

**TOWNSHIP OF FALLS
BOARD OF SUPERVISORS MEETING**

ROLL CALL:

JEFFRY E. DENCE, CHAIRMAN	ABSENT
ERIN M. MULLEN, VICE-CHAIRPERSON	PRESENT
BRIAN M. GALLOWAY, SECRETARY	PRESENT (ON-LINE)
JEFFREY M. BORASKI, SUPERVISOR	ABSENT
JOHN W. PALMER, SUPERVISOR	PRESENT

The meeting was called to order at 7:00 p.m. with roll call and pledge to the flag. All Board members were present with the exception of Chairman Dence and Member Boraski. Also present were Township Manager/Chief Code Enforcement Officer & Zoning Officer Matthew Takita, Township Solicitor Michael Clarke, Township Solicitor Lauren Gallagher and Township Engineer Joe Jones.

ITEM # 1 EXECUTIVE SESSION

There was no Executive Session to report on.

**ITEM # 2 PUBLIC COMMENT – FIVE MINUTE LIMIT PER PERSON
FORTY-FIVE MINUTE MAXIMUM**

Ms. Jennifer Metzger said her comment is on Pennsbury School District. Ms. Metzger said a group sent the Township a petition so you have the wet and digital signatures. She is not sure if you want copies of any of that so you can see each person's name and where they are located. The majority of people who have an issue are located on Hanford, directly behind the Pennsbury lights; the new sports complex with the two stadiums next to each other. It is unheard of and has never happened in this country for a high school. It didn't actually happen here either because they didn't ask for it but they have been doing it. They have football end zones and they have soccer end zones. Not only did they do the turf that they said they were going to do but it is no longer an overflow. It's got stadium seating and scoreboards and now 70-foot tall lights that they have already ordered for October 6th. We are asking for the signature support because we are all agreeing that we do not need the second stadium with 75-foot tall lights right next to the football stadium at the high school. The shorter 40-foot lights we have asked for, we think would be acceptable. We are not sure why you need stadium sport LED blue light for an overflow field. We are asking for this to be dialed back or at least managed a little better. What they have been told would be happening and what has been happening is not the same thing. You have more than eight people who have signed from Hanford. When the lawyers told you they went door to door and gave documents; they did none of that. They sent a letter about a meeting and that was it. The school district no longer has the lit sign and people do not know when to stay off the grounds with all of the contractors going back and forth starting at 6:00 a.m. Mr. Prokopiak had to ask them to manage the water. They did that for a few days after he asked but they

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are not managing it. We can only imagine what is going to happen when they have to drill down a good amount in order to put up 70-foot lights on this second field. Hood Boulevard and South Queen Anne Boulevard look directly at the lights. More than five of us have signed. Bristol Township doesn't even know. You have multiple people in the Pennsbury School District that are not on the field under the hot lights or getting the lights into their bedroom like she is but they are paying for it. A good amount of people in LMT and Yardley also signed as well as a good amount of people in Levittown have signed. I have witnessed the quiet disruption through subtle developments at Pennsbury High School stadium and second turf field. The construction moving stealthily toward a second full stadium with 70-foot tall LED sports stadium lights promises not community pride, but community intrusion that will permanently disrupt our calm, tranquility, peace and drastically alter our community environment. Our neighborhood is increasingly dominated by the blue light pollution seeping into our homes, now with new and improved roaming cameras and telescoping poles. Our tax dollars meant to nourish Pennsbury school students and scholastic pursuits instead prioritize an athletic field for rental to external city and county sports clubs. Our own Pennsbury sports teams find themselves paying more to rent these fields than the non-tax paying entities and non-residents stripping our Pennsbury school students of opportunities meant for their growth. This petition that we did was aimed at preserving the charm of our neighborhood and ensuring that our community's resources benefit our students first. Creating a second stadium at such scale not only burdens our ambiance but reallocates resources away from essential educational ventures. Pennsbury is cherished for its academic strengths. It is crucial to redirect funds toward education, infrastructure and our school community. Ms. Metzger said you already know about the dangers of blue lighting and stadium turf. She urges you to dial this back. This is not about friends or marriages. It is about your community. You are supposed to support all of us. Those of us who are living right across from these grounds and directly behind them are being damaged by it. Every single homeowner she spoke to on Hanford, Hood, in Levittown and Yardley that are paying for it have said no. She doesn't feel she has to go to another 90 houses to prove it to you.

Mr. Wayne Bell said he was thinking about Legionnaire's disease and thought about that with Major of Levittown thinking he might have Legionella because Legionella is passed on by droplets of water. There are no chemical or bacteria exposure levels that are safe. Even low levels of exposure to PFAS, or turf microplastics or asbestos or crumb rubber, infill material are linked to a range of health effects including asbestos lung cancer and mesothelioma. PFAS harm the kidneys leading to chronic kidney disease, kidney cancer, liver cancer and lung cancer. PFAS reduce antibodies responses to vaccination in both children and adults, increase risk of gestational diabetes, preeclampsia, low birth rate and childhood obesity. People of all ages benefit from a safe and healthy environment for work and play. Special concerns exist for children who are uniquely vulnerable to the bioaccumulation and biomagnification of toxic hazard chemicals in LED visible blue light UV radiation. Children's K-12 internal organs are rapidly developing and their detoxification mechanisms are immature including the eyes, nose and mouth. Children breathe more air per unit of body weight than adults and are more likely to have more hand to mouth and hand to eye exposure and environmental contaminants than adults. Also, LED

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blue light radiation causes epileptic seizures, migraines, psychological trauma and thoughts of suicide. For these reasons, it is particularly important to make careful choices about children's toxicity exposure. According to the synthetic turf council, the average athletic field that the Falcon Field will use is 400,000 lbs. of infill and 40,000 lbs. of artificial turf carpet. There is no known way to recycle artificial turf so it must be buried or burned, contaminating the environment with PFAS and other toxins. Although the EPA monitors toxins, most are under the agency cancer risk. What do you do? You need to avoid playing on synthetic turf on very hot days, especially Falcon Field which is a very open field with direct sunlight. Always wear shoes on synthetic turf. Don't eat or drink or adjust sports mouth guards. Avoid doing passive activities such as sitting, lounging or free-standing activities. Ensure good ventilation of indoor fields. Mr. Bell said Member Mullen has young children and she should be very concerned about this. Clean any cuts or abrasions with soap and water. Brush hair thoroughly after play and shake out sports equipment and clothes outside or over the garbage. Take off the shoes before entering the home. PM2.5 is the dust that gets into your lungs and will kill you. Shower immediately after playing on artificial turf. Vacuum any infill that comes into your home. Get blood and urine checks for baseline measurements before PFAS or artificial turf activity. Artificial turf fields are bad for student athletes, bad for the environment and overwhelmingly bad for the taxpayers of Falls Township. Vote in favor of student athletes for the environment and physical responsibility. Vote for common sense. Reject artificial turf infields. Reject the 70-foot tall professional LED sport stadium lights. Repair the high school welcome sign for parents, students and visitors.

ITEM # 3 CONSIDERATION OF APPROVAL HIRING POLICE OFFICER BRENDAN SHEEHY

Lt. Christopher Clark said Brendan Sheehy is a resident of Middletown Township. Mr. Sheehy is currently the General Manager of the Fairless Hills Garden Center. Mr. Sheehy comes from a law enforcement family as his father is a veteran Bensalem Township police officer. Member Galloway moved to approve the hiring of Brendan Sheehy; Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 4 CONSIDERATION OF APPROVAL HIRING POLICE OFFICER PETER LEES

Lt. Clark said Peter Lees, Jr. is currently a utility technician at United States Steel Co. where he's been working since 2020. He has a degree from Penn State University and was formerly a school teacher for five years before transitioning into the United States Steel field. In 2021, Mr. Lees enlisted in the Army National Guard, currently holding the rank of Sergeant. Ms. Jennifer Metzger said it seems like there are a lot of hires in the Police Department. Are there a lot of retirements that more officers are needed? Member Mullen said we are not at capacity, so we have room to hire. Our capacity is 53 and we are in the mid 40's. Member Galloway moved to approve the hiring of Peter Lees; Member Palmer seconded the motion; all board members were in favor. (3-0)

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Lt. Clarke also welcomed Officer Brandon Hughes who was not here during the last meeting. He is originally from Indiana and played college and professional football. He earned a degree in communications. After his football career, he opened a gym, mentoring, coaching and developing young children. In that capacity, Officer Hughes has also attended our Falls Township Youth Police Academy.

ITEM # 5 PENNSBURY HIGH SCHOOL FALCON FIELD – AMENDED FINAL LAND DEVELOPMENT – 608 S OLDS BOULEVARD – TMP# 13-018-003; 13-018-007; 13-018-003-003; 13-018-025; 13-018-022; 13-018-003-001; 13-015-175; 13 015-175-001; 13-018-003-005

Mr. Michael Malloy (Obermayer Rebmann Maxwell Hoppel) spoke on behalf of Pennsbury School District. He is here this evening with Dr. Tom Smith (Superintendent for Pennsbury School District), Mr. Terry DeGroot (Project Engineer, Terraform Engineering) and Mr. Andrew O'Connell (Musco Lighting). They are here this evening for an amendment of four 70-ft lights to be placed on Pennsbury High School's practice field. They received unanimous approval from the Planning Commission for these lights. There will be zero light spillover onto neighboring properties at full illumination of both fields. The Practice Field replaces six existing fields meaning no change in High School use. All Practice Field and Stadium Field Lights on timers and off by 10:00 p.m. except for football game nights. YMS use is limited to pee-wee league (2 teams of 16 kids) playing from 7:00 to 9:00 p.m. weekdays and during the day and evenings on weekends. There are no events of any kind on the Practice Field during football games. The Practice Field causes no additional daily High School traffic and minimal traffic from limited YMS use. Mr. O'Connell spoke of spill and glare control, using energy-efficient lighting and how they are getting the same amount of light while reducing the number of fixtures. They propose using a Muscorelli LED system. It is the same fixture for the practice field as the stadium. They utilize a patented technology, TLC for LED, which stands for Total Light Control. It is a full cut off shielded visor, whereby they are shielding the source of light. That is with two 1200-watt LED fixtures outputting the same amount of light that they did back in the 1977 era with five 1500-watt LEDs. The energy efficiency is there but when you look at the fixtures at the pole top, it is pleasurable from a spectator community and even a student athlete standpoint. Mr. O'Connell said they measure the amount of light on a field in foot candles. They would also measure that off the field if not properly controlled. There have been concerns about the height of the poles and one of the main reasons they went with 70 ft. is because the stadium is already a 70-ft. pole. Usage, whether it is collegiate, professional or high school does not drive the pole height. What drives the pole height is the size and square footage of a facility. Mr. O'Connell provided details of the lighting calculations and what area the light will reach its final illumination reading of zero foot candles. Contrary to what has been said, this is not a stadium and it is not an attempt to get another stadium. This is a practice field. They have submitted this to the Township and have shown it a couple different ways. Member Palmer said we had some residents who spoke about glare in their houses and light pollution. You addressed this by saying no spillover. Seeing a 70-foot pole, does the light go straight down or does it go vertical? Mr. O'Donnell said the fixture

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itself is diagonally and directionally aimed down. The full cut-off shield visor blocks off the source of light from the left, the right and the top. If you take a bird's eye view of the field, you will see the field is illuminated. Glare is for on and off field measurement of light. Glare is measured in candela. When you look 70 ft. up in the air at those four fixtures, how impactful is that glare? What we measured from 150 ft. out is an average of 1,000 candela. To give you some context when you are on the highway you run into a lot of LED high beam headlights and those are typically 30,000 to 50,000 candela. Member Mullen asked about flood lights. Mr. O'Donnell said you don't put any type of shade on a flood light. It emits light all over the place. Member Palmer said it is not a stadium; it is a practice field. Dr. Smith said there are three, five-level bleachers. There will be JV soccer games or a field hockey game, or something like that. It is our low-level attendance sports. We do have three sets of bleachers, five rows up for a maximum capacity of 250 people. The stadium is almost 6,000. It is less than what is there now. Member Mullen asked who was responsible for notifying the surrounding residents. Dr. Smith said they did it through the attorney by sending letters in the mail.

Ms. Jennifer Metzger said with the letter, they did not require any response, and they didn't do anything certified and didn't do any follow up. She doesn't understand how they can say they did it and then they didn't do it. Ms. Metzger said she moved into her home twenty years ago and these lights have been in her bedroom for twenty years. It is obnoxious. One set is enough. She has signatures from people who do not want the second set of lights. It is not just one person complaining. A stadium is an open arena for sports with stadium seating. You've got walkways. You've got end zones for football and you have six soccer nets. This is not necessary. Now we have a scoreboard and stadium lights. It is a lot more than what the practice field was supposed to be. This was to be a second turf and Mr. Clarke and Mr. Jones said they couldn't find it when she asked where it came from. They said they didn't have any information on it and then three weeks later it showed up that it was in with the first approval in April of 2023. She still has not been able to see any documentation on that. Ms. Metzger said she doesn't appreciate someone blowing them off. Mr. O'Connell is handing you garbage about candle lumens. He is selling the product. They already ordered it. They do not have respect for your Board because your Board says yes to everything. We live here. These people who are from New Jersey and other areas don't live here. Why do they need this? If it is going to be a practice field, let it be a practice field. You do not understand the abuse you are doing to this area. It was a park and it was a stream. It does not need all of this additional impervious surface there. The lights are obsessive. It is a second stadium and all this extra stuff they put on it, you did not approve because they didn't ask you. At 11:30 at night the entire campus is still lit with just the regular lights. If you look at the picture of the light, it doesn't look like that at all. The YMS agreement was pulled down. That YMS agreement was to only cover half, \$300,000. It is only for one set of lights, not both. YMS is on the football stadium grounds and it is supposed to be every day from 4:00 to 10:00 or 11:00 p.m., Monday through Friday after school closes and then all day Saturday and Sunday.

Mr. Wayne Bell said Class one lighting is professional sports. Lights are above 70 feet. Class two lighting is high school and high school is at 50 feet. Practice fields are at 40 feet. Class three. How many lumens are these lights putting out? He was told it would be about 6 million lumens that would be put out on those lights. The light is going onto the grass and

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reflecting the light causing blue light spillover in the neighborhood. It is the reflection of the grass that makes it exciting to play in the field. LED light is blue light that has UV radiation and will cause sunburn on the kids and their eyes along with causing epileptic fits because of the blue lights that are shining. Mr. Bell asked Mr. O'Connell how many lumens the four lights are putting out? What class and how large is this field? By his calculation, Mr. Bell said it looks like a professional size football field.

Ms. Toni Battiste understood there to be two teams of 16 for 32 total. If there are four teams, then you are talking about 64 kids and 64 parents bringing them. Ms. Battiste said it makes a difference because of the traffic. If you have ever been to the YMS games in Yardley, traffic and parking is a nightmare. Do you have restrooms for the children? Ms. Battiste said it seems to her that you have reduced the amount of kids that can play on fields. What remediation will be available if the lights glare into the houses? If it does happen, what are you going to do?

Member Palmer said everything green on the map now is practice. Dr. Smith said the fields are Pennsbury's fields so they will be primarily used for the district. We typically don't run sports practices after 7:00 p.m. if we can avoid it, but YMS could run a practice in the evening after our usage is up. Member Palmer said it seems this is a critical need for you to have that practice field during construction. Dr. Smith said absolutely as well as after construction. Member Palmer asked what is happening to that area where all the green fields are located. Dr. Smith said in the bottom left-hand corner is where the new high school will be located. Assuming all goes well the high school construction will begin next Spring. Member Galloway moved to approve Resolution # 2025-19 to approve the Pennsbury High School Falcon Fields, amended final land development, 608 S Olds Boulevard, TMP # 13-018-003, 13-018-007, 13-018-003-003, 13-018-025, 13-018-022, 13-018-003-001, 13-015-175, 13-015-175-001, 13-018-003-005, Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 6 NP FALLS TOWNSHIP INDUSTRIAL, LLC – MINOR SUBDIVISION – DEAN SIEVERS PLACE – TMP# 13-051-001-005

Mr. Mike Meginniss (Begley Carlin) represents the applicant. Also available is Mr. Tim Casey (Gilmore & Associates), Mr. Jeremy Michael and Payton Harrison (NorthPoint) participating remotely. Mr. Meginniss said they are here this evening seeking approval for a minor subdivision of Lot 20. This is a 32-acre parcel. They appeared before the Board a little over a year ago to seek approval for the construction of two buildings. One building is approximately 126,000 sq. ft. and the other building is approximately 125,000 sq. ft. One of those buildings is constructed. We are here seeking approval for the subdivision for what would be the two lots. There is no site work being proposed with this application. There is one waiver request to permit a new lot line through the common drive aisle which would exist between building 1 and building 2. The resulting lot sizes would be approximately 18 acres and 14.31 acres. Member Galloway moved to approve Resolution # 2025-20 for NP Falls Township Industrial, LLC minor subdivision; Dean Sievers Place, TMP # 13-051-001-005; Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 7 CONSIDERATION OF APPROVAL FOR CHANGE ORDER # 24, 25, 26, 27, 28 & 29 FROM RYCON CONSTRUCTION, INC. FOR THE TOWNSHIP MUNICIPAL BUILDING RENOVATION PROJECT

The Board is being asked to approve change orders for Grace Construction, Inc. Mr. Jim Gates (Grace Construction) is here to answer any questions. The total of change orders is \$87,898.69. Member Mullen asked why they are broken up the way they are. Mr. Gates said he believes they have to be broken up by trade. Ms. Gallagher said it is organized so the Board was clear as to what the groupings of the change orders were. Ms. Jennifer Metzger asked what the change orders are for. Mr. Gates gave a breakdown on change orders from Rycon Construction, Inc. They involve a modification to a cooling door at TPW; change to add mountable curbing at the flagpole; an added railing along the west side where there was a redesign on the site; an added pistol locker as requested by the Police Department. There was a design snafu on the second floor where the curtain wall meets one of the public rooms. There was a bit of a gap where the depth of the curtain wall could be stepped into so they had to add some railing and pack it with drywall and plywood and paint it. There were a couple of other minor changes where some bathroom tile was deleted because it didn't work on the curved wall. They had to skim coat it. There was repair of an existing plaster ceiling after mold remediation. There is another one for accessibility of the detention toilet sink combos. The valves weren't accessible so the decision was made to add access panels. The last one was a big chunk for the issue with the ceiling design in the detention area adding security ceiling access panels and some additional ACT ceilings. Ms. Metzger said a gap is not a body size hole between a wall and a curtain. This is a design flaw. Access panels in a block wall because you're afraid at some point you may have to take it apart. This is craziness. Something like the cop needs another locker, that is fair. We added something. We changed it. The entire Township is bleeding money into this project. She doesn't understand why we keep paying for these change orders. At some point when do we pay for the material and then have them fight for the labor later. This is hundreds of thousands of dollars every month. Ms. Toni Battiste said if it is a new building why is there mold? Mr. Gates said it is not a new building. It is a renovation of an existing building. The south wing was actually framed out of wood. There are multiple types of construction throughout the building. When they uncovered that section of the building they discovered mold in the ceilings. Member Galloway moved to approve change orders # 24, 25, 26, 27, 28 and 29 in the amount of \$87,898.69 from Rycon Construction, Inc. for the Township Municipal Building Renovation Project; Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 8 CONSIDERATION OF APPROVAL FOR CHANGE ORDER # 8 FROM QPI ELECTRICAL CO., INC. FOR THE TOWNSHIP MUNICIPAL BUILDING RENOVATION PROJECT

Mr. Gates said the vast majority of this change order is for power to the police lockers that was missed in the design and a couple of minor changes – relocating outlets and then part of the ceiling issue in the detention area required independent fixture supports and some substitute light fixtures. Member Galloway moved to approve change order # 8 in the

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amount of \$33,597 from QPI Electrical Co., Inc. for the Township Municipal Building Renovation Project; Member Palmer seconded the motion; all board members were in favor. (3-0)

**ITEM # 9 CONSIDERATION OF APPROVAL FOR CHANGE ORDER # 6
FROM MYCO MECHANICAL, INC. FOR THE TOWNSHIP
MUNICIPAL BUILDING RENOVATION PROJECT**

This change order rebuilds the sprinkler system due to missed coordination from one of the other prime contractors. There was no way around it to make everything fit in the ceiling. Their responsibility was to coordinate this and it didn't happen and will subsequently be back charged for the same amount. Member Galloway moved to approve change order # 6 in the amount of \$22,099.15 from MYCO Mechanical, Inc. for the Township Municipal Building Renovation Project; Member Palmer seconded the motion; all board members were in favor. (3-0)

**ITEM # 10 CONSIDERATION OF APPROVAL OF A CONSTRUCTION
CHANGE DIRECTIVE TO ALLSTATES MECHANICAL FOR THE
TOWNSHIP MUNICIPAL BUILDING RENOVATION PROJECT**

Mr. Gates said a Construction Change Directive allows the owner to compel the contractor to complete extra work and can either specify or not specify a change in the contract sum. In this case, two of the contractors failed to maintain the temporary filters in the building, getting dust in the duct work. The timing worked out to compel them to put these filters in and replace them so there are no further issues down the road. It also requires them to relocate two unit heaters in the ceiling at no cost to the Township. Member Galloway moved to approve a Construction Change Directive to ALLSTATES Mechanical for the Township Municipal Building Renovation Project; Member Palmer seconded the motion; all board members were in favor. (3-0)

**ITEM # 11 CONSIDERATION OF APPROVAL OF CONSTRUCTION CHANGE
DIRECTIVE TO QPI ELECTRICAL CO., INC. FOR THE TOWNSHIP
MUNICIPAL BUILDING RENOVATION PROJECT**

Mr. Gates said this is related to the same thing. Because of the duct in the system, the duct detectors, which are the smoke detectors in the duct, either need to be cleaned or replaced. QPI has no issue doing this, but we wanted to get ahead of it in case we couldn't wait until the next Board meeting. Another Construction Change Directive was issued to them to investigate the system and see what was required and then replace as needed. Ms. Jennifer Metzger asked how much this prepaid item is. Mr. Gates said the costs will be decided on who is assigned to the blame for them, which contractor and they will be back charged accordingly. The prime contractor's contracts are with the Township. They are not assigning change orders or contracts to each other so everything comes through Mr. Gates and goes back out to them. Ms. Metzger asked what you are getting approval on. Member

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Mullen said the Change of Directive. Mr. Gates said this is approval to issue the directive to the contractors. This is no cost. Member Galloway moved to approve the Construction Change Directive to QPI Electrical Co., Inc. for the Township Municipal Building Renovation Project; Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 12 CONSIDERATION OF APPROVAL FOR QUOTE FROM COFCO FOR STORAGE FEES

Mr. Gates said the furniture for the new Township building was ordered and received as late as could be. The vendor was only able to hold the furniture until June. This is for the end of June, July and part of August. Furniture installation is scheduled to begin on September 8th. If we make that date, there won't be any additional storage fees. Member Galloway moved to approve the quote from COFCO for storage fees; Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 13 CONSIDERATION OF APPROVAL TO RATIFY AGREEMENT FROM HML CONTAINER SERVICES FOR 218 COVENTRY ROAD

Ms. Gallagher said there was a matter we were in court with for 218 Coventry Road. Part of the order required the Township to demo the structure and there was a limited amount of time to do that. They had to engage a contractor so this is the ratification of engaging that contractor. All the Township costs will be lien against the property to recover the funds for the contractor. Member Galloway moved to ratify the agreement from HML Container Services for 218 Coventry Road; Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 14 CONSIDERATION OF APPROVAL FOR SUPPORT OF SEPTA SERVICES

Ms. Gallagher said the Township has been approached to add its voice to SEPTA funding support. Various municipalities in Southeastern PA have sent to various officials to voice their support to increase funding to SEPTA. The Township was asked to support that endeavor. Member Galloway moved to approve support of SEPTA services; Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 15 CONSIDERATION OF APPROVAL FOR THE AUCTION OF SURPLUS VEHICLES

Manager Takita said there were five vehicles that were put up for auction. The total amount that we are being offered is \$20,700 for these vehicles. Member Mullen said she was not in favor of approving these surplus vehicles because they came so far under the appraised value. Member Mullen asked if she could make a motion to relist them or can she only make a motion to approve. Mr. Clarke said since there are only three of you tonight, all votes need to be unanimous. You can vote no and the motion will fail. The decision from

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the Board to direct the administration to relist them does not need to be made by motion. Member Palmer made a motion to approve the auction of surplus vehicles. There was no second to the motion. The motion failed.

ITEM # 16 CONSIDERATION OF APPROVAL FOR PROPOSALS FROM THE BUCKS COUNTY CONSORTIUM FOR THE PURCHASE OF ROCK SALT FOR 2025-2026

Member Galloway moved to approve the proposal from the Bucks County Consortium for the purchase of rock salt for 2025-2026 from Morton Salt Inc. at the delivered price per ton of \$61.86 and the undelivered price per ton of \$61; Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 17 CONSIDERATION OF APPROVAL FOR A SPECIAL EVENT APPLICATION & INDEMNITY AGREEMENT FOR STATE REPRESENTATIVE JIM PROKOPIAK

Ms. Gallagher said the State Representative's Office has applied for a special event application to hold an event in the Township community park. Because the event will involve the sale and consumption of alcoholic beverages, an indemnity agreement is required with the Township, to protect the Township. This has been reviewed by the Manager's Office, the Emergency Management Office, the Police Department and the Parks and Rec Department. Everyone is in agreement the application and the indemnity agreement should be approved. Representative Jim Prokopiak provided information for the Special Event application. This is outreach for all of the programs and resources people need. They do a good job of communicating those resources to people who are older and not a great job of communicating those resources to people who are under the age of 60. This event is geared toward those folks from ages 25-59. At this event, they will have workforce development for people who are looking for a new job, contacts from Bucks County Community College and information about a whole host of things to help people. We will have all of those resources in one place. They are trying to make it fun and will have a band and possibly Broad Street Brewing. Member Galloway moved to approve the Special Event application and indemnity agreement for State Representative Jim Prokopiak; Member Palmer seconded the motion; all board members were in favor. (3-0) Member Mullen said she did not ask for public comment on this agenda item. No one expressed interest in public comment for this agenda item. This event will be held on Saturday, September 6th from 3:00 to 7:00 p.m. Representative Prokopiak gave an update on various PennDOT projects. About 18 months ago, he had a lot of dialogue with the Board of Supervisors about state road projects that need to be done in the 140th District. Hood Boulevard – PennDOT has been marking the roadway and should start paving in October at St. Francis Cabrini, going all the way down to Old Rt. 13. The Route 13 bridge that goes over the Conrail tracks in Morrisville; that is a big project with a redesign and repaving. We do not yet have a timeframe for that project. PennDOT will be patching the concrete in September, weather permitting. Tyburn Road repaving – Due to the hump at New Falls

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Road, we have spoken with PennDOT and it is something that has to be designed by an engineer so they are working on putting that in the queue to get that work done. Hopefully, it will result in a less severe hump at that location. The Fuddruckers intersection (Bristol-Oxford Valley Road and North Oxford Valley Road) work is currently scheduled to begin in July of 2026. That has moved back a little as they are cleaning up some of the right-of-way issues.

ITEM # 18 CONSIDERATION OF APPOINTMENT TO THE CABLE ADVISORY BOARD, DISABLED PERSONS ADVISORY BOARD, ENVIRONMENTAL ADVISORY BOARD, HISTORICAL ARCHITECTURAL REVIEW BOARD, HISTORIC PRESERVATION COMMISSION, NEIGHBORHOOD TRAFFIC ADVISORY COMMITTEE, PARKS & RECREATION BOARD, PLANNING COMMISSION, POLICE PENSION COMMITTEE, SHADE TREE COMMISSION AND ZONING HEARING BOARD

There was no action on this agenda item.

ITEM # 19 CONSIDERATION OF APPROVAL FOR ESCROW RELEASES

Member Galloway moved to approve escrow releases to Geleste Inc. in the amount of \$402,929.06 and LPC Morrisville LP in the amount of \$14,253,640.34; Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 20 MINUTES – JULY 28, 2025

Member Galloway moved to approve the minutes from July 28, 2025; Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 21 ENGINEERS REPORT

Mr. Jones said for the month of July, there were two land developments submitted. One was a subdivision for NorthPoint and one for Sylvi Concrete for two small building additions. There were three earth disturbance applications. Each of them innocuous in that they are subject from the waiver land development procedures that they went through.

ITEM # 22 BILL LIST

Member Galloway moved to approve the bill list in the amount of \$2,709,822.51; Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 23 CAMPBELL DURRANT, P.C. BILL LIST

Member Galloway moved to approve the Campbell Durrant, P.C. bill list in the amount of \$13,945.60; Member Palmer seconded the motion; all board members were in favor. (3-0)

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ITEM # 24 JONES ENGINEERING ASSOCIATES BILL LIST

Member Galloway moved to approve the Jones Engineering bill list in the amount of \$255,924.20; Member Palmer seconded the motion; all board members were in favor. (3-0)

ITEM # 25 MANAGER COMMENT

Manager Takita said the Township offices will be closed on Monday, September 1, 2025 in observance of Labor Day.

ITEM # 26 BOARD COMMENT

Member Galloway – no comment.

Member Palmer – no comment.

Member Mullen – no comment.

Member Galloway moved to adjourn the meeting; Member Palmer seconded the motion; all board members were in favor. (3-0) The meeting was adjourned at 8:30 p.m.



Brian Galloway, Secretary