

TOWNSHIP OF LOWER MAKEFIELD
PLANNING COMMISSION
MINUTES – OCTOBER 7, 2025

The regular meeting of the Planning Commission of the Township of Lower Makefield was held in the Municipal Building on October 7, 2025. Mr. Coyle called the meeting to order at 7:35 p.m.

Those present:

Planning Commission: Colin Coyle, Chair
 Tejinder Gill, Vice Chair
 Adrian Costello, Secretary
 Virginia Torbert, Member

Others: Dan McLoone, Planner
 Maureen Burke-Carlton, Township Solicitor

Absent: Tony Bush, Planning Commission Member
 Daniel Grenier, Supervisor Liaison

TABLING MINUTES FROM THE 9/8/25 MEETING

In order to provide time to check with Mr. Grenier to see if he would like anything additional added to the discussion with regard to the Tree Bank funds, Ms. Torbert moved, Mr. Costello seconded and it was unanimously carried to table approval of the Minutes from the September 8, 2025 meeting.

MORRISVILLE SEWAGE FACILITIES MANAGEMENT (ACT 537) PLAN DISCUSSION
AND MOTIONS

Mr. McLoone stated Municipalities are required to develop and implement comprehensive official sewage plans that address existing sewage disposal needs or problems, account for future land development, and provide for future sewage disposal needs of the entire Municipality. He stated the purpose of the DEP Sewage Facilities Program is to implement the Pennsylvania Sewage Facility Act (aka Act 537) in order to help address existing sewage disposal needs. He stated two representatives are present from MMA to discuss the proposed site in Falls Township.

Mr. Coyle asked Ms. Carlton to address some potential conflicts. Ms. Carlton stated the presentation this evening will be by a representative from MMA and from Pennoni, the engineer. She stated the designer of the proposed plan is HRG, which is the current Township engineer. She stated Pennoni will be making the presentation explaining the Act 537 Plan. She stated Pennoni is the Township's current traffic engineer. Ms. Carlton stated there is no conflict with HRG since they are only involved with the design of the facility that is intended to be constructed by MMA, and Lower Makefield has no input as to the design, the construction, or the maintenance of the facility. She stated there is a conflict with Pennoni; however, it is a conflict on paper and it is waivable. She stated while Pennoni is the Township's current traffic engineer, this evening there will be no presentation about any traffic-related issues or how this impacts traffic. She stated Pennoni is only here tonight to discuss the Act 537 Plan and how it effects Lower Makefield Township. She stated Pennoni has waived the conflict, and the Township has waived the conflict; and she stated the Planning Commission can hear the presentation this evening by both MMA and Pennoni.

Mr. Coyle moved, Mr. Gill seconded and it was unanimously carried to accept the recommendation of the Township solicitor as regards to potential conflicts with reference to Pennoni.

Mr. Chris Haughey from Morrisville Municipal Authority, was present with Mr. Robert Campbell from Pennoni.

Mr. Campbell stated the project has been around for over ten years. He stated the DEP placed a Corrective Action Plan requirement on Morrisville in 2014 for improvements to the wastewater treatment system in order to meet effluent quality. He stated Morrisville complied with that and updated the discharge pipe going out into the River and did some improvements to the tertiary filter system. An Evaluation/Feasibility Study was done May, 2015 with a supplement in 2016; and the outcome was that due to increasing effluent quality standards being imposed on the Delaware River, major improvements were needed at the wastewater treatment plant. Mr. Campbell stated there is limited space available at the wastewater treatment plant for construction and construction staging, and there are major improvements required to remove ammonia from the discharge and to improve phosphorous removal required for the Delaware River.

Mr. Campbell stated the EPA is trying to define what the improvements are going to be in the Delaware River and what the effluent standards/water quality standards are going to be in order to facilitate the white sturgeon population. He stated improving water quality is being seen all across the United States, and they are not able to do that at the existing wastewater treatment plant which further emphasized the need to re-locate the wastewater treatment plant. Mr. Campbell stated they looked at several sites with the first efforts trying to keep it as close to the existing as possible, but property was not available. He stated U.S. Steel at the time was going through the sale of the property to Northpointe, and U.S. Steel put MMA on hold advising them that they could deal with Northpointe. He stated MMA coordinated with Falls Township, and Morrisville ultimately took over the water and wastewater system at the former U.S. Steel property/Fairless Works, now known as Keystone Trade Center (KTC). Mr. Campbell stated Morrisville now owns the wastewater treatment plant on that site, and all of the collection system at that site. He stated there are two separate systems; and in taking ownership of that, it gave them a property where they could develop a new wastewater treatment plant.

Mr. Campbell stated currently Lower Makefield's capacity allocation is 3.1 million gallons a day. There will be no upgrades or improvements being done in Lower Makefield. He stated the impact on Lower Makefield will be strictly financial as a customer, and Lower Makefield's wastewater will continue to be treated at Morrisville Municipal Authority. He stated the existing treatment plant will be de-commissioned, a transfer pump station will be built on the site, and the wastewater will be conveyed downstream to a new wastewater treatment plant and discharged into the Delaware River.

Mr. Campbell asked that the Planning Commission right down any questions so that they can reply to everything in writing.

Mr. Gill stated he understands that Lower Makefield currently runs through the Morrisville system, and Mr. Campbell stated 70% of Lower Makefield flows by gravity down River Road/Delmor Drive to the Morrisville Wastewater Treatment Plant. He stated a small portion of Lower Makefield goes to Falls Township and the northern part of the Township goes to the Bucks County Water & Sewer system. Mr. Gill asked what the increased costs will be to the customers; however, Mr. Campbell stated he did not know what those costs would be. He stated Lower Makefield is a customer of Aqua, and he does not know how Aqua will disperse that expense.

Mr. Coyle asked the bulk rate charged by MMA to Aqua today and Mr. Campbell stated it is “416” per thousand gallons. Mr. Coyle asked the bulk rate they intend to charge Aqua at the completion of the construction; however, Mr. Campbell stated he did not have that information yet. Mr. Haughey stated they are still working on that, as they are still working on the design, estimates, and the funding source which will all effect the rate. Mr. Coyle asked the bulk rate MMA charges the residents of Morrisville. Mr. Haughey stated the residents of Morrisville do not get a bulk rate, and they have a per thousand rate. He stated he believes currently it is “10 something” per thousand at a retail rate. Mr. Coyle asked what Falls pays. Mr. Campbell stated the Falls Service Area is Warner Industrial Park, and there is a surcharge on that system because it was a system that Morrisville was requested to purchase by the DEP. He stated the sanitary sewer system at Warner Industrial Park was owned by Waste Management, and an outside company wanted to tie into it; and in order to facilitate that, the DEP required that it become a public entity/private system similar to Aqua or Pennsylvania American. He stated Morrisville took over that system and had a surcharge on that system. He stated he believes that they are \$13 per thousand, and it is a small system.

Mr. Coyle stated 13.419 per thousand gallons is what Aqua charges a resident of Lower Makefield Township. Mr. Haughey stated MMA’s part of it is “416.” Mr. Coyle stated they are doing pretty well off of the residents of Lower Makefield Township. Mr. Campbell stated that takes care of the pump stations, and the conveyance system, and treatment is a small part of it. Mr. Campbell stated it is similar to Morrisville as their rate right now is “10 something a thousand,” which is a 30% difference. Mr. Coyle stated 30% matters.

Mr. Coyle asked the projected cost of the whole project, and Mr. Haughey stated they are estimating it right now at about \$150 to \$155 million. Mr. Coyle asked how much of that \$150 million is Morrisville Municipal Authority contemplating paying themselves, and how much is Aqua contributing in capital. Mr. Campbell stated they do not know how Aqua is proposing to pay whether it is through rates or if it will be bulk. He added it is his understanding that they intend to pay through rates and pay per thousand. Mr. Campbell stated they will get good interest rates through PENNVEST. He added total construction is 8 million gallons a day, and Aqua is at 3.1 million gallons a day which is their percentage of the capital costs which is about 38%. Mr. Coyle stated that will go into the Lower Makefield sewer rates. Mr. Campbell stated it will be 38% over 30 years at 1% interest. Mr. Coyle stated Lower Makefield will be paying 38% of the cost of the project.

Mr. Campbell stated Lower Makefield is in Rate District 1, and he does not know if Aqua is able to disperse that and whether the PUC has a say as to how that is dispersed. He added that could get dispersed over all of Rate District 1 which would be to Lower Makefield's benefit, but it may just have to go to Lower Makefield residents.

Mr. Coyle stated it was indicated that the current site is not sufficient to support the new facility and did not have the capacity for the staging of equipment, construction, etc. Mr. Coyle asked how much of the problem is the current footprint of the site versus staging. He added there could be creative ways to solve the staging problem. Mr. Coyle asked the cost of the pump station of the \$150 million project. Mr. Haughey stated it is about \$25 million. Mr. Coyle asked if they did not build a \$25 million pump station, how much would it cost to improve the existing site to meet the standards that they need to meet. Mr. Campbell stated an estimate on that was done by Kleinfelder about 7 years ago; and in that report, with them not knowing site conditions, their cost was \$85 million. Mr. Campbell stated they feel that is a low number. He stated they are not able to place it in sequence with the rest of the facility, so they would still need to build pump stations, and they would still need to pump all of the flow up in order to put it in a facility, and then probably have to pump it back down in order to go through disinfection and discharge out to the system. He stated there are multiple pump stations that would need to be added to the \$85 million so they are probably closer to \$115/\$120 million. Mr. Coyle stated that would be versus \$150/\$155 million. Mr. Campbell stated while that is true, they would be left with infrastructure that has been in the ground since 1948 which requires on-going maintenance. He stated maintenance would continue to increase and that assumes no other improvements to the existing system would be performed.

Mr. Campbell stated currently Morrisville operates on a UNOX system which strips the oxygen out of the air. He stated the system is becoming obsolete, and it is very difficult to find someone to make repairs. He stated the individual who does the maintenance on the system currently comes in from Phoenix twice a year. He stated it is also a very expensive system to run with high energy costs, and they expect the energy costs will go down at a new facility. He stated they need to make sure they meet effluent requirements now and in the future.

Mr. Campbell stated there is no expansion opportunity at the current location. He stated he does not know what the potential growth is for Lower Makefield, and they are close to capacity at 3.1. Mr. Coyle stated there is not much developable land left in Lower Makefield; and what developable land we do have, people do not want developed. He stated the total potential capacity increase in the Township is not significant without some unusual re-zoning where there would be high-rise apartment complexes. Mr. Campbell stated a big part of the 537 Plan is making sure that the capacity that is designated and available to Lower Makefield is what they need which is a decision for the Board of Supervisors.

Mr. Coyle stated Lower Makefield will be covering 38% of the cost, but will not see an improvement in service. He stated there also might be the potential for additional capacity for MMA to serve other customers in other parts of the area. Mr. Campbell stated that would reduce the distribution costs since the more people they can bring in, Lower Makefield's percentage would do down. Mr. Coyle stated that only matters if Aqua is under agreement to MMA that locks the rates Aqua charges to Lower Makefield to the bulk rate that MMA charges to them; and that there is an agreement that if the capacity increases and other customers come on line, there will be a reduction in the bulk costs. Mr. Campbell stated he assume that would have to go through the PUC. Mr. Coyle stated Aqua can charge whatever they want to charge. He stated if Morrisville is able to lower the cost of maintenance of the site by bringing other customers into it, that is not necessarily going to translate to any benefit to Lower Makefield residents.

Mr. Coyle asked the capacity for the other parties at the plant. Mr. Haughey stated Yardley is about 700,000 gallons, there is a little bit for Falls, and Morrisville is 4.2. Mr. Campbell stated Morrisville will carry future additional capacity.

Mr. Coyle asked the address of the existing site, and Mr. Campbell stated it is 95 Riverview Avenue.

Mr. Coyle asked if the Morrisville Municipal Authority ever considered a Lower Makefield/Morrisville Municipal Authority. He stated if Lower Makefield is going to pay for 38% of this, it would be great for the two Municipal organizations to come together with a "seat at the table." Mr. Campbell stated Lower Makefield does not own the sewer system; and he understands that after the sale of the system, that was taken off of the table. Mr. Coyle stated Lower Makefield does have money left in trust from the sale of the

sewer system, and this is an expensive project. Mr. Campbell stated he assumes Lower Makefield could propose that. Mr. Haughey stated it was talked about in the past, but when the sale went through, “it died.”

Ms. Torbert stated in the past there were issues between Lower Makefield and Morrisville. She asked if Lower Makefield currently has any involvement with the Morrisville Authority, and Mr. Campbell stated Lower Makefield does not. She stated she assumes this will continue the status quo, and Mr. Campbell agreed.

Ms. Torbert asked if any of the other Townships have approved this, and Mr. Campbell stated all of the Planning Commissions received the documents at the same time. He stated they all have the opportunity to review this in the sixty-day review period. He stated all comments will be responded to after that, and they will then ask the Supervisors/Borough Councils at each of the Municipalities to pass a Resolution adopting this which will move it to the DEP. Mr. Campbell stated the DEP has 240 days for their review period. He stated once approved, there will be 18 months of construction. Mr. Haughey stated September, 2026 is their target date to start construction dependent on obtaining Permits. Mr. Campbell stated 18 months after that they would like to begin sending flow to the new wastewater treatment plant. Ms. Torbert asked if any more infrastructure will be required in Lower Makefield for this. Mr. Campbell stated Lower Makefield’s flow goes by gravity; and instead of sending it to the treatment plant, they will collect the flow in a manhole, send it to a pump station, and send it to KTC.

Mr. Costello stated he understands that the current plant is close to being obsolete and not complying with DEP requirements; and Mr. Campbell stated it is because of future DEP requirements for effluent discharge, and they do not believe there are other options. Mr. Coyle stated this will not physically effect Lower Makefield, and the impact will be financial to the residents. Mr. Costello stated he does not know that as a Planning Commission member it is his purview to indicate that he will not support this because of the cost to the residents, and he does not see any other option.

Mr. Coyle stated he agrees the plant needs to be replaced, but the question is if the plant gets replaced in place or replaced at the Keystone site. He stated the replacement at the Keystone site appears to be the recommendation of MMA and Pennoni for various reasons, but none of those reasons appear to

be for the benefit of Lower Makefield Township which will be paying for 38.75% of the project. He stated he feels it is within the Planning Commission's purview to recommend that whatever steps be taken to make the existing site more suitable, although he recognizes that they can do what they want since it is their land, building, etc.

Mr. Costello asked if that would lower the cost of the project; and Mr. Coyle stated it would lower the cost of the project as the last estimate was \$85 million which Pennoni has stated is low by about \$15 million. Mr. Campbell stated he believes he indicated that it was at least \$115/\$120 million. He added that there are also a lot of other issues as to whether that would be feasible. Mr. Campbell stated he does not know that the cost would be lower at the existing site. He stated the proposed site is 20 acres, and Morrisville's property is 13 ½ acres. He stated if they were to build on the existing site, they would not be able to build the new infrastructure that they are proposing to put in place. He stated they would be re-using the existing infrastructure which is a problem as there is on-going maintenance and a lot of issues. He stated if they were to spend \$115 million to \$120 million at the existing site, there would still be additional maintenance costs year after year. He stated they would not be improving the pumps, replacing the underground piping, replacing the electric, or replacing the rectangular clarifiers which make treatment difficult.

Mr. Costello asked what will happen with the existing 13 ½ acres as they will not need all of that for a pump station, and Mr. Campbell stated he has not looked into that. Mr. Costello stated if Lower Makefield is paying 38% of the \$150 million cost, he feels Lower Makefield should get the benefit of whatever the Morrisville Municipal Authority is going to make off of the land once they vacate it. Mr. Campbell stated the expectation is that the demolition of the existing treatment plant will cost \$2.5 million, but he does not know the value of the property. Mr. Campbell stated the cost of the demolition of the existing plant was not included in the \$150 million.

Mr. Costello stated the issue is that when the potential benefit comes with increased capacity, Lower Makefield would not see that benefit; and he would like to know if there is a way something could be included so that Lower Makefield could see some of that benefit.

Mr. Coyle stated he would recommend to the Board of Supervisors to see if there is a way that Lower Makefield can help Morrisville Municipal Authority by becoming a part of the project in a way that gives Lower Makefield a seat back at the table in some form. He added there have already been problems with Lower Makefield not having any control over what Aqua does.

Mr. Coyle stated it was indicated that staging posed a challenge on the existing site. He stated there is a parcel of approximately 2 ½ acres that borders the treatment plant to the north which is owned by Morrisville, and he asked about that site which is at the end of Delaware Avenue.

An aerial was shown of the land Mr. Coyle was referring to, and it was noted that is part of the Sewer Treatment Plant. Mr. Campbell stated that is the site proposed for the pump station. Mr. Coyle asked if that area would provide sufficient space for staging if they were to build in place, and Mr. Haughey stated it would not.

Mr. Haughey stated a benefit of building a new plant is rate stability. He stated were they to try to do upgrades to the existing plant, they would be trying to fix something “that is not 100%.” He stated by building brand new with the new technology which is more energy-efficient with a better treatment process and is more compact, there will be a benefit with rate stability. He stated if they were just try to upgrade the plant they have, every year they would have to keep doing more and more work; and the only way to get that back would be to raise the rates. He stated by building the new plant, they feel they can project out what the rates will be over the next five to ten years since there will be minimal costs that will be needed.

Mr. Coyle stated the challenge is that “does not mean anything to Lower Makefield residents since ultimately Aqua decides the rate”, which is the rate the PUC will allow them to charge. Mr. Coyle stated he feels this proposal would be good if Lower Makefield had a direct relationship with MMA; but that is not the relationship that we have, and Lower Makefield has a relationship with Aqua who is not a party to this conversation. He stated nothing that MMA does regarding their rates to Aqua really matters when it comes to Aqua’s rates to Lower Makefield. Mr. Coyle asked when was the last time that MMA changed the bulk rate they charge to Aqua, and Mr. Haughey stated it was last year. Mr. Campbell stated they were getting billed based on a percentage of operations and capital improvements.

Mr. Coyle stated it could be determined how much was treated and how much they were charged. He stated they could then see how much the change was for Aqua compared to Lower Makefield’s bills. Mr. Campbell added that Morrisville has been cutting back on all of their capital expenses compared to 2013 to 2016 when they were putting a lot of money into the system with Lower Makefield paying 45% of those significant improvements

that had to be done. He stated if they were to leave that infrastructure in, they would still be in that situation as they would have to make improvements and Lower Makefield would still share that cost.

Mr. Costello stated Lower Makefield sold its infrastructure in large part because of affordability and ongoing costs as well as our need for cash flow. He asked why Aqua would not be part of this Authority with Lower Makefield; and Mr. Campbell stated MMA is a public entity, and Aqua is a private entity and could not sit on the Authority. Mr. Costello stated we just sold part of our Public Works to a private entity, and he asked why there is a distinction in one place and not in another place.

Mr. Gill stated we need to consider the current situation as it is, and this needs to be done. He stated he likes the approach of some kind of partnership with MMA; and if the existing property gets sold, it may cut down on the cost.

Mr. Campbell stated the entire property is in a floodplain. Ms. Torbert asked if the new property is in a floodplain, and it was noted that it is not.

Ms. Torbert stated she understands that there are limitations with the existing 13 acres as to what can be done, and Mr. Campbell agreed. He stated there would not be enough space to store dirt when it was dug out, and they would have to haul the dirt out every day. He stated they would need to bring in 100' diameter tanks, steel, concrete, etc. into this small area.

Ms. Torbert asked how Morrisville residents pay their sewer bills, and Mr. Campbell stated they pay directly to Morrisville. Ms. Torbert stated they do not deal with Aqua, and Mr. Campbell agreed.

Ms. Torbert stated there was a lot of frustration in the past by Lower Makefield because we had no say in anything to do with Morrisville. She stated she would like to see Lower Makefield Township have some kind of representation. She stated with a new facility, she questions what the Authority would need to do going forward; and Mr. Coyle stated MMA runs the plant. Mr. Haughey stated they also have a water plant that they run.

Mr. Coyle stated he would like to recommend to the Board of Supervisors that we jointly explore finding out if there is interest from MMA and a way for MMA and Lower Makefield to come together and approach the project

as a joint Authority moving forward; and that the Board consider the position of Lower Makefield Township being that any improvements strongly consider costs and lean towards redeveloping the existing site over a secondary site if it is going to be a significant difference in cost.

Mr. Costello stated he feels it needs to be more than just the cost of the project. He stated he understands that the existing plant is becoming obsolete; and if they spend \$80 million re-vamping that, in 5 to 10 years the technology will be obsolete since they cannot maintain it any more. He stated we will then be in the same situation that we are in now.

Mr. Coyle asked if the number noted of \$115 million to \$120 million will change the technology that is used currently to treat the water; and Mr. Campbell stated it does not, and it is simply adding additional technology to treat ammonia and phosphorous.

Mr. Coyle stated the existing plant is at the end of its technological life, and they are questioning the power consumption and the quality of what is going into the River. He stated he is not in favor of a solution that would lower the quality standards of what is being put into the Delaware River; and Mr. Coyle stated he agrees.

Mr. Gill asked that they consider recommending to the Board of Supervisors exploring a partnership with MMA that if the existing property is re-developed, it would reduce the cost. Mr. Coyle stated he is in favor of exploring the option of giving LMT a partner's seat at the table to make sure that the ultimate end customers have a voice going forward and make sure we are reaping the benefits everyone else will reap from these improvements and our infrastructure. Mr. Coyle stated he feels our biggest problem is that once this is put in, the residents of Lower Makefield are completely segregated from any sort of improvements, changes, etc. that come up.

Mr. Coyle asked what the capacity of the proposed plant will be upon its completion as designed, and Mr. Campbell stated it will be 8 million gallons a day. Mr. Coyle asked if they wanted to treat more than 8 million would that require further capital investment, and Mr. Campbell stated it may unless they can adjust the operating point of the plant. He stated if they were looking to add 10%, it may be a matter of adjusting the flow. He stated there is enough property that if they were getting above that, they would need to add an

additional “train” and additional infrastructure. Mr. Coyle stated his issue is that Lower Makefield helped pay for a new plant; and if they find that the plant can treat more and charge another area, that would feel disingenuous.

Mr. Coyle moved and Mr. Gill seconded to recommend to the Board of Supervisors that they pursue any and all options to partner with or join with the Morrisville Municipal Authority on at a minimum this project in a way that gives us a seat at the table in decision-making input directly into the process if not the larger plant and Authority and that the Board of Supervisors recommend and review all costs proposed by the plan, potential cost overruns, etc. strongly leaning towards controlling the cost of the plant given that we are predicted to pay 38.75% of the project.

Mr. McLoone asked if the Township needs to fill out a physical document, and Mr. Campbell stated they need a formal submission of questions and comments to the document which will get delivered to the DEP. He stated MMA is required to respond to that. Mr. McLoone asked if his response could just be on behalf of the Planning Commission as a Township employee that he write down some of their comments from the meeting. Mr. Campbell stated he would recommend that the Township submit a written documented list of the comments from the Planning Commission. He stated this could go to the Planning Commission’s November meeting when they could approve the list of comments and questions. Mr. Coyle stated there are still about 50 days left on the required 60-day turn-around on the submission.

Mr. Campbell stated this is a major project, and he feels they should review their comments listed on the document and accept it at the next Planning Commission meeting. Mr. Coyle asked that this be on the next Agenda for further discussion. Mr. Coyle stated the Supervisor representative is not present this evening, and he would not be comfortable moving anything formal without the Board of Supervisors weighing in on something of this magnitude.

Ms. Torbert asked when developers advise the Township that they have had sewer capacity allocated, does that mean that is included in the 3.1 million. Mr. Campbell stated in Lower Makefield’s case, depending on where they flow, that allocation varies based on each location. He stated Aqua has their own allocation which might be associated with the pump station that it flows to. He stated they are saying that they have capacity at the pump station

that flow goes to, and they complete that capacity determination form for conveyance. He stated if it goes to Yardley, Yardley has to say that they have capacity. Mr. Campbell stated for their system in order to accept what is going to flow through Yardley, Morrisville then also has to say that they have capacity in their system to accept that flow. He stated Morrisville would be acknowledging that Lower Makefield is still under the 3.1 million gallons a day average flow into the Morrisville system. Ms. Torbert stated between Torbert, Wright, and the development around Shady Brook, it would be about 200 acres.

Mr. Coyle stated he believes that part of the Township is serviced by Bucks County Water and Sewer. Mr. McLoone stated the whole Township is serviced by Aqua for sewer. Mr. Coyle stated it matters where Aqua sends it. He added that it is Aqua for sewer, but it is serviced by different entities. Mr. Coyle stated he would like to have more clarity on that for the November meeting. Mr. McLoone stated Mr. Majewski just sent an e-mail, and he advised that Torbert is MMA.

Motion carried unanimously.

There being no further business, the meeting was adjourned at 8:35 p.m.

Respectfully Submitted,

Adrian Costello, Secretary