this process. She stated with regard to bonding, she suggested that they ask the haulers what they could afford and work with them. Ms. Fawcett stated she does not feel the weight of the truck should be used as justification for road damage as that is not the only reason that roads are damaged. She stated if they want to help with road damage, they need to reduce the total amount of traffic. She stated hundreds of vehicles go down our roads and reducing the number of trash trucks from 16 to 4 is not saving anything. She stated environmental pollution comes from all over and not just what is in the Township.

Mr. Zachary Rubin, 1661 Covington Road, stated he is the President of Makefield Glen Homeowners Association which is comprised of three different condo associations and represents 848 homes. He stated their Contract with Waste Management expired on December 31, 2024 and up until that time they had trash collection twice a week, one recycle collection a week, and unlimited bulk collection. He stated the collection was done manually and trash was picked up provided it was in a secure container. He stated Waste Management proposed to raise their rates for 2025 with one collection per week, one bulk collection per month, and use 96 gallon cans with no manual pick-up. Mr. Rubin stated when the Homeowners Association advised that they were going to look elsewhere, Waste Management brought in someone from their central office; and now for this year, they will have the twice a week trash collection, once a week recycling, once a month bulk collection, and manual collection since a lot of their homes do not have a place to store a 96 gallon container as they do not have driveways or garages. Mr. Rubin stated each homeowner is paying \$32.97 a month with aggregate of the Contract being \$335,502, and they are the largest customer of Waste Management. He stated they had the economy of scale to negotiate down to have a respectable Contract. He asked if anyone has a lower rate than \$32.97 a month, and a number of people called out from the audience that they do.



Mr. Larry Borda, 508 Heritage Oak Drive, stated they have not presented a lot of data and they do not know what the savings will be per house. He stated they also do not have any data to prove what the impact is from the trucks on the streets. He stated while he feels what the Board has in mind is a laudable goal, it is a very personal decision for many people. He stated there is already discussion about having pick-ups only once a week as part of the Contract, and a lot of people want to have it two times a week. He stated they are also talking about forcing people to use bags instead of putting leaves on the street. He stated there are some people who could have 150 bags on the street, which does not make sense. Mr. Borda stated if this is put out for a large Bid for the Township a company like Waste Management could come in and underbids everyone for the Contract, and we would ultimately lose the competition from the smaller companies/family-held businesses. He stated we have seen what happened with the Sewer system when someone is giving a monopoly, and it results in continuing price increases. He stated while he understands more questions need to be answered, at this point he does not see why we should proceed this way.

Mr. Tom Irvin stated he has lived in the Township since 1986. He stated prior to 2002 there was a single hauler, Anders Sanitation, that handled all of the household collection in the Township; and he was paying them \$404 per quarter. He stated the Township then made it competitive, and he then paid BFI \$72.88 per quarter after previously paying \$404 to the monopoly services of Anders Sanitation. Mr. Irvin reviewed what he paid over subsequent years with a number of different haulers. He stated he is currently with McCullough because they had the most competitive price. He stated we are only dealing with a very small population of available Bidders; and if other haulers are "squeezed out," we are getting that much closer to a monopoly.

Mr. Lewis stated the EAC helped worked through all of the Recycling Plans in 2003, and Mr. Dresser was personally responsible for significant savings and Revenue to the Township in terms of how the recycling program was done.

Mr. Grenier stated when McCullough was mentioned a number of people in the audience clapped, and he asked for a show of hands who is a McCullough customer; and a number of people raised their hands. Mr. Grenier asked if they received the notice from McCullough, and many people indicated that they did.

Mr. Joe Rago stated he is a practicing engineer in Pennsylvania and a number of other States. He stated what was presented was not really data, and it was just a compilation of some research that was probably done on the Internet. He stated when you look at bonds you assess the amount of risk that goes with the necessity of the money you spend with your bond. He stated in the Contract it was indicated they would make sure that there were no alliances or allegiances and that is part of every Contract. He asked that they make an informed decision and look at the passion of the people present. He stated when the solicitation is put out, qualified people should be making the decision and that there is well-established criteria to make the decision. He stated he would be willing to help with the Township on this. He stated the most important question is "why." Mr. Grenier asked that Mr. Rago e-mail any of the Board member or the Township Manager if he is interested in offering his services.

Mr. Steve Hulse, 53 Teich Drive, stated he has worked for the State of New Jersey for over 24 years and he regulates the solid waste industry. He stated while there have been good points, there are some that do not make sense. He stated there are arguments to be made about heavy road damage, and that is why they pay a heavy road tax. He stated there was discussion about the trucks going up and down the street every day; however, not all of those trucks are full, and he feels there is actually less damage the way it is now since if there is a single provider, they will be collecting every house which will result in a heavier truck for a longer duration on the road. Mr. Hulse stated he would also be willing to volunteer time since he is very familiar with the Statutes in New Jersey including one which regulates marketplace competition. He stated in New Jersey there are several areas that have single hauler pick-up, and there have been problems. He noted a company that went out of business which left seventeen Townships without trash service as well as Eastern Waste which left Townships without trash service. He stated while two of the haulers in our area Waste Management and Casella are probably not going to go out of business as they are National corporations, the competition issue still needs to be considered. He stated in New Jersey the small companies are not able to keep up with the big companies. He stated he wants to have the ability to choose his trash company. He stated there were trash companies in New Jersey which did have bonds in place, but they did not pay for the bonds. Mr. Grenier asked Mr. Rago to e-mail the Township with his contact information.

Mr. George Sylvester stated he has lived in the Township since 2019. He stated it was noted that there were 14 trucks which he understands are spread out across all of the trash haulers; but if we go to a single hauler, that number would



not change. He stated we would be going from multiple trucks hauling smaller loads on different days to a single truck making a single run with a lot more waste on it. He stated if they want to reduce it maybe the second day pick-up service could be eliminated. Mr. Sylvester stated currently the costs vary broadly among the haulers, and with a Contract, they may amend the Contract so that they can make more money. He stated he originally had Waste Management with one-day service; and over the years the prices went up, and after speaking to his neighbors he went with McCullough because they had the best rates. He stated there are a lot of people in the Township who are on fixed incomes or are low income, and any potential increase that might come from this will affect them and they may not be able to afford it. Mr. Sylvester stated in the Municipality where he previously lived, there was a single hauler; and if you called them with a problem, the next time they came out, the truck would "be sloppy, not pick things up, and they did not care." He asked what would the remediation be if something like that were to happen. He stated the Board needs to consider who benefits from this.

Mr. Rich May, 1270 Creamery Road, stated that last time the Township "consolidated into something, we went to Aqua." He stated we sold our Sewer system for \$53 million. He stated he had been paying about \$66 a quarter, and now he is paying about the same amount every month. Ms. Blundi stated Aqua just got their first increase. Mr. May stated his Sewer bill went up right away. Ms. Blundi stated the Township had raised the Sewer rates to make repairs. Mr. May stated the residents should have gotten some of the \$53 million to lower the taxes, but instead we spent a half million on tennis courts and on the Golf Course. Mr. May stated every time you make a decision to go with one vendor for anything, they are in charge of what the price is. He stated since there is no alternative, the price "skyrockets." He stated he also has problems with Pennsylvania American trying to get out of their line charges, and he is unable to switch to another water company. He stated when you are only dealing with one entity, you are at their mercy.

Ms. Ileana Pendus stated she lives in Lower Makefield and has an engineering background. She asked where the prices were obtained from for each of the companies that were shown on the slide because from her experience, people do not pay those kind of prices. She stated she has a lot of friends who live in Middletown Township, and everyone is unhappy with the situation there. She stated it is a monopoly, and they "are at the mercy of the trash company." She stated they cannot decide on their prices, and they cannot complain because it does not go anywhere.

Ms. Pendus stated our Township does not have the resources to handle any problems; and if we were to have those resources, that would mean more taxes to pay more people. She stated it was stated that the cost was going to be included with the taxes, and in the last two years, the “big raise was about 9.2/9.3.” She stated it was noted that there would be a 3 to 5 year locked-in price, and she asked how they would guarantee that. She asked how they would guarantee a savings for someone over 60 years old. She stated Waste Management gives a discount if you are over 60 years old. She stated there is an aging population in the Township. She stated no demographics were included in the report. She asked how they came up with the savings to the Township. She stated at the beginning of the presentation, they addressed a four-page report they are basing this on that was done by a lawyer. Mr. Grenier stated that was an e-mail received this afternoon from a resident who was an attorney who did his own research and it included statements about what is being presented this evening.

Ms. Pendus stated this presentation should have been available on-line. Mr. Lewis stated it is available on-line now. Ms. Pendus stated it should have been on-line before that so people would be prepared. Mr. Lewis stated a final decision is not being made tonight. Ms. Pendus stated the tone of the discussion seems like they are presenting this; and whether the people like it or not, they are going to go ahead with a decision of getting Bids from companies.

Ms. Janice Bernie stated she is a 25-year resident. She stated she has been with McCullough for 25 years and does not want to go with anyone else. She stated she does not want the Board to tell her which company she has to take. She stated she feels they “all have in their head who they want to be the winner.” She stated she was at the meetings when the Wegmans development was going on, and everyone was talking about townhomes and that there were not going to be apartments; and we now have apartments. She stated this should be on a Ballot, and people need to have information prior to voting on it. She stated our choices are being taken away.

Mr. Joe McCullough, McCullough Rubbish Removal, was present. He stated everyone wants a different service, and the Township needs to consider service. He stated there are people who want twice a week service, but what is being offered is a once a week service. He stated what was shown for the big companies was also for one-cart service; and if you add additional trash, you are adding more fees on top of that. He stated the Middletown cost just went up and it is \$12 more per month for each additional can. He stated that is not being shown on the slide that was presented with the costs.



Mr. McCullough stated a trash truck can do 600 houses, and it is not going to be able to do more houses. He stated when Republic left the area, his company acquired a lot of the houses; and their routes had to shrink because they added more houses onto the trash truck. He stated once a week does less houses than twice a week because they are picking up seven days of trash in one pick-up as opposed to picking up twice a week where the trash is divided up between the two days. He stated it was indicated that if the Township were to do their own collection, they would need 3 trucks; however, he stated that would not be enough to do the Township. He stated it was also indicated that the trucks cost about \$300,000; however, the trucks cost about \$450,000. He stated the chart also did not include recycling and it was just 3 trash trucks. Mr. McCullough stated he does not believe they will be able to reduce the number of trucks in the area.

Mr. McCullough stated they have been before the Township previously about this issue, and their customers and residents did not want it then; and they are here again, and the residents do not want this. He stated they did send out the e-mail because their customers were calling them about this and telling them they did not want it. He stated the Township will be picking a service for people and some people may not want the service they are picking. Mr. McCullough stated he does not feel that their company can Bid on this, and they have not Bid in any of the other Townships. He stated his concern would be spending \$2 million to \$3 million on trucks for a 3 to 5 year Bid when they may not get the Bid the next time. He stated at this point, they are just serving their customers. He stated if he provides bad service, the people should have an option to switch to another company.

Mr. Grenier asked if he is the owner, and Mr. McCullough stated he is the owner's son. Mr. Grenier asked if McCullough would be interested in Bidding if the Township decided to go with a Zoned Contract for a certain percentage of the Township. Mr. McCullough stated he would be concerned with that since one group of neighbors would want one type of service and another group might want a different service. He stated there are neighborhoods that negotiate Contracts because the entire neighborhood wants the same service.

Mr. McCullough stated Middletown just got carts compared to Lower Makefield which has had carts for 30 years. He stated McCullough is always "looking for the next thing." He stated their company has a split-body trash truck which picks up trash and recycling at the same time which means that one truck is going down the street. He stated that truck can pick up 200 homes so it is convenient for certain areas.

Mr. Grenier stated he is not sure who answers the e-mails sent to McCulloughs, but the Township would appreciate it if there could be a response to Mr. Lewis' e-mail. Mr. McCullough stated there was a death in the family today.

Mr. Lewis asked when there are neighborhoods that negotiate, does that involve everyone in the neighborhood or is there a certain threshold; and Mr. McCullough stated a lot of times a Homeowners' Association will do that, but a neighborhood can do it as well. Mr. Lewis asked what the rates would be for twice a week trash pick-up for a neighborhood with 50 homes; however, Mr. McCullough stated it depends on the type of neighborhood. He stated a townhome neighborhood produces less trash than a single-family neighborhood. He stated they judge by that, how many times a week they want, and what they are looking for. Mr. Lewis asked how long the price quote would last for if a neighborhood reached out to them, and Mr. McCullough stated they would tell them the price for a year, and tell them how much the price would go up each year. Mr. McCullough stated a number of neighborhoods do that. Mr. Lewis asked Mr. McCullough if he would have an issue if the Township organized neighborhoods to do that. Mr. McCullough stated the issue is that some people want to choose their own hauler.

Mr. Lewis stated another option discussed was negotiated rates for the Township where everyone knows that they would be getting a guarantee for a certain rate, and he asked if McCullough would find that appealing; and Mr. McCullough stated they would need to discuss that with his Mother. Mr. Lewis stated the premise is to examine the options and listen; and he would look forward to talking to them in the future. Mr. McCullough stated they would be willing to talk further, but Bid Contracts are not good for them.

Mr. Kratzer stated Mr. McCullough is reacting to what they see as typical Bid documents, and he is making some presumptions in terms of the contents of what a document would be. Mr. Kratzer stated the concept of including an option for twice a week service for a guaranteed price may not have been in the Middletown or Bristol option. Mr. McCullough stated it was in the Middletown option, but it was not advertised, and it was about \$650 which would be an increase to the residents' cost. Mr. Kratzer stated the options that are being discussed could be put in a Bid Contract. Mr. McCullough stated you could, but you are increasing the value of how much a customer would pay. He stated Bristol Borough is paying over \$700 for trash collection services.



Mr. Bill Campbell stated he is a Township resident. He asked that the Board leave the leaf collection alone. He stated he would need to have 200 bags to bag up all of his leaves, and he does not have a way that he would be able to bag all of that up. He stated the existing leaf collection makes it much easier for those who have a lot of trees. Mr. Campbell stated he owns a house in New Jersey, and the trash collection is part of his Township taxes. He stated the service is "horrible and there is no way out of it." He stated the competitive pricing is important, but the service is important too. He stated there is yard waste collection at his New Jersey home and people put sticks, etc. in the street, and it sits there for months. He stated in Lower Makefield we have choice and get good service.

Mr. Tim Daly stated he is a Lower Makefield Township resident. Mr. Daly advised Mr. Grenier that under Robert's Rules there is General Decorum, and within that, which applies to Mr. Grenier as a member, he is disallowed from making personal attacks against other members as well as people in the audience. He asked Mr. Grenier if he would like to apologize to Mr. Abrams for his insult to Mr. Abrams around Pennsbury since Mr. Grenier's "intent was to intimidate and insult." Mr. Daly advised Mr. Lewis that he should get legal counsel as he is disallowed from interrupting Public Comment, and Mr. Lewis only gets to speak at Public Comment when he is asked a question by the public, and it is then Mr. Lewis' choice whether he wants to answer the question. Mr. Daly stated it is unlawful for Mr. Lewis to interrupt someone unless it is an obscenity, defamation, a criminal act, or a threat. Mr. Lewis stated Mr. Daly did offer a defamation in his case.

People began calling out from the audience, and Mr. Grenier asked that they let the public commenter provide public comment.

Mr. Daly stated with regard to the individual who complained about the presentation "not being put in the Agenda," he stated the Township attorney will advise that the Township is required within 24 hours prior to a meeting to post the presentation with the Agenda as an attachment. Mr. Daly encouraged everyone to "tune in" on Monday at 11:00 a.m. where he will be in Harrisburg testifying in front of the PA Senate regarding violations by local Municipalities including Lower Makefield where evidence has already been provided to them about things "you guys have done in the past" around Right-To-Know and the PA Sunshine Law.

Mr. Daly stated Mr. Bray started the presentation showing that this was not about data, and “he made it personal and brought up politics.” Mr. Daly stated there is no data. He stated Citizens United allows Super PACs to buy off politicians. He stated the reason why people are here tonight is because they do not trust the Board. Mr. Daly stated Mr. Lewis made a statement that he has not taken any money; however he disagrees since Mr. Lewis has taken money from Steve Santarsiero, and Waste Management and Aqua America have donated to Steve Santarsiero “all before the Sewer happened,” and then money was transferred to Mr. Lewis. He stated Mr. Lewis has taken money from Super PACs and received money from other Super PACs that received money from Waste Management. Mr. Daly stated while he is not saying that Mr. Lewis did anything wrong, he is saying that Mr. Lewis should be careful in saying that he did not get any money “because he kind of did.” Mr. Daly stated two of Steve Santarsiero’s ten largest contributors over the past five years are Waste Management and Aqua America, and he feels that he has a lot of influence over Mr. Lewis not only with campaign donations but he also controls his endorsement and whether or not he will sit on the Board; and that is why people are here because they do not have trust.

Mr. Daly stated with regard to choice, every Board member politically in their campaign said that they were pro-choice abortion, and he hopes that they will also be pro-choice on garbage disposal because they should be pro-choice on everything.

Mr. Daly stated Mr. Grenier is the most well-versed around science, and he understands kinetic energy. Mr. Daly stated it was indicated that a garbage truck is 28 tons and 13 tons for a UPS truck. Mr. Daly stated a garbage truck moves at about 5 to 10 miles per hour and a UPS truck moves at 35 to 45 miles per hour in his neighborhood, and he asked which one will create more damage based on the theory of kinetic energy. Mr. Daly stated it is the UPS truck, and he gets 50 more of those in his neighborhood each week than he gets garbage trucks.

Mr. Daly stated he was disappointed with the presentation, and if “this guy” had walked into his business “he would have tossed him out.” He stated you should talk about the pros, the cons, the advantages, the benefits, and the drawbacks; but there were no cons and no drawbacks. He stated what was heard from a lot of residents were the cons and the drawbacks, and “this man” did not bring anything forward. He stated because of that, this is an incomplete presentation. Mr. Daly



encouraged the Board to Table any further conversation until “he gets his numbers right and produces a professional presentation” that includes the cons and the drawbacks of such a deal.

Mr. Lewis stated last year Mr. Daly reached out to him because he believed that there was a legal issue with the Township, and Mr. Daly stated it was regarding gunshots outside his home that have not been investigated. Mr. Lewis stated he is talking about Mr. Daly’s question about an employee destroying evidence which was in an e-mail to him dated April 25, 2024. Mr. Lewis stated he is bringing this up because Mr. Daly made assertions, and he offered to meet with Mr. Daly in person to address his assertions as he was alleging something that was illegal. Mr. Lewis stated Mr. Daly had asked in his e-mail if there was a determination of wrongdoing. Mr. Lewis stated Mr. Daly had said that Mr. Lewis would have to bring the DA forward. Mr. Lewis stated he cannot control the DA, Mr. Lewis stated Mr. Daly never gave information that would allow the Township to make any determination of wrongdoing.

A number of people began calling out from the audience. Mr. Daly asked that Mr. Lewis continue speaking.

Mr. Lewis stated he offered to meet with Mr. Daly and did everything he asked for. Mr. Daly stated he provided Mr. Lewis evidence which was a screen shot from the Police Department’s schedule so he had all the evidence and he did not need to meet him. Mr. Daly stated “they changed records, and the records had been provided by a whistleblower who has been under attack and threatened by members of the community and employees, and the Board has not protected him.” Mr. Daly stated there was no reason for him to meet with Mr. Lewis.

Mr. Grenier stated this is getting off of the topic.

Mr. Lewis stated he offered to meet with Mr. Daly, but Mr. Daly rejected the offer. Mr. Daly stated he had asked Mr. Lewis to turn over the investigation about the gunshots outside his home that have not been investigated.

Mr. Grenier asked Mr. Daly to stay on the topic at hand. Mr. Daly continued to speak about other issues, and Mr. Grenier stated they are discussing Item #11 regarding trash hauler services. Mr. Daly continued to speak on other issues,

and was asked to leave. It is noted for the Record that when Mr. Daly eventually left, he made an obscene gesture. Mr. Daly continued to call out from the audience.

Mr. Grenier asked that comments being made apply to Item #11.

Mr. Robert Abrams stated no leaf collection “means a friend of his does not get a Contract from here, another small business they are looking to ruin.” He stated with regard to Mr. Rubin’s comment as to the costs for service, his last bill was \$90.48. He stated he supports the McCulloughs to be able to do business in the Township, even though he is not one of their customers. He stated the reason he is not is because he only needs a once a week pick-up as he lives alone, and the McCulloughs only offer twice a week pick-up. He stated he has the option to go to someone who has a once a week pick-up at a cheaper price. He stated what the Board is telling the community is that if they go to once a week, the people with larger families do not have a choice; and they will have “rats, vermin, foxes, and deer eating their trash.” He stated that is why we need a choice.

Mr. Abrams stated he would like to have Ms. Coffee’s resume so that he knows what type of industry professional she is because “that was the most insulting program that he has ever heard in his life when they are presenting it to industry professionals.” He stated he does not know whether to “call it fake news, or a lie, or manipulation, or just an outright fraud.” Ms. Coffee stated she did not appreciate the personal attack which she feels is inappropriate. Mr. Abrams stated it was indicated that she was an industry professional, and he wants to see her background as he is a 45-year industry professional and feels the data that was presented is all wrong.

Mr. Grenier stated the EAC is made up of volunteers, and they have done research based on their own backgrounds whether they are professionals in the area or they are just interested individuals who want to do research. He stated the EAC volunteers are passionate about helping the Township; and whether people agree with them or not in their final assertions, they do the work and have done the work for years as a group to provide a benefit to the Township. He stated some of them are environmental professionals, some have an environmental interest, and some are not but they want to help the Township in some way. He stated they are spending a lot of their free time, unpaid trying to help the Township.



Mr. Grenier noted the multiple events that the EAC is coordinating that will benefit the Township that were announced during Community Announcements. He stated the Board of Supervisors does not always agree with them as they are an Advisory Committee the same as the Planning Commission, Park & Rec, and some of the other Advisory Boards. He asked Mr. Abrams to have respect for the EAC and treat everyone respectfully and not attack these neighbors.

Mr. Abrams stated he pays \$90.48 a quarter which is \$361.82, and the cheapest price shown on the screen was \$401.00. He stated he will have to go to the haulers that the Township chooses and take on a 15.76% increase as a single, retired person, which he feels is "absurd." He stated he feels the numbers are wrong. Mr. Abrams stated they will also be spending more on leaf bags. He stated with regard to the trash trucks, a truck going from house to house never gets out of first gear. He stated trucks going down the street in third or fourth gear is actually polluting less than a truck that is going house to house. He stated if they are going to try to regulate the number of trucks on the street, they should also regulate Amazon, UPS, FedEx, and others since they are "flying up and down the street," and are causing a lot more damage than a couple of trash trucks.

Mr. Abrams stated he does not believe that the haulers will work on a three-year Contract as they have a mega-investment in the "bins," and they are going to need their return on investment; and they will not get it in three years. Mr. Grenier stated the Second Class Township Code allows for up to a five-year Contract.

Mr. Abrams stated he has negotiated with all of the solid waste haulers, and they worked on his terms and conditions. He asked who present has worked on a Solid Waste Contract with a hauler, and he stated none of them have which means none of them know the pitfall; and everyone in the community will be put at risk for at least a five-year period. Mr. Grenier stated there have been some people who have significant background who indicated they would like to participate in the future in an advisory role; and he asked if Mr. Abrams is interested in that, he should let the Township know. Mr. Abrams stated he "already has a full house over at the School Board."

Mr. Abrams stated it was a "circus" that went on at Middletown over the last six months, and they are paying more and getting less; and that is exactly what will happen if the Board puts a Contract here. He stated he does not want "everybody telling him how he has to live." He stated when they tell him that they are going to sign a Contract "with all kinds of pitfalls that is opening up his checkbook to the trash hauler, he has a problem."

Mr. Abrams stated there is \$53 million that the residents paid for because they at least doubled the Sewer rates. He stated he was told that money was not available to the Township until 2025, and he stated that money should have been getting between 4% and 5% interest; and at 5% interest over the last 3 years that would be \$2.65 million per year. He asked why the Township does not take that money and pay everyone's trash bills for a couple of years. Mr. Grenier stated when the Sewer system was sold, there was a Sewer Trust set up for about \$21 million; and that money collected interest. He stated the principal of the Trust could not be touched until 2025. He stated the interest can be put toward the General Fund of the Township or something else; and during the Budget season, they did discuss this. He stated this is a significant asset to the Township since they can use the interest in the future.

Mr. Abrams stated when Whitetail was serving the Township, they were going to an incinerator where it was going from trash to energy. He stated with Waste Management, they take their trash to the landfill, and he asked what environmentally-sound principles they are going to if it is going to a landfill. Board members agreed that was a good point. Mr. Abrams stated he has the option if he chooses to pay more if his trash goes to the incinerator if that is what he wants to do. Mr. Grenier stated he agrees the life cycle analysis of our trash is a big issue.

Mr. Lewis stated the Board wanted to listen tonight, and he appreciates Mr. Abram's expertise. He stated the Board wants to get understand and get perspective, and Mr. Abrams has provided some great points that the Board will now consider. He stated that is what the Board wants to encourage. He asked that there be less of a focus on the ad hominem attacks on people and more on constructive insight as that helps the Board make decisions.

Mr. Abrams stated the Board is telling everyone that they want to "control their checkbooks." He stated we now have the opportunity to shop and have competition, and the Board wants to take that away from them. Mr. Lewis stated under the Second Class Township Code the Board does have that ability in this instance, but the Board does not have it with regard to regulating other kinds of trucks such as UPS and FedEx or the utilities. Mr. Abrams stated the trash collection system is not broke, and he asked why the Board is trying to fix it.



Mr. Charlie Toret stated he has lived in the Township for 33 years. He stated he believes in competition; and if the Township goes with one single contractor, they will increase the price, and the Township will not have the control to get out of the Contract. He stated he also believes in small business in the community. He stated he has been with McCullough for 33 years, and he is happy with their service. He stated that while he is not saying anyone is doing this, statistics can be tilted anyway you want; and he asked that the Board not rely only on statistics and that they take into consideration peoples' feelings and finances.

Mr. Tony Dickson stated he has been a Township resident for almost 40 years. He thanked the Board and members of the Environmental Advisory Council as he knows that they are trying to do the right thing. He stated those present are here to help the Board come to a good decision. He stated it might have been better to have had this posted prior to the meeting even if they were not required to do so. He stated he does not understand how the system we have now could be so dramatically improved to the point where there would be fewer trucks and fewer collections since there is a certain amount of trash to be collected. He stated if the Board feels that there are problems with the existing trash haulers, they should tell the residents; and if there are real concerns, the trash haulers should be brought in to a public meeting to address the issues. He stated he is concerned about the right he currently has to choose in a limited area of competition of three haulers in the Township. He stated at the end of a 3-year Contract that might change where one or more of the existing haulers could be gone. He stated he feels a limited field and less competition is not the way to go. He stated that he can do more by calling a contractor who is not performing to his standards and fire them and pick another contractor who will do a better job and hopefully for a more reasonable price.

Mr. Dickson stated the Environmental Council did raise the question about yard waste, and something may be able to be done about that. He stated he would suggest talking to the existing haulers to ask if they have the ability and equipment to handle that as he agrees putting yard waste and leaves in the dump is not the best solution.

Mr. James Meade stated he is a Lower Makefield Township resident. He stated they indicated that there were currently 14 trucks, and they will still need that number of trucks to cover the same number of houses since the amount of trash is not going to go down. He stated he also does not feel "they should just pick on the waste trucks," since there are many other trucks in the Township. He stated he has 40 Amazon trucks in his neighborhood in one day, and he

feels they do more damage to the roads than the garbage trucks do. He stated he currently has a choice; and if he does not like the service, he would first have a conversation with them. He stated if this goes through the Township, he would have to go to the Township who would contact the hauler, and the Township would then have to contact him which is a lot of red tape to solve a problem that he could have done with a single conversation with the hauler. He stated currently he also has the ability to fire his hauler, and he can find someone else because there is competition. He stated competition means reduced prices because the three haulers are competing for business. Mr. Meade stated he would be in favor of looking into whether there is a way to look into the leaf and yard waste and use the haulers.

Mr. Bob Lang, Dawn Lane, stated he is a lifelong resident of the Township, and he has lived in four different properties in the Township. He stated he is very much in favor of having the freedom to do what he wants to do to run his economics, and this is important to him as a senior citizen. He stated he thinks a lot of seniors are present tonight, and they are the ones who are going to be hurt the most. He stated he does not want to pay any more to make up for a family with multiple children which will be combined in a Township rate that is averaged out. Mr. Lang stated competition is an important issue. He stated his mother-in-law lives in Middletown, and "it is a shame what is happening there." He stated he also knows a number of people who live in New Jersey using a number of different trash haulers in different Townships, and nothing works better than the service that we get in Lower Makefield by the different offerings from the different haulers so that we can get what we need for our individual needs. Mr. Lang stated he believes in less Government, not more, and a Township-combined hauler is just more Government and more red tape in order to get the service that you need; and he is not in favor of this.

Mr. Lang stated this issue seems to be very important. He stated Seniors make up about 10% of his neighborhood, and Seniors come out to vote; and he does not feel the Board should make this "such a hot issue that it becomes a political situation when Election time comes around." He stated there has been a lot of effort put into this, and he does not feel that the amount of time and effort that has been put into this by the EAC members present this evening as well as the time and effort put into the same issue fourteen years ago, would have saved any of the residents even \$50. He stated he feels if they put that amount of effort into considering the efficiency of what the Government is doing and its costs, we could save the Township taxpayers more money that way, and he would volunteer for that Committee.



Mr. David Klusick stated Mr. Lewis earlier referred to the e-mail which he sent. He stated he was present years ago when this issue was discussed, and he has not heard anything different this evening than was covered years ago. He stated according to the presentation and the comments, he understands that the study was requested by the Governing body, and he asked what changed that prompted that. He stated there has been no data provided on projected savings, emissions, energy, or the key themes that brought the Study to be aired again. He stated he has one pick-up per week, and he has no interest in subsidizing those that need to have more. He stated those people are free to do that and free to pay for that, but he does not need that. He stated having multiple purveyors lets him make that choice. He stated the Township does not have a good track record of managing private enterprises that the Township has gotten involved in including the Sewer situation. He stated the Golf Course "debacle is still hanging over our heads," and we are still paying millions. He thanked the Board and the Environmental Advisory Council for all the work that they did.

Mr. Charlie Halboth, Yardley-Morrisville Road, stated he has lived in the Township for 30 years. He stated the current situation with trash hauling is a multiple-service provider system, and the Board is trying to move to a one-provider system which means that there is a "single point of failure." He stated if they are doing a true risk analysis, there might be a low probability of a failure of that one provider, but the consequences would be "catastrophic." He stated whoever comes up for vote for election in the next cycle will not be re-elected. He stated he has been a consulting engineer for about 40 years, and part of that time he worked for bonding companies. He stated a bond is not a "safety blanket." He stated he does not believe that that Township has ever pulled a bond on a service provider because not many do it. He stated eventually they will come and "prove that it was your fault."

Mr. Grenier stated the reason that the bond matter was brought up is because it is part of the Second Class Township Code and has to be brought up legally whenever a Township is looking at contracting a trash hauler.

Ms. Diane Litwan, Reading Avenue, stated she has twice a week trash pick-up and pays extra for that since that is what they choose to do. She stated if they require everyone to go to once a week, the people who currently have twice a week that have bigger families or have the need for a twice a week pick-up would be limited to once a week. She stated if that day were to fall on a holiday, all of that trash would pile up, and it will sit there for another week. She stated it will look horrible at their house; and in the summer it would smell and get maggots and

rodents. She stated she does not want that at her house or in her neighborhood. She stated she wants the choice of having twice a week pick-up and making the decision as to who they want and who best fits into their budget. She asked the Board to allow them to maintain that choice for every house in Lower Makefield.

Mr. Albert Ace stated he has been a Township resident since 1983. He stated he gets one trash pick-up and one recycle pick-up per week and one bulk pick-up at a cost of \$91.50 per quarter or \$366 a year which is close to 14% less than what was shown this evening on the chart. He stated paying a trash bill quarterly rather than once a year is better in terms of cash flow. He thanked the Board for having the meeting, presenting the information, and letting the residents provide feedback.

Ms. Cheryl Hennessey, 1354 Yardley-Newtown Road, stated she has lived in the Township for 41 years. She asked what kind of restrictions there would be for yard waste. She stated those with a large yard with a lot of hedges and trees, have a lot of yard waste that would involve an “unimaginable number of bags.” She asked if everything will need to be tied up and how much will be allowed to be put out at any given time. She stated currently we can drop our yard waste at the Township which is a nice service since you never know when that is going to be needed.

Ms. Pam Ottenheimer stated she lives in Yardley Run and has been a Township resident for 36 years. She stated she tried to get information about the experience of those in other Townships in the area. She stated she found that Newtown went through this in 2023 and eventually they did not change. She stated one of their Supervisors was interested in the opinions of the Newtown residents, and he sent out a simple survey that was available to everyone. She stated the question was “are you against switching to a single provider or would you rather have a choice, or would you be in the maybe column if there were certain provisions added in;” and he stated 41% of the people wanted to keep the status quo, about 30% wanted one hauler, and about 29% had ideas to be added in. She stated he published a summary of all the opinions, and they are available on-line. Ms. Ottenheimer stated she looked at Facebook to see what Lower Makefield residents were saying, and of the 105 comments she read out of the 140 posted, 37 were against a single hauler, 10 were for a single hauler, and there 4 maybes with provisions added. She stated there were 34 who did not provide an opinion on the issue.



Ms. Mary Wunder stated she has lived in the Township for 30 years, and she is in favor of the Board saving them money. She stated she met with some people from Middletown Township, and she asked them about their trash service. She stated they have only been with Waste Management for 2 ½ months, and they stated one of the big changes they did not like is the 96 gallon can because it is very heavy and hard to bring it down when it is full of trash. She stated they are older, and they do not have the choice of having a 64 gallon can. She stated they also had work done on their house, and they are now not allowed to put out yard waste until April so it is on the side of their house. She stated they indicated it goes from April to October for yard waste. She stated they also complained about the bulk pick-up since it is only once a month and only one item. She stated someone in their neighborhood got two new chairs, and they were only able to put out one old chair a month.

Ms. Laurie Grey stated she is a resident of the Township. She thanked the EAC at the directive of the Supervisors for creating this proposal. She stated she is not in favor of a single trash hauler. She stated she is in favor of smaller Government with less Government control over her decisions as a resident. She stated she wants the freedom to choose who she wants to pay for trash service, what days she wants service, and what type of service she wants. She stated a monopoly will eventually result in higher prices and less service and healthy competition is good for all. She stated this decision will be a lasting decision for the Township long after the current Board are no longer Supervisors. She stated she does like Mr. Ross' suggestion of the option of opt-out, and she asked if it has to be the same for all. She also asked why this would not be a Referendum like the Open Space Referendum was on a ballot for voters versus a decision being made by the Board. Ms. Blundi stated it might be a Referendum, and at this point it is just a discussion.

Mr. Grenier stated this issue did come up a number of years ago; and a number of people had different requests, complaints, and ideas so it came back up. He stated this is just the first presentation. He stated it could be a Referendum. Mr. Kratzer stated they would have to confirm whether it could be a Referendum. He stated the Open Space issue involved Electoral Debt and that was required to be on the Ballot. He stated the Commonwealth produces a Referendum Handbook, and there is not Enabling Legislation that permits just any issue to be placed on Referendum but there are mechanisms to solicit feedback. Ms. Blundi stated there could be a Ballot question, and there are other ways. She stated no decision has been made; and she stated

she agrees with people who have stated that there was not enough data, and that is because this is just the first discussion and what has been brought up to be considered is all part of the process.

Mr. Marc Lynde stated he was born and raised in the Township, moved away, and then moved back in 2019. He stated when he moved back in 2019 and had to privately negotiate with an individual trash contractor that he had to select after reviewing the Township's Website, it was an "alien experience after living in more progressive towns and cities throughout the Country." He stated he raised this issue several years ago because he could not think of any reason why his neighborhood needed trash trucks every day of the week. He stated no one has talked about that. He stated there was a lot of talk this evening about the need for competition, and he would agree with that. He stated he also heard a lot of sentiment about McCullough. He stated he believes the thought is that if we go through with the Bidding process, there is no way that McCullough can win, they will "be squeezed out, and we all are going to be stuck with Waste Management which will subject us to their monopolist ways." He stated he believes there is another option, but it would involve changes to the Law. He stated he feels it is possible for us to favor McCullough, and he asked if the community would accept a single hauler if the single hauler was McCullough; and a number of people from the audience called out that they would not.

Mr. Rob Ottenheimer, Township resident, stated McCullough indicated that they did not have the Capital resources and would not spend the money to go after a Contract based on the resources necessary so he feels that they would take themselves out. He stated earlier there was a question as to who actually requested that the Board look into this, and he does not believe that there was an answer. He asked if there was a legal requirement that the Board had to open this up. He stated it was on the Website that the EAC indicated that they were requested to bring this issue back up. Mr. Lewis stated Mr. Ross served on Yardley Borough Council before moving to Lower Makefield, and he brought this up as something to consider. Mr. Ottenheimer stated if he were a Board member, he would not consider this further. Mr. Lewis stated just because some people are opposed does not mean that the Board should not consider an issue. He stated the Board has to consider issues that could be potential problems in the future. He stated the Board is listening to the comments being made.



Ms. Maryanne Lang, stated she has been a Township resident for 42 years. She stated she is opposed to going to a single trash server. She stated she does not feel having one server would benefit the residents. She stated the number of people commenting is based on past history with regard to decisions that have been made without input from the residents, particularly selling our Sewer which was a major decision that was made; and while the residents spoke up about that issue, they were not heard.

Ms. Lisa Tenney, 156 Pinnacle Circle, stated she was disappointed that there was not a lot of data especially environmentally speaking. She stated she looked up some emissions; and for the same distance a trash truck travels, 15 cars create the same amount of emissions. She stated there was also no data on how many cars travel on the roads in Lower Makefield. She stated there are also a lot of Amazon trucks, School buses, UPS, landscaping, and Township vehicles including Police. She stated a reduction in cars would be impactful to the environment. She stated for every 291 million vehicles on U. S. roads, the number of trash trucks is .15 million which is less than 1%. She stated while she appreciates the effort made to be environmentally friendly, it seems that the data presented does not support that. Ms. Tenney stated all of those who spoke before her have done an eloquent job of why it is not a good idea. She stated people in the Township do not feel heard, and that was also demonstrated.

Ms. Tenney stated there are other things that can be done that would have a greater impact on the environment such as planting trees and limiting development. She stated we now have many apartments, more housing, more cars, and more impervious surface. She stated people want to have expanded impervious surface on their property, and that always gets allowed. She asked what happened to the retro-fitting of the basins and the preservation of creeks and wetlands. Mr. Grenier stated the EAC is very concerned about all of the issues Ms. Tenney has brought up and has addressed those and continues to address those as best they can. He encouraged Ms. Tenney to listen to the discussion on the new Stormwater Management Ordinance that will be discussed later this evening which is touted as one of the most progressive in the State. Ms. Tenney stated that she appreciates that the EAC strives to do their best as not that many people care that much about the environment.

Mr. Brendan Peppard stated he has been a Lower Makefield resident for 15 years. He stated he previously lived in New Jersey, and the comments about the quality of the single-hauler service that he received in New Jersey are accurate. He stated it was impossible to get issues addressed in a timely

fashion; and when they moved to Lower Makefield, they were very pleased to discover that they could select their own trash hauler. He stated that service was good for a while; but when they wanted to reduce them to once a week, they switched to another hauler. He stated if the Township were to move to a single hauler in addition to the quality of the service and the cost of the service, he is very concerned with his ability to choose the level of service he gets which was heard from a number of people. He stated one individual has questioned the need for so many haulers, and the reason for that is because each household has a different need and they each know their service needs better than the Board. Mr. Peppard stated he would like to have a discussion with Mr. Ross since coming from Yardley, his experience with a single hauler may have been different from his. Mr. Ross asked that Mr. Peppard e-mail him at his address on the Township Website.

Mr. Anthony Scaringelli stated he is an attorney from Yardley Crest, and has lived here for three years. He thanked the Township Manager and Mr. Lewis for responding to the questions he had about tonight's meeting specifically about how much time each resident would have, and they did respond. He stated he also asked specifically for any plan or report that the EAC was going to present tonight: and while they touched on certain points of it, they not deliver the report. He stated it was indicated during the meeting that it is now available, but he feels the discussion would have been more informed if that report been sent out before the meeting. He stated he does not know if the Board was legally obligated to send out the report before the meeting; but even if they were not, he feels it would help with transparency.

Mr. Scaringelli stated he is against the concept of a single trash hauler and is in support of a taxpayer's right to choose. He stated despite any minimal carbon offsets that the EAC might be promising, making this change would be at the detriment of the affordability and level of service options available to the community currently. He stated it is known that a free market does the job infinitely better than a compulsory monopoly of a bureaucratic Government. He stated he moved from a place with only one trash hauler, and the company was not responsive to his inquiries or requests from the community because they knew that the community had no other choice. He stated they had no incentive to lower their prices, provide any level of customer service, or improve efficiencies because the Township decided to eliminate all competition. He stated he hopes this Board will not make this same mistake.



Ms. Beth Walls stated she is a resident. She stated she lived in Northampton Township where they had a single trash hauler which was incorporated in their taxes, and they never had an issue with that system. She stated if there was an issue, she would contact the company directly; and in the twenty years that she lived in Northampton Township, she made one phone call, and her issue was addressed immediately. She stated as a Township resident here for the last ten years, they started out with the company everyone is "rallying for," and that company was a problem for them. She stated when she called the Township to discuss the option of looking at a single hauler to service the Township, Mr. Majewski stated that was something that "was on the docket for a while;" and she is very pleased that they are considering this because she feels it makes a lot of sense especially with the fall and spring clean-up. She stated as far as the yard waste, she feels it is a waste of money to hire people privately to come around; and in the meantime there are a lot of leaves and other debris waiting to be picked up which she feels is dangerous and unsightly. She stated she appreciates all the work that everyone is doing.

Mr. Luke Butler stated he is a Township resident. He thanked the EAC for the work they did trying to do something good for the people of the Township, and he is sorry for the way they and their work were attacked by some of the people tonight. Mr. Butler stated there has been a lot of doubt expressed tonight about how much damage these trash trucks are causing on our roads, and that is a big issue because road maintenance expenditures now comprise 20% of our Township Real Estate Tax bill. He stated the Township engineer has indicated that even at that rate we are not keeping up with the maintenance needs we have. He stated he did some research about the impact of trash trucks on roads, and found a study from a city where a consultant concluded that the three and a half haulers they had accounted for 24.4% of the wear on their Residential roads, and that would drop down to 8% of total road wear with a single hauler. He stated Lower Makefield would probably have 2/3rds the truck visits, and he feels that trash trucks are causing about 15% to 16% of all of the road damage in the Township, which on a 30-year road is about 5 years of wear so that would drop down to about 2 to 3 years of wear with a single hauler. He stated he would like see more research done with regard to the opt-in option and would be in favor of the issue being on a Referendum or Ballot Question which would be the best way for the community to have a say.

Mr. Grenier thanked all those who participated in the discussion tonight and the volunteers for all of their work.

Ms. Blundi thanked the EAC and apologized for the personal attacks. She thanked them for their expertise and for helping build a dialogue with the community.

Mr. Bray stated the EAC made some recommendations tonight; but based on what they have learned, they are willing to make other recommendations as well. He stated we have to get trash trucks off the streets; and while there are monetary benefits to that, there are also incredible environmental benefits. He stated the EAC believes that a healthy environment allows all life forms to flourish and thrive. He stated they hope this dialogue will continue which will benefit all in the Township.

#### GOLF

##### Makefield Highlands Bar Renovation Project

Mr. Mike Attara and Mr. Kevin Beirne from Spirit Golf were present. Mr. Attara stated Mr. Beirne was present at the Board's last meeting, and Mr. Attara would like to answer questions the Board had and clarify some issues the Board had with the process. Mr. Attara stated this was presented as a Capital project in 2023; and at that time a proposal was made that the Capital project be split between the end of 2024 and into the early season of 2025. He stated they met with Mr. Kratzer and Mr. Luber about the Capital proposal; and when Mr. Luber made his presentation on the Capital, this project was in the Budget at that time. Mr. Attara stated it was done in this way for the purpose of expediting the work in the off season so that half the money could be spent through the winter months of 2024 and finish in January/February 2025. Mr. Attara stated they had some discussion at the Golf Committee level.

Mr. Attara stated the topic of the Board of Health issue came up at the last meeting. He stated Mr. Kratzer did receive a call from the Board of Health to verify what they were saying regarding the need to get the repairs done; and Mr. Kratzer agreed. Mr. Attara stated it was not in the Minutes of the Board of Health because they did not write it up, and they were working on the assumption that we were moving toward renovation and that the issue would be resolved.

Mr. Attara stated when they went through the process of the 2025 Budget, they had the full Budget in for 2025 which was approved and that triggered them to start the work flow for getting the project done. He stated there were some concept drawings and they had some discussions early on which



he believes was when they had the Yardley Borough and Township meeting at the Golf Course which was about one year ago. He stated from that concept drawing and the discussions, they worked on an ROI. He apologized that the process seems like it was not given to the Board; however, there was no intent to circumvent the Board.

Mr. Attara stated they have designed many bars, club houses, golf courses, and construction projects at Makefield Highlands and other facilities. He stated the process is that he reaches out to the Township Manager and sets up a meeting. He stated they discussed the final bar renovation that they were proposing which was based on the Budget and what was able to be done in that space. He stated they did look at other design options, and what they are proposing is what they believe is the best option both for ROI and maintaining the banquet and a la carte business that we have. He stated some of the other options would have eliminated the ability to fully use the room.

Mr. Grenier asked for information on the timeline of the process. Mr. Attara stated the concept was out about a year ago. He stated the challenge is they have to price equipment and that means that you have to have a specific design, and they also had to give the design to the Board of Health for them to approve first. Mr. Grenier asked if the design and design alternatives were presented to the Golf Committee to get input. Mr. Attara stated the concept drawings were present to them early on, but not the design currently being shown. He stated he has worked in the Township for many years, and there have been a lot of discussions about Capital projects. He stated it has always been his practice to work with the Township Manager first to make sure they think they could go to the Board with to get approval. He stated they do not always go to the Golf Committee with a Capital item although they discuss the projects and get it in the Budget. Mr. Grenier stated while they do not necessarily have to go to the Golf Committee for these types of things, the Gold Committee does advise the Board of Supervisors.

Mr. Grenier stated his main concern is that the Golf Course, the buildings, etc. are Township assets and the Township is responsible for them. He stated they heard that the bar was torn down and there was a design that the Board had not vetted, and there were questions about who was going to do the work. He stated since the last meeting they did get clarification on who is doing the work. He stated for future projects, they must come before the Board much sooner for input; and Mr. Attara stated he understands. Mr. Grenier stated the Board knows that if the work does not get done now, it is going to have a very negative impact on Revenue at the Golf Course and canceled events could put us in litigation.

He stated this is true for any work that is being done at the Township well before it gets to the point where something has to be executed. Mr. Attara stated they have done many projects together over the years, and they never had this situation before; and it was not something he intended to do. He stated he shared this with Mr. Kratzer, and he thought he had approval to proceed once he had the Board of Health approval and he misunderstood the situation.

Mr. Attara stated they did provide an overlay which helps explain the reasons why this concept is a good concept. He stated it will help having two stations on the corners for the speed rails for each bartender. He stated the existing bar is a dead-end bar, is an odd shape, and is very narrow so only one or two people can be back there; and this plan was the best way to improve the operation where there can be flow behind the bartenders and the servers are not in the bartenders way if they are running food, etc. Mr. Attara showed some of the drawings for other concepts they looked at.

Mr. Attara stated there was confusion about the individual who did the design and who is going to do the work. Mr. Attara stated Mr. John Goeke has been an employee of Spirit Golf for 20 years, and he has worked with Mr. Goeke for almost 30 years. He stated Mr. Goeke also has his own company where he does consulting work in the hospitality area. He stated every job they have done at Makefield Highlands or at other facilities, they have done with him and some of the other employees as labor. He stated Mr. Goeke was part of the kitchen, the silo bar, and the bathrooms. He stated they have done it this way with labor the same way that they do the bunkers. He stated they are very good at building bunkers, bars, etc. He stated he and Mr. Goeke have done many projects over 30 years for multiple golf course owners and facilities.

Mr. Grenier asked if there are any licensing requirements that we have for anyone doing construction projects on Township property. Mr. Kratzer stated there is nothing specifically related to general contracting work, and none of the work being shown that Mr. Goeke is going to be involved in is structural; and Mr. Attara agreed. Mr. Kratzer stated there are plumbing and electrical components to the project, and they are bringing in licensed contractors to perform that work. He stated all of the work will ultimately be Permitted through the typical Township process. Mr. Grenier asked if the licensed electricians and plumbers are Spirit employees, and Mr. Attara stated they are outside contractors. Mr. Kratzer stated the dollar threshold associated with that work is well below the Bidding thresholds.



Mr. Attara showed a slide of the updated drawing which helps clarify the improved flow. He stated he knows that there was a question about the right side where the door is, and there is almost 3' between the door and the side bar. He stated there is one spot for handicap accessible, and they showed where the additional tables and bar seats would be. He stated he knows that there was discussion about TVs, and he noted the documents that they used in the process. He stated 90" and 5 degrees is the standard for how you set up a TV on a bar, and that is exactly where we have them.

Mr. Attara stated they have two events scheduled for April 4. He stated some of the upcoming events are smaller, and the largest one will be on April 26 which may or may not be outdoors depending on the weather.

Mr. Lewis moved and Mr. McCartney seconded to approve the Makefield Highlands Bar Renovation Project.

Mr. James Meade stated he is a Lower Makefield resident, and asked for the timeline for the work being completed, and Mr. Attara stated it should take about seven weeks from now. Mr. Meade asked how many of the scheduled outings will be impacted, and Mr. Attara stated it should not be an issue because the tent will go up on April 15. Mr. Kratzer stated a temporary bar facility has been set up. Mr. Kratzer stated there were fifteen tables at one point tonight, and they were all being serviced out of the temporary bar.

Motion carried with Mr. Grenier opposed.

#### MANAGER'S REPORT

##### Approve Authorizing the Advertisement of an Ordinance to Amend the Township's Stormwater Management Ordinance

Mr. Kratzer stated the Township has been working with HRG as a consulting engineer to update and modernize the Township's Stormwater Management Ordinance.

Ms. Blundi moved and Mr. Ross seconded to authorize the advertisement of an Ordinance to amend the Township's Stormwater Management Ordinance.

Mr. Kratzer stated Mr. Robinson is available if there are any questions.

Mr. Grenier stated as part of the process there was a presentation by HRG, and since that time the both the EAC and the Planning Commission reviewed this, and they both recommended moving forward.

Mr. Lewis noted Section 302 which has a series of exemptions, and he asked Mr. Robinson to discuss this further. Mr. Robinson stated zero to 1,000 square feet of new impervious area, in accordance with the local Act 167 Plan, volume controls will still be required; however, the submission of a Stormwater Report, Stormwater Plan, and rate controls are exempt. He stated if you install between 1,001 to 5,000 square feet of impervious area, you are required to submit a Minor Stormwater Management Permit which includes volume controls and also the submission of a Stormwater Management Plan or, as seen in one of the Appendices, the Small Site Design Worksheet which residents themselves can complete. He stated greater than 5,000 square feet of impervious area requires a Major Stormwater Management Permit which requires the full volume and rate controls along with the Stormwater Management Plan and Report. Mr. Lewis thanked Mr. Robinson for his work.

Mr. Kratzer stated with regard to the discussion about exemptions, some of this is dictated by County-based 167 Planning. He stated initially there was a look at the potential of zero to 1,000 being entirely exempt on a cumulative basis, but that was not permissible based on the County Act 167 Plan; and Mr. Robinson agreed.

Mr. Grenier thanked Mr. Robinson and his team for their excellent work. He also thanked the members of the Stormwater Management Ordinance Sub-Committee, the Board of Supervisors, the EAC, and the Planning Commission for their work during this process.

Motion carried unanimously.

#### SOLICITOR'S REPORT

Ms. Carlton stated the Board met in Executive Session prior to the meeting to discuss issues relating to employment, Real Estate, and litigation.

Ms. Carlton stated the Stormwater Management Ordinance will be properly advertised. She stated her office is also working on many projects including Patterson Farm and the Historic Demolition Ordinance.



APPOINTMENTS/REAPPOINTMENTS TO BOARDS AND COMMISSIONS

Mr. Grenier stated interviews will be scheduled for several vacancies on Boards and Commissions.

ADDITIONAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Mr. James Meade stated he is a Township resident. He stated he understands that Lindenhurst Road is going to be re-paved, and he asked if it is going to be a “grind and re-pave or do we not know what they are going to do.” He also asked the timing. Mr. McCartney stated Mr. Fuller has indicated that it is going to be milled and re-paved.

There being no further business, the meeting was adjourned at 12:00 a.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'James McCartney', with a long, sweeping horizontal line extending to the right.

James McCartney, Secretary

