

Board of Supervisors – November 27, 2023

**TOWNSHIP OF FALLS
BOARD OF SUPERVISORS MEETING**

ROLL CALL:

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

The meeting commenced at 7:00 p.m. with roll call and pledge to the flag. All Board members were present with the exception of Member Boraski who had a work commitment this evening. 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.

PRESENTATION OF AWARDS TO THE WINNERS OF THE SCARECROW CONTEST

Mr. Brian Andrews presented certificates and gift cards to the winners of the scarecrow contest. Recipients were: 1st place – Kids Care, 2nd place – The Bowman Boys and 3rd place – Molly Hansen. Great job by all.

**ITEM # 1 PUBLIC COMMENT – FIVE MINUTE LIMIT PER PERSON
FORTY-FIVE MINUTE MAXIMUM**

Ms. Toni Battiste congratulated Member Mullen and Member Galloway on winning the election. She said their election materials made a point of supporting the township police. Ms. Battiste said she would like to see the Police Chief back to giving his reports at the township meetings. She would also like to see the two newly hired employees who are not police, out of jobs. Ms. Battiste said she doesn't think those positions are necessary. Ms. Battiste said there had been meeting handouts at the back of the meeting room that included the engineer's report, but these are no longer available. She realizes that you don't want to use a lot of paper but would like to see the reports available once again and possibly have them available on-line along with the bill list. Ms. Battiste said she knows the budget is available at the library and the township office, but sometimes you cannot get there in time before they close. She would also like to see the budget available on-line.

ITEM # 2 CERTIFICATE OF APPROPRIATENESS – 9 OLD LOCUST STREET – TMP # 13-020-257 – ADD TWO EGRESS DOORS FOR FIRE SAFETY, ADD ONE PLATFORM WITH STAIRS TO EGRESS DOOR, ADD ONE PLATFORM WITH RAMP FOR INFANT SAFETY FROM EGRESS DOORS, EXTEND FENCE AROUND RAMP, ADD CONCRETE RAMP TO EXISTING DOOR FOR INFANT SAFETY

Member Galloway moved to approve the Certificate of Appropriateness for 9 Old Locust Street – TMP # 13-020-257 to add two egress doors for fire safety, add one platform with stairs to egress door, add one platform with ramp for infant safety from egress doors, extend fence around ramp, and add concrete ramp to existing door for infant safety; Member Mullen seconded the motion; all board members were in favor. (4-0)

ITEM # 3 NP FALLS TOWNSHIP INDUSTRIAL, LLC – BUILDING 20 – PRELIMINARY AND FINAL LAND DEVELOPMENT – 1 BEN FAIRLESS DRIVE – TMP # 13-051-001

Mr. Frank Dillon (Begley, Carlin & Mandio LLP) represents the applicant. He is joined by Mr. Jeremy Michael (NorthPoint) and Mr. Eric Clase (Gilmore & Associates). Mr. Dillon said this is a 267,000 sq. ft. warehouse. There are some administrative matters to work out. They are withdrawing waiver 1B-requesting a waiver from the wetland margins. The plans have been worked out by the engineers. Regarding the sidewalks, if sidewalks are installed in the future, the applicant will provide sidewalks to connect to them. There is a steep slopes waiver for manmade steep slopes and another minor waiver. Member Galloway moved to approve Resolution # 2023-38 for NP Falls Township Industrial, LLC – Building 20 – Preliminary and Final Land Development – 1 Ben Fairless Drive – TMP # 13-051-001; Member Mullen seconded the motion; all board members were in favor. (4-0)

ITEM # 4 TRIPLE NET INVESTMENTS XCVI, LLC – WAIVER OF LAND DEVELOPMENT – 9151 BRISTOL PIKE – TMP # 13-040-045-003

Mr. Matt Mazzella (Dynamic Engineering) represents the application. He said they are here seeking a waiver for the final land development plan for construction of a 13,200 sq. ft. maintenance facility. This project was before the Township in 2021 for an earth disturbance permit and construction in 2022 but since the construction of the parking lot, the tenant demands have changed. The applicant will comply with the township engineer review letter. Member Mullen asked when we waive land development, who is in charge of enforcing that these conditions are adhered to? Manager Takita said through the earth disturbance submission and approval, the engineer makes sure all conditions are met. Member Palmer asked about the game plan with the sanitary sewer. Are you doing on-site treatment? Mr. Mazzella said that is correct. They are going through approval for on-lot septic facility. Member Palmer asked if there is a reason you are not going to tap in to local? Mr. Mazzella said they are not within distance of a feasible connection for this property. They are over one or two miles away. Manager Takita said the Ordinance

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requires you to connect if you are within 150 feet. Member Palmer asked if the 529 Plan eventually requires that whole area to go with public water and sewer. Mr. Jones said this has been a work in progress but yes, he believes that the new 537 requires this within another ten-year period. It has been addressed. We are obligated at some point to convert that area to public sewer. Mr. Mazzella said they will have public water here. Mr. Jones said this will fall under the 537 approval where there will have to be an escrow posted to ensure the long-term viability of the commercial septic. Member Galloway moved to approve Resolution # 2023-39, waiver of land development to Triple Net Investments XCVI, LLC, 9151 Bristol Pike, TMP # 13-040-045-003; Chairman Dence seconded the motion; all board members were in favor. (4-0)

ITEM # 5 SAFSTOR OLD LINCOLN, LLC – PRELIMINARY AND FINAL LAND DEVELOPMENT – 935 OLD LINCOLN HIGHWAY – TMP # 13-028-039

Ms. Julie Von Spreckelsen (Eastburn & Gray) represents the applicant which is the equitable owner of the property located at 935 Old Lincoln Highway. The property is 2.975 acres and is located in the HC district. It is currently the Michael's Restaurant Bar Lounge. This project will consist of demolition of the Michael's restaurant building as well as a residential structure on the property. The applicant proposes construction of a three-story, self-storage facility with a building footprint of 36,550 sq. ft. and 28 parking spaces with associated improvements including buffering, landscaping and storm water management facilities. The applicant received a use variance from the HC district from the Zoning Hearing Board back in June and then submitted the preliminary/final land development plan. Those plans were revised to meet all of the comments in the review letters. The applicant is requesting a partial waiver from Section 191-78C2 to show all existing features within 200 ft. on the property as well as a waiver from Section 191-61A providing a sidewalk along the property frontage. There is currently no sidewalk to the east or west of this property. The applicant is requesting to provide a fee in lieu of, for installing the sidewalk. There are two clarifications and one change to the approval Resolution. They want to clarify that the proposed building is a three-story building and the building footprint is 36,550 sq. ft. In paragraph 2, the plan before the Board is for preliminary and final. In paragraph 1, Section D, this is an extension of the water line. Since this is a TOFA issue, the applicant is asking that the comment be deleted. That comment is also in the engineer's review letter. We would like to change it to: "The proposed 8" DIP water line will be constructed in accordance with Section 191-64 of the Township Subdivision Land Development Ordinance," because that is what governs the public water facilities. Otherwise, everything is acceptable within the approval Resolution. Member Galloway asked Mr. Jones to speak about Section D, # 1 water line. Mr. Jones said our comment was picked up from the Planning Commission's recommendation. He believes they were trying to make a water line extension request to the applicant. Our comment was based on their comment but he agrees that the governing Ordinance Code, 191-64 says that you have to provide water to the lots relevant to the subdivision of land development. Ms. Battiste said she believes that there is a body of water behind this property and included in this property and asked if that were correct. Ms. Von Spreckelsen said that was not correct. Member

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Galloway moved to approve Resolution # 2023-40 for Preliminary and Final waiver of land development for SAFStor Old Lincoln, LLC, 935 Old Lincoln Highway, TMP # 13-028-039; Member Mullen seconded the motion; all board members were in favor. (4-0)

ITEM # 6 2024 PROPOSED BUDGET PRESENTATION AND AUTHORIZATION TO ADVERTISE

Mrs. Betsy Reukauf presented the proposed 2024 Budget. The tax millage rate will remain at 8.97 mills. Falls Township taxes continue to be lower than our surrounding municipalities and Falls Township residents do not pay for trash or leaf removal. Proposed 2024 Capital Projects include: the new Municipal Complex (\$34.7M); Road Construction, Repair, Maintenance projects (\$2,477,000); Tree Trimming and Removal (\$75,000); Police Purchases (\$470,000); Public Works Purchases (\$469,700); and the Falls Township Community Park Phase II Playground Equipment (\$500,000). The budget also includes a new program – Falls Cares Program (blight remediation \$200,000). Based on the proposed 2024 Budget, a total of \$78,821,601 is projected to be spent in the year 2024. The budget is proposed to be advertised starting November 28th and adoption at the December 19, 2023 Board of Supervisors meeting. Member Galloway said this was a great presentation and that he appreciated the budget workshop held earlier this month. Member Palmer said it was great having the budget workshop with the department heads in attendance. Member Mullen thanked Mrs. Reukauf and said she did a great job. Member Mullen asked where someone can find the budget online. Mrs. Reukauf said to go to the township website, then the Finance Department. Under the forms heading, all of our past budgets and this proposed budget are posted. This proposed budget will be posted on the 30th and available for inspection until it passes on December 19th. Member Galloway moved to authorize advertisement of the 2024 Proposed Budget; Member Mullen seconded the motion; all board members were in favor. (4-0)

ITEM # 7 CONSIDER REAPPOINTMENT BY RESOLUTION TO APPOINT AUDITOR FOR THE 2023 FINANCIAL AUDIT

Member Galloway moved to approve Resolution # 2023-41 to re-appoint Zelenkofske Axlerod as Auditor for the 2023 Financial Audit in the amount of \$27,800; Member Palmer seconded the motion; all board members were in favor. (4-0) This is year three of the three-year quote they provided.

ITEM # 8 CONSIDER PROPOSAL FROM WEISS-SCHANTZ AGENCY FOR BUILDERS RISK COVERAGE

Manager Takita said this is for construction of the new building. This insurance will cover any risk to construction of the new building as well as our temporary location. The total premium is \$33,028. This is separate from our regular insurance and it is the same company that does our regular insurance. Member Palmer asked if you are talking operating budget or is this part of the bond money. Manager Takita said it would come out of the cost of the

building or bond paid by us. Member Palmer moved to approve the proposal from Weiss-Schantz Agency for Builders Risk Coverage in the amount of \$33,028; Member Mullen seconded the motion; all board members were in favor. (4-0)

ITEM # 9 CONSIDER AWARDING WORKERS COMPENSATION CONTRACT FOR YEAR 2024

Member Galloway moved to award the Workers Compensation Contract for the year 2024 to Delaware Valley Workers Compensation Trust in the amount of \$459,184; Member Mullen seconded the motion; all board members were in favor. (4-0)

ITEM # 10 CONSIDER RESOLUTION SETTING REASONABLE FEES FOR COSTS INCURRED BY FALLS TOWNSHIP IN COMPLYING WITH REQUESTS FOR CRIMINAL HISTORY INVESTIGATIVE INFORMATION PURSUANT TO THE CRIME VICTIM RIGHT OF ACCESS SUBCHAPTER TO THE CRIMINAL HISTORY RECORD INFORMATION ACT, AS WELL AS SETTING REASONABLE FEES FOR COSTS INCURRED BY FALLS TOWNSHIP IN COMPLYING WITH REQUESTS FOR DISCLOSURE OF POLICE AUDIO AND VIDEO RECORDINGS PURSUANT TO ACT 22 OF 2017

Ms. Gallagher said the law has changed to allow the township to pass along some of the legal fees incurred when we are processing requests for criminal record information or videos pursuant to Act 22. We have looked at reasonable fees and costs based on what has been imposed by the District Attorney's office along with the township solicitor's hourly rate and we have the attached Resolution which is in form for adoption this evening. Member Palmer asked if someone were to ask for something digital is there a cost for that? Ms. Gallagher said this is for legal fees and this would apply for digital as well as paper copies. Member Galloway moved to approve Resolution # 2023-42, Setting Reasonable Fees for Costs Incurred by Falls Township in Complying with Requests for Criminal History Investigative Information Pursuant to the Crime Victim Right of Access Subchapter to the Criminal History Record Information Act, as well as Setting Reasonable Fees for Costs Incurred by Falls Township in Complying With Requests for Disclosure of Police Audio and Video Recordings pursuant to Act 22 of 2017; Member Mullen seconded the motion; all board members were in favor. (4-0)

ITEM # 11 CONSIDER RESOLUTION OF THE TOWNSHIP OF FALLS, BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA, AUTHORIZING AN APPLICATION FOR A GRANT PURSUANT TO THE GREEN REGION GRANTS PROGRAM FROM THE PHILADELPHIA ENERGY COMPANY (PECO) AND DESIGNATING THE TOWNSHIP MANAGER AS THE OFFICIAL TO FACILITATE THE GRANT APPLICATION AND EXECUTE ALL RELEVANT DOCUMENTS

Mr. Andrews said this Resolution is part of our grant application to upgrade light post fixtures at the Fallsington Commemorative Park and this project is eligible under the grant. We are able to receive 50% back on those costs. Member Galloway moved to approve Resolution # 2023-43 of the Township of Falls, Bucks County, Commonwealth of Pennsylvania, Authorizing an Application for a Grant Pursuant to the Green Region Grants Program from the Philadelphia Energy Company (PECO) and Designating the Township Manager as the Official to Facilitate the Grant Application and Execute all Relevant Documents; Member Mullen seconded the motion; all board members were in favor. (4-0)

**ITEM # 12 CONSIDER APPROVAL OF PROFESSIONAL SERVICES
AGREEMENT BETWEEN FALLS TOWNSHIP AND COUNTY OF
BUCKS FOR HUMAN SERVICES CO-RESPONDER PROGRAM**

Ms. Gallagher said the township has had a program for Co-Responders to ride along with our police officers responding on certain calls. The initial funding was through the County and that funding has now expired. This would allow the township to retain that service. It is a very successful program that they would like to continue. The cost is a maximum of \$210,000 over two years. Chief Whitney said this program has been a wonderful thing for Falls Township. In the month of October, there were 35 referrals for residents needing service. Each one of those referrals would have taken time by an officer who could have been spending more time on calls for service and other issues. Our Co-Responder, over a weekend, typically gets over 100 text messages and emails from families and individuals that she has been dealing with or who are struggling with mental illness in our community. It is definitely successful throughout the County and for Falls Township residents. Manager Takita said the Co-Responder has also been working with the Code Department and she is the social worker aspect of the Cares Project. Ms. Toni Battiste asked if the County could start supplying funds again. Chairman Dence said it was with a grant obtained from the County. With the grant funding they will fund the program for two years and at the two-year mark, they ask the municipalities to fund the program. We may be able to apply for a grant in the future but it is good to have this in the budget in case we do not get awarded a grant. Member Galloway moved to approve the Professional Services Agreement between Falls Township and County of Bucks for Human Services Co-Responder Program; Member Mullen seconded the motion; all board members were in favor. (4-0)

**ITEM # 13 CONSIDERATION OF MEMORANDUM OF UNDERSTANDING
BETWEEN BUSPATROL AMERICA, LLC AND FALLS TOWNSHIP
POLICE DEPARTMENT**

Ms. Gallagher said this is a Memorandum of Understanding that we have worked with the Police Chief as well as representatives from BusPatrol to develop a form that is acceptable to the Township. BusPatrol installs cameras on school buses. If a vehicle overtakes a school bus or blows through the stop arm, BusPatrol's equipment will take pictures of the vehicle allowing tickets to be written by BusPatrol. There have been recent amendments to the law which makes sure there are no fines or costs to the police department. Her

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understanding is that the program is already up and running. Member Mullen asked if the cameras are on the buses or the school bus stop. The camera is located on the school bus itself. This is similar to a red light camera and allows them to capture the video and go after people that way. Pennsbury has outfitted all of their school buses. Member Galloway moved to approve the Memorandum of Understanding Between BusPatrol America, LLC and Falls Township Police Department; Member Mullen seconded the motion; all board members were in favor. (4-0)

ITEM # 14 CONSIDER STIPULATION TO SETTLE IN APPEAL OF UNITED STATES STEEL CORPORATION V. BUCKS COUNTY BOARD OF ASSESSMENT, TMP # 13-051-001-029, CASE # 2023-05870

There was no action on this agenda item.

ITEM # 15 CONSIDER STIPULATION TO SETTLE IN APPEAL OF 699 PHILADELPHIA AVENUE V. BUCKS COUNTY BOARD OF ASSESSMENT, TMP # 13-047-062-003, CASE # 2022-06390

Mr. Clarke said this is a real estate tax assessment appeal. The property address is 699 Philadelphia Avenue located in the Township of Falls, Bucks County, Pennsylvania. The Tax Map Parcel # is 13-047-062-003. The owners of 699 Philadelphia Ave are 699 Bristol Partners, LLC and they owned the property at the time of the appeal and the tax years at issue. The school district filed an appeal seeking an increase in the assessment and the school district, in negotiations with the property owner, has decided to settle the appeal effective January 1, 2023 for the 2023 Municipal County tax year and effective July 1, 2023 for the 2022/2023 School tax year. The taxable assessment on the property shall be increased from \$42,000 to \$750,900. The property assessment shall remain at \$750,900 for each subsequent tax year until there is another subsequent successful assessment appeal, a change in the property or a change by the Board by applicable law. Based on this new assessment, the township is owed by the taxpayer \$6,658.83. Member Palmer moved to approve the Stipulation to Settle in Appeal of 699 Philadelphia Avenue v. Bucks County Board of Assessment, TMP # 13-047-062-003, Case # 2022-06390; Member Galloway seconded the motion; all board members were in favor. (4-0)

ITEM # 16 CONSIDER ADOPTING ORDINANCE OF THE TOWNSHIP OF FALLS, BUCKS COUNTY, PENNSYLVANIA AMENDING CHAPTER 198 – “TAXATION” BY ADDING ARTICLE VII – “VOLUNTEER SERVICE TAX CREDIT,” SECTIONS 62 TO 67, REPEALING ALL INCONSISTENT ORDINANCES AND ESTABLISHING AN EFFECTIVE DATE THEREFOR

Member Mullen moved to table this agenda item to December 19, 2023 to Consider Adopting Ordinance of the Township of Falls, Bucks County, Pennsylvania Amending Chapter 198 – “Taxation” by Adding Article VII – “Volunteer Service Tax Credit,” Sections

62 to 67, Repealing All Inconsistent Ordinances and Establishing an Effective Date Therefor; Member Galloway seconded the motion; all board members were in favor. (4-0)

ITEM # 17 CONSIDERATION OF A RESOLUTION OF FALLS TOWNSHIP, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, ESTABLISHING ANNUAL REQUIREMENTS FOR THE CERTIFICATION OF ACTIVE VOLUNTEER SERVICE

Member Galloway moved to table this agenda item to December 19, 2023 for Consideration of a Resolution of Falls Township, County of Bucks, Commonwealth of Pennsylvania, Establishing Annual Requirements for the Certification of Active Volunteer Service; Member Palmer seconded the motion; all board members were in favor. (4-0)

ITEM # 18 CONSIDER PROPOSALS FROM COFCO FOR FURNITURE FOR THE FALLS TOWNSHIP BUILDING RENOVATION PROJECT

Manager Takita said this is a portion of the total furniture budget. There are three different proposals, two of which were for a mock-up which Manager Takita had told them we no longer needed to do and that was a savings of about \$15K. Member Galloway moved to accept the proposals from COFCO for furniture for the Falls Township Building Renovation Project in the amount of \$109,560.83; Member Palmer seconded the motion; all board members were in favor. (4-0)

ITEM # 19 AUTHORIZATION TO PROCESS A PORTION OF SETTLEMENT BETWEEN TRAVELER'S INSURANCE COMPANY AND EMPLOYEE 112199873 AS A PAYROLL PAYMENT, WITH REIMBURSEMENT FROM TRAVELER'S INSURANCE COMPANY

Mr. Clarke said there is a matter that has been settled by our insurance company. As part of that settlement, some of the money that is being paid to this employee is being paid by salary. Travelers will be reimbursing us for that amount. Travelers decided to settle this matter and part of the settlement amount is to be treated as salary but there is no cost to the township. Member Mullen asked if this is documented. Mr. Clarke said there is a settlement agreement that Travelers entered into. This is just authorization to pay it as salary or payroll. Member Galloway moved to process a portion of settlement between Traveler's Insurance Company and Employee 112199873 as a payroll payment, with reimbursement from Traveler's Insurance Company; Member Mullen seconded the motion; all board members were in favor. (4-0)

ITEM # 20 CONSIDER ESCROW RELEASE REQUESTS

Member Galloway moved to approve the escrow release request to KA Fairless in the amount of \$429,565.40; Member Mullen seconded the motion; all board members were in favor. (4-0)

**ITEM # 21 APPOINTMENTS TO VARIOUS BOARDS, COUNCILS,
COMMITTEES AND COMMISSIONS**

There were no appointments this evening. Member Mullen said if anyone is interested in serving on a board, please send your letter of interest to Rose Molle.

ITEM # 22 MINUTES – OCTOBER 23, 2023 AND NOVEMBER 8, 2023

Chairman Dence said he was not at the November 8, 2023 meeting but he did watch the meeting. Member Galloway moved to approve the minutes from October 23, 2023 and November 8, 2023; Member Mullen seconded the motion; all board members were in favor. (4-0)

ITEM # 23 ENGINEERS REPORT

Mr. Jones said there were 9 new earth disturbance applications submitted, no land development application submissions and no flood plain application submissions. NorthPoint phase 1 building 1 as well as Lincoln Storage are both operating under a TCO. For NorthPoint phase 2 buildings 4, 5, 6 - building 4 is under way with site work nearing completion. Buildings 5 and 6 are under a TCO. For Hiossen and Waste Management Renewable Natural Gas, typical construction progress is identified in the report as well as Morton Salt. The NorthPoint area 3 continues with clearing, filling and compacting. Gelest Phase 3 consists of building construction, footings and foundations. For Trenchtech we had a pre-construction meeting and construction will commence shortly. In terms of Earth Disturbance updates, the middle column, Covanta Phase 3 and 38 Cabot Boulevard are both completed. The two residential pools and the Snipes property are all completed as well. The Universal property leasing project is completed. The Norfolk Southern project (pavement restoration) has started. For township projects, the 2021-2023 Road Program is complete. Pinewood Drive has a few punch list items. The township building renovation site work continues with storm sewer and storm water management infrastructure. The footbridge project is to be posted in the Bucks County Courier Times in anticipation of evaluation in January and the start of construction in March, 2024.

ITEM # 24 BILL LIST

Member Galloway moved to approve the bill list in the amount of \$5,189,483.54; Member Mullen seconded the motion; all board members were in favor. (4-0)

ITEM # 25 OBERMAYER REBMANN MAXWELL & HIPPEL, LLP BILL LIST

Chairman Dence said Obermayer Rebmann Maxwell & Hipple, LLP is the Township's Labor Attorney. Member Galloway moved to approve the bill for Obermayer Rebmann Maxwell & Hipple, LLP bill list in the amount of \$67,044.74; Member Mullen seconded the motion; all board members were in favor. (4-0)

ITEM # 26 JONES ENGINEERING ASSOCIATES BILL LIST

Member Galloway moved to approve the Engineering bill list in the amount of \$366,271.90; Member Mullen seconded the motion; all board members were in favor with the exception of Chairman Dence who abstained from the vote. (3-0-1)

ITEM # 27 EXECUTIVE SESSION

Ms. Gallagher said an Executive Session was held prior to tonight's meeting. The Board discussed personnel and potential litigation.

ITEM # 28 POLICE DEPARTMENT REPORT

There was no action on this agenda item.

ITEM # 29 MANAGER COMMENT

The last Leaf Collection will be held this Saturday, December 2nd. If you have any questions, please contact Waste Management at 1-800-869-5566 or check the township website.

ITEM # 30 BOARD COMMENT


Member Galloway – No comment.

Member Mullen – No comment.

Member Palmer said they usually get a copy of the police report. Manager Takita spoke to the chief who said he prepared a report and would email it to board members.

Chairman Dence congratulated Member Galloway on his election to his third term. He also congratulated Member Mullen on her election win. Congratulations to both of you.

Member Galloway moved to adjourn the meeting; Member Mullen seconded the motion; all board members were in favor. (4-0) The meeting was adjourned at 8:05 p.m.



Brian Galloway, Secretary