

TOWNSHIP OF LOWER MAKEFIELD
BOARD OF SUPERVISORS
JUNE 4, 2025

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on June 4, 2025. Mr. Grenier called the meeting to order at 8:08 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: Maureen Burke-Carlton, Township Solicitor

Absent: David W. Kratzer, Jr., Township Manager

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 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 Lower Makefield Township Board of Supervisors recognizes and proclaims the month of June as Pride Month in Lower Makefield Township and encourages the community to recognize and celebrate the contributions of the LGBTQ+ community to Lower Makefield Township. Included in the recognition, the Township flies the Pride flag at the Municipal Building every June. Mr. Grenier stated he has invited the Human Relations Commission to give a presentation at one of the Board's upcoming meetings as they are directly tied to this, and we appreciate their help.

Mr. Grenier stated the Kiwanis Club Washington Crossing-Yardley is a non-profit organization that raises monies to support underserved children in our community. Due to the success of the organization's fundraising efforts, the Kiwanis Club Washington Crossing-Yardley is now looking to sponsor new projects with local 501(C) nonprofit organizations. Local organizations

looking for additional funding can learn more about the Application process on their Website <https://washingtoncrossingyardleykiwanis.org/funding-application-process>.

PUBLIC COMMENT

Dr. Helen Heinz stated she is a member of the Historical Commission which is very active. She stated it is important for the Board of Supervisors to stay in contact with the Historical Commission as America 250 is upcoming. Dr. Heinz stated there are a lot of buildings for sale in Lower Makefield including the Octagonal school house. She stated it sold last time for “699 and now it is down to 299.” She stated the Title is the issue, and there is a “strange Sam Snipes legal thing that it wants it to be a park for children.” She stated she hopes someone can figure out this problem and get it condemned so it can be built.

Dr. Heinz stated the Presbyterian Church and manse are for sale for \$1 million. She stated the building is almost 150 years old and it has a gathering space, modern bathroom and kitchen, and parking available adjacent to it. She stated it is located in Edgewood Village.

Dr. Heinz stated she was doing road surveys for Lower Makefield for 1776 and found out which roads were public roads and which roads were private roads as Washington came across on Ferry Road in late November with troops. She stated she determined that they must have walked up Pennsylvania Avenue down Morrisville-Yardley Road into the farm that was owned by Thomas Yardley and Joshua Anderson, which is Macclesfield Park. She stated she has had discussions with Ms. Tierney, and they have planned possibly a re-enactment for November/December and have them march out as they would have on December 13th to Washington Crossing. She asked that the Board be involved with them on this.

BOWMA PRESENTATION AND APPROVAL OF PROPOSAL FOR 2025-2026 HUNTING SEASON

Mr. Jim Kovalcik representing BOWMA was present to present their proposal for the 2025-2026 hunting season. He stated they have been involved with the Township since 2009 and had some very successful years with the cull program. He stated their program is at no cost to the Township, and they

purchase their own Licenses and insurances which are made available to the Township. He stated they vet all of their hunters, and they have to prove that they can shoot properly, they are interviewed, and they make sure that they can climb a tree stand with the proper gear. He stated there have been no incidences since 2009. All hunters must be Certified with Hunter/Trapper ed, and they also take bow hunter ed which goes over the specific skills of bow hunting. He stated the Township is provided with all of the credentials. Hunters are provided numbers by the Township which they keep with them, and they put a blue tag on their dashboard when they are at a hunt site.

Mr. Kovalcik stated last year they harvested 86 total deer. He stated part of the reason their numbers have been lower is because the Game Commission limited the number of tags that they could have. At one point they had 14 tags per hunter, and this went down to 6 per hunter. He has heard that this year it will be increased which should be reflected in the number culled. He stated they shot 39 deer in Upper Makefield, harvested 43 in Lower Makefield, and 4 in Newtown. Mr. Kovalcik stated 27 deer were donated to Hunters Sharing the Harvest which produced 1,026 pounds of meat which created approximately 4,101 meals for local food banks. He stated they also gave a deer to four families in need. Mr. Kovalcik stated none of this would be possible without the support of the Township.

Mr. Lewis stated he is a big supporter of the work BOWMA does and very appreciative of the work that they do. He asked if there is anything the Township can do to help them get extra tags. Mr. Kovalcik stated if there is a property which is over 50 acres, they could use red tags if it is a farmable property. He stated they are doing that on the Leedom tract working with Farmland Preservation. He stated this also gives them an extended season when they can hunt. Mr. Lewis asked about Sunday hunting. Mr. Kovalcik stated their proposal shows that there are two legal hunting days on Sundays, and those are on their schedule.

Mr. Grenier stated in the proposal there is a list of parcels, and he assumes the Lindenhurst one which is crossed out is the one that was not hunted last year, and that will be the case as well this year; and Mr. Kovalcik agreed.

Ms. Blundi asked if the red tags only work for the Leedom Tract, and Ms. Kovalcik stated red tags are for a particular parcel of land. He stated Mr. Steadman runs several of Sam Stewart's properties, and the only one they are using is Leedom. He stated they hunt Leedom during the winter as well.

Mr. Kovalcik stated a number of years ago Mr. Grenier had asked about trying to get numbers from the Pennsylvania Game Commission; and did answer his request in an e-mail. He stated they only do numbers for all of Bucks County, and he could not get numbers just for Lower Makefield.

Mr. Lewis moved, Mr. McCartney seconded, and it was unanimously carried to approve the Deer Management Program from Big Oak White Tail Management Association for 2025/2026.

APPROVAL OF CONSENT AGENDA ITEMS

Mr. Lewis moved, Ms. Blundi seconded and it was unanimously carried to approve the following Consent Agenda Items:

Approved the Minutes for the May 21, 2025 meeting
Approved the Warrant List dated June 4, 2025 in the amount
of \$278,905.50 (as attached to the Minutes)
Approved authorizing the Chair and Secretary to execute the
Retainer Agreement with Herbert, Rowland & Grubic (HRG)
for Engineering Consulting Services

ENGINEER'S REPORT AND INTRODUCTION OF NEW TOWNSHIP ENGINEER

Mr. Grenier stated the Board received the Engineer's Report in their packet. Ms. Juni Alam was present and stated HRG is excited to be the Township engineer. She stated she will be their representative and is looking forward to serving the community.

MANAGER'S REPORT

Tabling Discussion on Potential Pilot Program Agreement with Rep'd (a video engagement platform) for a 3-Month Period at a Total Cost of \$6,000

Mr. Lewis moved, Ms. Blundi seconded and it was unanimously carried to Table discussion on potential Pilot Program Agreement with Rep'd to the next meeting.

Discussion Re: Township IT Infrastructure – Approve Phases 1 and 2 of Proposal from ASK Technologies, Inc. for Virtual Desktop Infrastructure (VDI) Replacement

Mr. Fuller was present with Mr. Jose Maldonado from ASK Technologies. Mr. Fuller stated ASK is our current IT MSP provider and provides the vCOI role. He stated the Township is currently in a virtual desktop environment/VDI, and this system is taxed beyond its capabilities and its useful life, and needs significant investment.

Mr. Fuller stated ASK Technologies has developed a multi-phased plan to alleviate a lot of the taxation on the system and future major expenses to keep the VDI environment running. He stated they have it broken up into a three-phase process with Steps 1 and 2 dealing with getting Police off the VDI and Administration off of the VDI environment. Phase 3, which would hopefully be budgeted for 2026, would be server replacements.

Mr. Moldonado stated he is currently playing the vCOI role for LMT. He stated a lot of planning and consideration went into the proposal as to how to effectively approach the current environment which is out of scope, at its end of life, and out of warranty. He stated using their knowledge and consulting on how to best approach from a technical and cost perspective, they received a quote from Dell on what it would cost to renew the maintenance on the current environment; and that was close to \$80,000 and was one of the documents submitted. He stated that was just for a one-year renewal of the existing environment which does not buy any improvements.

Mr. Moldonado stated Phase 1 addresses the Police Department which is the most effected right now with the current state that the environment is in. He stated Phase 2 would be the rest of the Administration. He stated this will remove the stress load on the current server environment to mitigate some of the risk and give room to Budget/Plan on next steps for Phase 3. He stated Phase 3 was strategically planned to include the ability for LMT to go Cloud, removing VMware Licensing so that you go to a more Hyper-V or Microsoft-based Licensing that gets the Township closer to be able to go hybrid and plan for going Cloud; and that is part of their goal. He stated they want to get as much infrastructure that they can in the Cloud although, they do not want a single point of failure. He stated it makes sense for the Administration side but not the Police Department side; and they would not want the Police Department to go completely Cloud based since if there was an Internet outage, they would be completely in the dark. He stated they feel that a more hybrid approach would be better.

Mr. Fuller stated the current environment is a three-node system; and it is supposed to be redundant so that if a node goes down, resources should re-allocate to the other nodes. He stated unfortunately a node went down about a month ago. He stated each node was running at 95% capacity, and when one goes down that is running at 95% there is no other resources in the nodes. He stated about ten users, including himself, did not have computer access. Mr. Fuller stated the VDI environment was taking up so much of the server space and the allocated resources, that we needed to come up with a new idea. He stated the Township could renew the VDI environment which would be a \$300,000 investment; and ASK ran through a number of different scenarios to see what would be best for the Township.

Mr. Lewis moved and Ms. Blundi seconded to approve Phases 1 and 2 of the proposal.

Mr. Lewis stated the 12 laptops in the Patrol vehicles will get re-imaged, and they are not VDI-dependent; and Mr. Fuller agreed. Mr. Fuller stated he believes that there are 15, and there are about 7 or 8 Toughbooks that are within two years old, and they will be re-imaged to do a traditional VPN connection. Mr. Lewis asked how many of the non-Police staff members will get laptops instead of the mini-PC form factor, and it was noted that it will probably be 6 to 8 on the managerial/job-specific level.

Mr. Lewis stated with regard to the Dell Pro Micro desktop QCM1250 when configured as in the proposal, the Dell Website is a little cheaper \$789 versus \$895; and he asked the reason for that. Mr. Fuller stated he did check that, and the price that Mr. Lewis ran was on a 256 SSD, and we are 512. He added working with ASK and Government Contracts, we are having three years of pro support through Dell; and if a device goes down, they have to have it up within 24 hours. Mr. Lewis asked if this will be ready for Windows 12, and Mr. Maldonado agreed.

Mr. Lewis asked with regard to Phase 3 of the project if they priced out the Window server on Azure that is totally cloud based with no on-prem just for comparison costing. Mr. Fuller stated the Police CODY software, which is their data base, needs to be on-prem for accessing the data. He stated if photo and video documentation was Cloud based it would be a user lack of experience because we would be dependent on Internet connection. He stated this would also be true for drawings and Plans. He stated if we put everything on the Cloud, we would be dependent on the Internet connection for every user. Mr. Fuller stated as Mr. Maldonado explained we are almost doing a hybrid

approach having on-prem, and the on-prem is still working up to the Cloud so that if something does go down, we still have the Cloud back-up to switch over to. Mr. Maldonado stated they also want to leverage what the Township is currently spending on Licensing. He stated a lot of the 365 Licensing that LMT is currently spending has the ability to move certain things to the Cloud utilizing SharePoint, Azure, and Active Directory; and that is all something that the Township already has and is paying for. Instead of additional costs and pricing out servers in the Cloud, their first approach is to utilize the Licensing that the Township currently has.

Motion carried unanimously.

Approve Authorizing Acceptance of the Proposal from Class 1 Bus Co. Inc. at a Total Cost of \$19,650 for Summer Camp Bus Transportation (budgeted expense paid from the Parks & Recreation Operating Fund)

Ms. Blundi moved and Mr. Ross seconded to approve authorizing acceptance of the proposal from Class 1 Bus Co. Inc. at a total cost of \$19,650 for Summer Camp Bus Transportation.

Mr. Grenier stated he assumes that it comes with all insurances and Waivers needed.

Motion carried unanimously.

PUBLIC WORKS

Makefield Highlands Golf Course Capital Improvements

Mr. Mike Attara, and Mr. Kevin Beirne were present. Mr. Attara stated with regard to the pond liners that have been discussed for years, Mr. Fuller was able to use COSTARS to get an idea of costs; and this information was provided to the Board. He stated the numbers shown were for both ponds; however, they would focus on irrigation which is Lagoon 1. He stated they need to take into consideration the proposal is not just the pond liner, it is also for dredging as well. He stated in the past this would not have to be done, but now there is many years' worth of silt built up.

Mr. Fuller stated something needs to be done, and this shows the investment needed to do the lagoons. He stated there would be some minor engineering costs for E & S and NPDES Permits that the Township engineer would need to do. Mr. Fuller stated an unknown is the sludge removal. He stated Blooming Glen went out and did soundings; and they are fairly confident in the cubic yards of sludge removal. He stated they would keep it on site and hopefully use it in the future for the driving range, etc. He stated by doing that there would be significant cost savings versus off-site disposal.

Mr. Grenier asked if it was tested to make sure that they can use it on site; and Mr. Fuller stated that is another issue, and right now it is identified as regulated fill, and it has not been tested so that is another unknown. Mr. Grenier stated it would be mostly fertilizers and herbicides which could test positive, and Mr. Fuller agreed. Mr. Fuller stated it would be easier to stay on site as opposed to export it as clean fill.

Mr. Grenier stated at this point the estimate for Lagoon 1 is \$1.5 million and a little over \$900,000 for Lagoon 2. Mr. Fuller stated it would be their recommendation to proceed just with Lagoon 1 since that takes on all in-bound domestic water and all on-site well water. He stated the irrigation pumps suck from Lagoon 1. He stated anything that is Lagoon 2 is captured rainwater, groundwater, etc. He stated any water that comes into Lagoon 2 is pumped into Lagoon 1 for suction reasons. He stated he feels proceeding with Lagoon 1 would be the better investment. Mr. Attara stated the key is to focus on the Lagoon from which they are drawing the water each day. Ms. Blundi asked if that is the lagoon along the entranceway, and Mr. Fuller agreed.

Mr. Grenier stated the total could be \$2.4 million and even more if we have to dispose off site. He stated this will continue to happen over the years because lagoons have to be dredged and have their liners repaired at certain intervals. He asked if they have looked at alternative designs such as re-locating ponds which would have other benefits such as stormwater management since there is a lot of flooding in that area. Mr. Grenier stated he has done some golf course design, and they did wet detention ponds using the stormwater as gray water for irrigation putting the ponds at the right location in the landscape. He stated he also uses a lot of wetlands for stormwater management as it has a lot of benefits outside of just stormwater management.

Mr. Grenier stated he would like to look at “reimagining” not only the lagoons, but also the lay-out, tree planting, and other features since if they do stormwater management/floodplain management, there is other funding available.

Mr. Attara stated there are Grants for this. Mr. Grenier stated there was \$8 million that was coming to the Township recently for stormwater management and flooding that has dried up right now although they are hoping that will come back. Mr. Grenier stated as they go through this process, he would look for something that is more sustainable from both an environmental perspective and an economical perspective.

Mr. Attara stated he can reach out to Rick Jacobson, who designed the Golf Course, and see if there were other options that he was looking at during the original design process. Mr. Grenier stated the new Township engineer is very good at stormwater and floodplain mitigation. Mr. Fuller stated HRG would need to be involved, and there would be some associated costs. He stated he feels it would be a significant project investment if there were to be a whole re-alignment. Mr. Grenier stated it would be a cost-benefit analysis long term to see if we could have a better golf course moving forward. Mr. Grenier stated there are hills so they could use gravity, and they could use natural contours to their advantage as well as plant some trees where they can. He stated it would not be wholesale design changes. Mr. Attara stated they can look into that.

Ms. Blundi stated while she likes the idea of taking a holistic look at the Course to see what improvements can be made, the first lagoon needs to be done this year as it is long overdue. She stated a significant amount of money was spent on water last year. Mr. Fuller stated there is a limited timeframe in order to get the lagoon done since it is needed any time the sprinklers are on. Mr. Attara stated they stopped watering late October/November last year, and they need to start watering again in April. Mr. Fuller stated there is a very small window when it can be taken out of service unless they build a new lagoon elsewhere and keep the one in service. Mr. Attara stated normally this work would be done late October through the winter to have it ready for the spring. Ms. Blundi stated she knows there is a lot of lead time in order to move forward, and she asked everyone to be mindful of that.

Mr. McCartney asked how much was spent on bringing water in last year; and Mr. Attara stated the total for water was \$50,000 and the Sewer charges were \$106,000. Mr. McCartney asked if we got the meter; and Mr. Fuller stated Aqua will not meter that service. Mr. Fuller stated the next item to consider is how to fix that. Mr. McCartney asked if they did Debt Service for a \$1.5 million project would it exceed \$156,000 a year. Mr. Attara stated when they discussed last year taking out some Debt to tackle some of these

projects, \$1.5 million for a 20-year return was \$130,000 annually. He stated a 15 year Bond would be \$150,000 annually, and Mr. McCartney stated that is what we are paying now to bring water in.

Mr. Lewis asked the useful life, and Mr. Fuller stated the liner proposed would be "20 to 25." He stated they are covering the top with rip rap to protect it from UV, and the existing one was not, so it was fully exposed to UV which is the worst thing for plastic liners.

Mr. McCartney asked how long it has been failing; and Mr. Attara stated they have seen a lot of challenges with it over the last ten years, and it has continued to get worse. Mr. Fuller stated the Township Bid the replacement out in 2014 as it was known to be defective and needed replacement at that time. Mr. McCartney stated we have an asset, and we need to learn from what has happened with the Pool with projects being delayed, and he would like to see this project done sooner than later.

Mr. Grenier stated he has never understood why the lagoons at the Golf Course were located at the high point in rock, and he feels it was poorly designed and located. He stated there might be a way to put features in the low spots and then transition later or augment. Mr. Attara stated there is an existing water feature on Hole 15 which is in the lower section of the property, and it would make sense to look at that from an engineering perspective. Mr. McCartney asked if it is lined, and it was noted that it is not. Mr. Grenier stated he is concerned about spending \$1.5 million on something that is built in rock at the top of a hill. Mr. Attara stated part of the failure was because it was built in rock. Mr. McCartney asked that they speak to the architect to find out why it was built in this way. Mr. Fuller stated they can do that and come back with some ideas at the next Board meeting. Mr. Grenier stated adding some more small water features could be done. He stated they could also add more trees since they have to irrigate more when there is no shade and the grass keeps getting warmer. Mr. Attara stated he does not feel trees are the answer for a golf course. Mr. Grenier stated he feels trees are "absolutely the answer."

Mr. Grenier stated when they do the RFP, they will look at other Golf Course management companies to see if they have other ideas doing more natural design and look to put in more trees since they are needed. He stated golf courses are "terrible for stormwater management and water quality because they are full of stuff that runs off as impervious surface." He stated when it is managed like this, it is not good for our streams and is a big part of why we

have flooding downstream and needs to be addressed. Mr. Attara stated turf grass is a filter; however, Mr. Grenier stated it is not a very good one, and it has a “terrible Curve Number from an engineering perspective,” and there are fertilizers and herbicides. He stated “golf courses are essentially parking lots when you look at stormwater management design.” He stated golf courses “are not open space and they are not providing habitat,” and they are not providing any real stormwater benefit unless they have stormwater features that work, but the lagoons do not do the work. He stated while he knows that golfers like to play this Course, he feels it has “always been a terrible design.”

Mr. McCartney stated he does not feel we should re-design the Golf Course which would be a giant undertaking. Mr. Grenier stated it would not necessarily be a giant undertaking. He stated it was “designed poorly.” Mr. McCartney stated it is the best public golf course in Bucks County by most accounts. He stated it may have been designed poorly from an engineering or drainage standpoint, but it was not designed poorly from a golf standpoint; and that is the purpose of it, and not everything in the Township has to be “100% stormwater management ready.” He stated there are things that can just be for other uses; however, Mr. Grenier stated that is not the case at all since there are many acres here where it is all running off. He stated we own the Golf Course; and as part of State regulations such as MS4 and Pollution Prevention Plans, we are mandated to manage run-off from this Golf Course which is going directly into streams and the Delaware River.

Mr. McCartney asked how it got approved where they knew that there would be a golf course at the top of a hill that would drain downhill toward the Delaware River. Mr. Grenier stated the rules were different 25 years ago. Mr. McCartney stated they are grandfathered in, and he asked how we could change how this was designed. He stated that we are not re-designing all of the neighborhoods that were designed years ago; and Mr. Grenier stated it would be a retrofit, adding that golf courses are re-designed all of the time. He stated he is not saying we have to “whole re-do it, but he feels it was very poorly designed, and it is not functioning the way a new golf course would.” He stated there may be opportunities to fix it so that we are not paying \$2 million every few years to fix a lagoon that has always failed. He stated he is looking at sustainability from a stormwater management perspective as well as a Budget perspective. He stated he wants to see if there are ways to make improvements so that we do not have to spend \$2 million over a certain number of years.

Mr. McCartney asked if there is a way to use the water from the natural feature by Hole 15 to irrigate the holes in that area. Mr. Attara stated there would be challenges to that because of the piping. He stated another item they want to discuss is irrigation; and if they are going to move the water source, they would have to re-route the irrigation. Mr. McCartney asked if we are due for a new irrigation system, and Mr. Attara stated they are getting to the 30-year mark, and they wanted to discuss everything so that the Board understands that there are other expenses that are coming in the future.

Mr. Grenier stated since a lot of money needs to be spent, this is an opportunity to do things a little bit better. Mr. Attara stated it is always worth looking into all of the options.

Mr. Fuller stated they would like to bring the dedicated irrigation water line to the Board next time for action. He stated that would resolve the deduct meter issue; and for a total cost of \$165,000 we would tie into a new dedicated 4" water line into the property that would be strictly to fill the irrigation pond, and it would therefore not be tied to the Sewer bill. He noted the quotes received that were in the packet, and the Township would be responsible to install a meter pit and all of the lineage on the property. He stated we would have to pay American Water to tap and tie in, and we would owe American Water approximately \$15,000. He stated our cost to install a 4" water line would be about \$149,000. He stated for an investment of \$165,000, we would not have a Sewer bill for irrigation purposes. Mr. McCartney stated after about a year and a half, we would be recouping all of the costs, and Mr. Fuller agreed.

Mr. Grenier stated this would have to be on a future Agenda. He asked if this was included in the Budget this year. Mr. Fuller stated none of the Makefield Highlands Golf improvements were budgeted items, and the direction was to bring the Capital improvements to the Board of Supervisors, and then seek funding sources. Mr. Fuller stated we are at the point where we need to make investments.

Mr. Fuller stated with regard to the irrigation system that Mr. Attara referred to, in 2020 it cost Northampton County Club \$3.5 million to re-do their irrigation system; and we are due.

Mr. Grenier asked if there is a value on the Golf Course since they are talking about millions of dollars to fix a "handful of things." Mr. Attara stated he feels the value is probably about \$25 million.

Mr. Fuller stated with regard to the irrigation system this could be considered with the irrigation pond project, and they may be able to do ponds elsewhere since we need irrigation system upgrades in the next two to three years.

Mr. Attara stated with regard to the Remo Workspaces, Remo gave a presentation at the Pennsylvania Golf Course owners meeting. He showed pictures of the modular buildings that they are putting up with wood structure on one side and tempered glass around the outside so it is reflecting the golf course and the natural beauty of the property. He stated they are used primarily for office space that they are renting out. He stated they drop the buildings in place, bring in the electric, and they pay all of the expense so there is no cost to the Township; and then we profit share on the rents. Pictures of the internal space options were shown.

Mr. Attara stated a piece that is missing at the Golf Course when using the tent for banquets is a bridal suite; and they could convert one of the models into a bridal suite for use on Friday, Saturday, and Sunday and it could still be rented during the week for parties or other uses. He stated this would alleviate one of the issues we have when trying to book weddings so it would add value to the property without costing any money. He stated they were thinking of three potential office spaces around Hole 18, and the Bridal Suite would be by the tent.

Mr. Grenier asked the dimensions, and Mr. Attara stated they are 10 by 10 and 10 by 20. Mr. Grenier asked if they have to be on concrete, and Mr. Attara stated they do not.

Mr. McCartney asked what they look for in terms of longevity of a Contract; and Mr. Attara stated he can send a sample of the Contract that was provided, and he believes it was a 5 to 7-year timeframe. Mr. McCartney asked how many weddings they feel they are losing due to not having a bridal suite; and Mr. Attara stated it is the one thing that brides have indicated was a concern, and he feels having a bridal suite will result in more bookings.

Ms. Blundi asked where the bridal suite building would go, and Mr. Attara stated it will be right behind the tent where there is a stone pad. Ms. Blundi asked the size, and Mr. Attara stated it would be 10 by 20. Mr. Attara stated the initial proposal would be to do one bridal suite and three others that would be along Hole 18, but they could find other places. He stated the company would like to do more, and they handle all the bookings and

deliverables. Mr. Grenier asked if they have potable water and bathrooms; and Mr. Attara stated they do not, and they would use the Golf Course facilities including food and beverage. There would be electric, heating, and air conditioning. Mr. McCartney asked if there would be Wi-Fi inside, and Mr. Attara agreed. Mr. Attara stated he will provide the proposed Contracts to the Board.

Mr. McCartney asked that they also be provided with the names of other golf courses that are doing this. Mr. Lewis asked if there are any yet in Pennsylvania, and Mr. Attara stated there are not.

Mr. Fuller stated they also discussed that if this is successful, they could use one as a merch room/pro shop; and if they could get it closer to the driving range or the first tee, they could utilize the space the pro shop is utilizing within the building so that they could bring a simulator inside for all-season driving and drive food and beverage as well. Mr. Attara stated the company is also working on a simulator module at this point, and he is discussing that with them as well.

Ms. Blundi asked if there were to be a simulator here would they not enhance the driving range any more. Mr. Attara stated there are three covers currently one of which is fifteen years old, and at some point those would need to be replaced. He stated that was a separate proposal at a cost of about \$100,000. Ms. Blundi stated she would like to see a five-year plan with “musts, wishes, wants, etc.,” and Mr. Attara stated he would be glad to put that all together again. He stated they looked at that last year when they talked about a Debt number. Ms. Blundi stated these modules were not on that list.

Mr. Grenier asked for an update on the bar, and Mr. Attara stated it is doing great. Pictures were shown of the work being done. Mr. Attara stated the plumbers were in today plumbing all of the mechanicals. All equipment has been put in place. The footrail is in. The bar counter tops are done and the TVs are up and running. The back bar is getting templated tomorrow to get the granite put on the back bar. Pepsi comes in on June 12th to do their install. He stated they are looking at a Father’s Day promo with the new bar. He stated there are a lot more stools and a lot more space. Bar stations, the order station, and one of the coolers were shown. He stated one cooler was delayed but that should be received in one week.

SOLICITOR'S REPORT

Ms. Carlton stated that the Board met in Executive Session prior to the meeting and discussed litigation, employment, and Real Estate matters. She stated she attended the Zoning Hearing Board meeting last night, and she feels that their presence is helpful and appreciated by the Zoning Hearing Board; and they will be attending more of their meetings in the future.

SUPERVISORS' REPORTS

Mr. Grenier stated the Emergency Management Committee is being brought back together; and the Emergency Management Director, Tim Reeves, is working hard to pull together a full-scope Emergency Management Plan working with different Townships' Police Departments, Fire Departments, the County, etc. This will be presented on June 24.

Ms. Blundi stated the Zoning Hearing Board will be losing a key member who is moving out of State so there will be an opening, and there may also be another opening by the end of the year. She encouraged residents to consider serving on the Zoning Hearing by submitting an Application to the Township.

OTHER BUSINESS

Mr. Grenier stated he has received a lot of questions about The Point. He stated have gotten most of their approvals to build. He stated they are still waiting on EDUs, and there is a Sewer project in Yardley Borough that we are waiting on to get done, and that may not be done until the end of the summer. He stated at that point the project could start with the construction and the reconstruction before those buildings suffer any more damage.

APPOINTMENTS/REAPPOINTMENTS TO BOARDS AND COMMISSIONS

Mr. Ross moved, Mr. Lewis seconded and it was unanimously carried to re-appoint Jeff Bedser and Jim Sachs as Alternates to the Historical Commission.

Mr. Ross moved, Ms. Blundi seconded and it was unanimously carried to appoint Cathy Hanville as a member to the Historical Commission and Mitch Palin as an Alternate.

Ms. Blundi moved, Mr. McCarthy seconded and it was unanimously carried to appoint Rich Gorelick to Emergency Management.

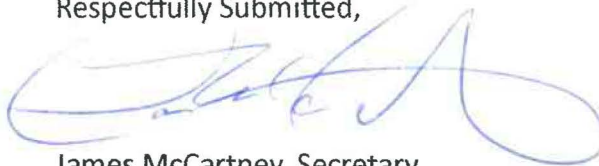
Mr. Lewis moved, Mr. McCartney seconded and it was unanimously carried to appoint Larisa Gambale as a Full Member and Jody Smith as an Alternate Member to the Disability Advisory Board.

ADDITIONAL PUBLIC COMMENT ON NON-AGENDA ITEMS

There was no one wishing to make public comment at this time.

There being no further business, the meeting was adjourned at 9:25 p.m.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'James McCartney', is written over a light blue circular stamp.

James McCartney, Secretary