

Environmental Advisory Council

June, 13, 2023– 7:00 PM

Hybrid Meeting

MINUTES

The following persons were in attendance: Eric Allen (Chair), Christy Cheever (Vice Chair), Shannon Pendleton, Tim Marsh, Scott Blank, Jeanne Litwin, Louise Levy, Kate Robeson-Grubb, Robert McEwan (Board Liaison) and Debra McFadden (Administrator).

Absent: C. L. Lindsay III, Phil Getty, Barry Fetterolf and Hope Blaythorne.

I. Call to Order

a. Eric Allen called the meeting to order at 7:10 PM.

II. Approval of the May 9, 2023 Meeting Minutes

MOTION: Upon a motion by Mr. Allen and seconded by Mr. Blank, it was unanimously agreed to approve the May 9, 2023 minutes.

III. Announcements

Mr. Allen announced that C. L. Lindsay III has decided to become a part-time member instead of a full-time member of the Environmental Advisory Council and Scott Blank will now take his place as a full-time member.

IV. New Business

No New Business.

V. Discussion Items

a. Wild Area Stewardship / Tree City / Birdtown

i. Ms. Blaythorne was absent.

b. Deer Management

i. Mr. Allen reported the survey results:

A total of 398 deer were harvested, 12,104 pounds of venison was donated to Hunters Sharing the Harvest, the hunters worked 22 nights of the 28 nights allotted so there is left over money, there was an average of 18 deer culled per night as opposed to 22 per night last year. Mr. Allen reported the drone survey results from March. Mr. Allen thanked Nate Spence and the United States Department of Agriculture.

c. Sustainability

- i. Ms. Pendleton reported on the following items:
 - Environmental Advisory Council / Energy Transition Plan infographic banner has been returned to the township building.
- ii. An Energy Transition Plan Newsletter Signup Spreadsheet has been created.
- iii. Planning is delayed but is in progress for an Energy Transition Plan Info Session Zoom call.
- iv. Preparing a draft RFP/ Scope of Services for future Sustainability Consultant.
- v. Reviewing Stretch Code Ordinances in Massachusetts Municipalities for reference.
- vi. Website Coordination for Energy Transition Plan is in progress.
- vii. Save the Date of Saturday, October 21, 2023 for We Conserve PA, Environmental Advisory Council Network Fall Gathering will be held on the campus of West Chester University. <https://weconservepa.org/event/eac-network-conference/>.
- viii. PA Canal Update – June 8, 2023 Ms. Robeson Grubb and Ms. Pendleton had a call with Delaware Canal 21, board member Dick Henriques, to determine their interest in applying for a grant for a feasibility study for restoring the canal to include the production of hydro power.
- ix. Bucks County Planning Commission Quarterly Sustainability Dialogue Webinar series registration link:
<https://buckscounty.webex.com/webappng/sites/buckscounty/webinar/webinarSeries/register/c17f911a95184774bfea4c3105b8d74f>.
- x. Ms. Pendleton to share Qualified Contractor Ordinance with Mr. Blank and Mr. McEwan.
- xi. Township Building Energy Audit site visit to benchmark existing airtightness and thermal bridging complete, the second site visit is currently being scheduled.

d. Social Media

- i. Mr. Marsh explained the user experience and navigation issues with the website and will make a recommendation to the Council next month.

Mr. Marsh is working on the EAC calendar and asked the Council for ideas.

Mr. Marsh is putting in place a process for social media and website.

e. Recycling & Trash

- i. Ms. Litwin led the discussion with ideas to reduce waste and divert waste from landfills. There was much discussion on this topic.
- ii. Mr. Blank gave a presentation on Municipality Waste Collection.
(copy of which is attached).

f. Miscellaneous

- i. Ms. Pendleton announced that Aquetong Watershed Association has an Aquetong Spring Park Hike on Saturday, June 24, 2023 and sign up on website.

VI. Public Comment

No Public Comment

VII. Adjournment

Eric Allen adjourned the meeting at 8:50 PM.

Respectively submitted,

Debra McFadden

Municipality Waste Collection Presentation

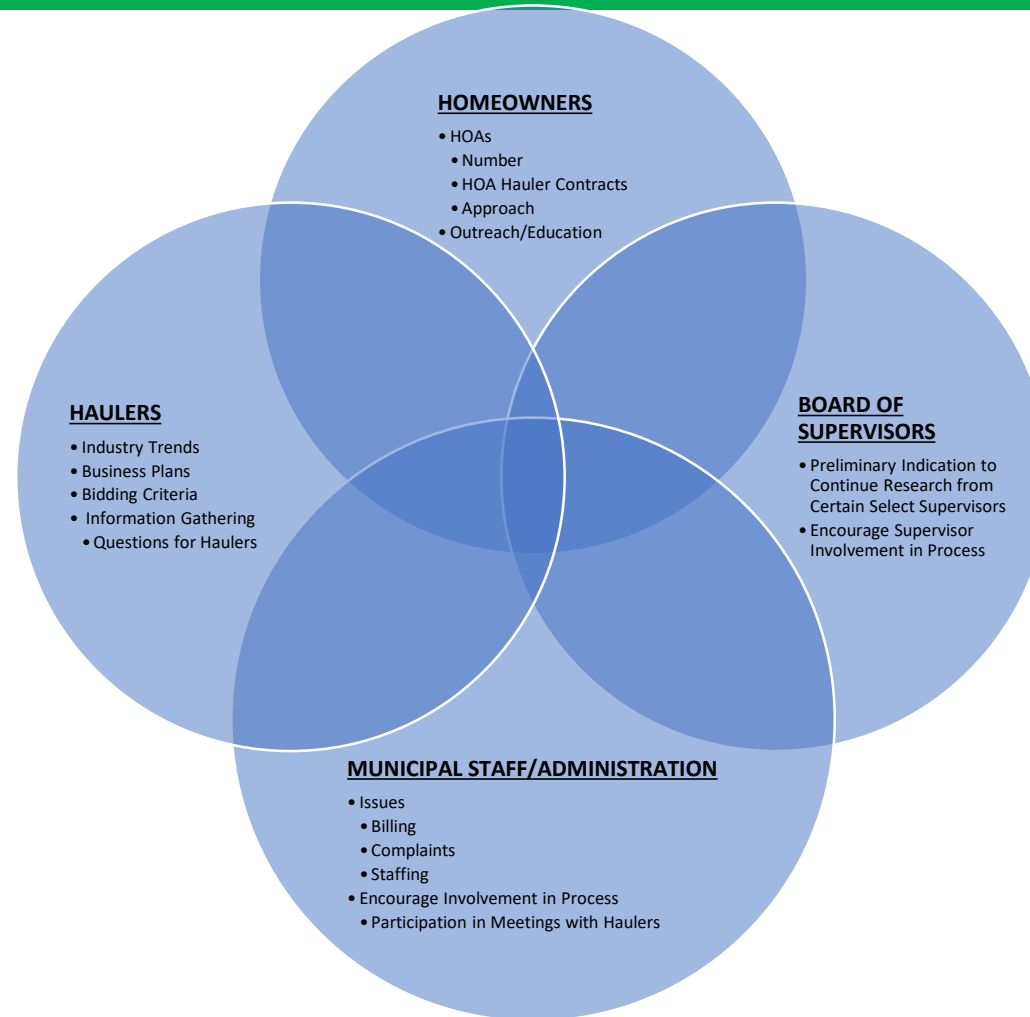
June 13, 2023



Environmental Advisory Council

Solebury Township

Constituencies/Key Players



Homeowners Associations (HOAs)

HOAs: Steps

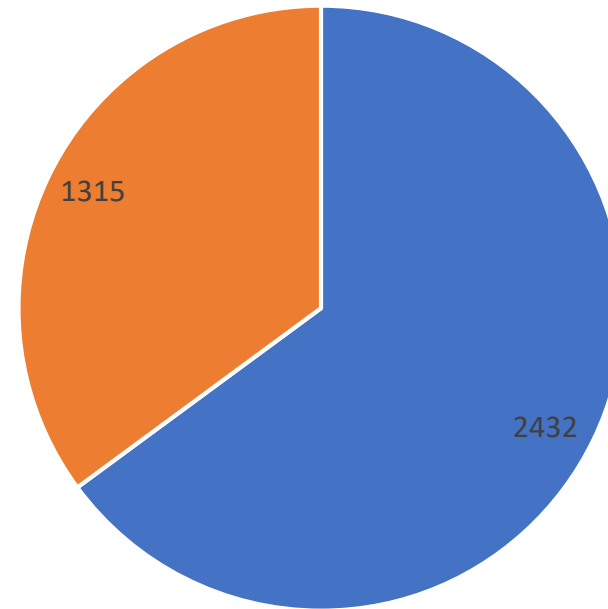
- Obtained list of HOAs by name with roads in community from township staff
- Conducted search on Bucks County Board of Assessment website to search for number of properties by street name
- Compiled housing units per HOA (after excluding vacant properties or common properties held in name of HOA)
- Contacted HOAs by telephone and/or e-mail to gather basic information about trash collection (in progress)

HOAs: Summary of Housing Units

NAME OF HOA	NUMBER OF UNITS	HAULER
AVIGNON HOMEOWNERS ASSOCIATION, INC.	26	Republic (carts)
CANAL WALK	32	
HONEY HOLLOW ESTATES HOMEOWNERS' ASSOCIATION, INC.	28	
FIELDSTONE HOMEOWNERS ASSOCIATION, INC.	184	EnviroGreen (carts)
FOX RUN ESTATES COMMUNITY ASSOCIATION, INC.	11	
FOX RUN PRESERVE	132	Republic (carts)
THE HERMITAGE CONDOMINIUM ASSOCIATION	49	Republic (common disposal)
INGHAM MEWS CONDOMINIUM ASSOCIATION	64	EnviroGreen (common disposal)
KINGSWOOD II HOMEOWNERS ASSOCIATION	15	
LIMEPORT	41	
NORTH POINTE COMMUNITY ASSOCIATION	231	Republic (carts)
PEDDLER'S VILLAGE	215	EnviroGreen (carts)
ROCKWOOD FARM HOMEOWNER'S ASSOCIATION	11	
SAGE MEADOWS COMMUNITY ASSOCIATION	12	
SEASONS HOMEOWNERS' ASSOCIATION	38	
SWAN	6	
TAMARACK FARMS	24	
WILSHIRE HUNT II CONDOMINIUM ASSOCIATION	124	EnviroGreen (carts)
YORKSHIRE MEADOW CONDOMINIUM ASSOCIATION	72	Republic (common disposal)
TOTAL	1315	

Comparison of HOA Housing Units to Total Units – HOAs Represent 35% of Total Units

TOTAL - 3747 (as of 2020 census)



■ non-HOA Housing Units ■ HOA Housing Units

Municipalities Considering or Recently Switched to Single Hauler System

Tredyffrin Township

- Demographics
 - Population – 31,927
 - Total Housing Units – 13,225
 - Density – 1,615 pops/square mile
- Evaluating going to single hauler
- Change prompted by Republic Services stopping service

Lansdale Borough

- Demographics
 - Population – 18,509
 - Total Housing Units – 7,006
 - Density – 6,185 pops/square mile
- March 3, 2023: Council approved the Borough Manager to prepare and advertise a Request for Proposal for the purpose of engaging a consultant to explore municipal owned and/or single hauler trash collection of municipal solid waste and an electronics recycling program

Lansdale Borough

Prior History

- In March 2006, Final Study titled “Lansdale Borough Preliminary Evaluation of Contracting for Municipal Waste and Recycling Collection Services” prepared by Gannett Fleming, Inc. was issued concluding “It appears favorable for the Borough to move forward with a more detailed analysis of a contracted waste and recyclable collection system. In a municipal contract system, the Borough enters into a contract/agreement with a hauler that is awarded the contract as the result of a competitive bid process. If the Borough’s detailed analysis confirms the Borough should move forward with a contract collection system, it is recommended the Borough develop bid specifications and update its solid waste ordinance.”
- Trash hauling has been discussed repeatedly over the past decade, with the most detailed talks in 2015-17, when council asked the town’s engineering firm to study the pros and cons of establishing a municipal department to handle trash collection, hiring a single private firm for the entire town, or continuing to allow residents to choose their own haulers.
- A borough request for bids led to several disqualified haulers being disqualified due to incomplete applications, and council’s public works committee recommended in Fall 2017 that council accept a bid from private hauler J.P. Mascaro to carry trash for the whole town, before the full council subsequently voted it down.
- A new round of talks began in January 2023 when council members asked to revisit the trash topic to see whether a single hauler could help reduce the town’s road repairs due to potholes and deterioration.

Lansdale Borough: Quote from March 2006 Final Report Titled “Lansdale Borough Preliminary Evaluation of Contracting for Municipal Waste and Recycling Collection Services” Prepared by Gannett Fleming, Inc.

“Barriers of Contracting for Municipal Waste and/or Recyclables Services

Even in cases where the advantages of executing a contractual arrangement with a single hauler clearly outweigh the disadvantages, many municipalities do not make it to the implementation stage. Some of the barriers that prevent municipalities from implementing municipal contract collection programs include:

- Public Perception and Meetings – During the development process, the public may learn of the municipality’s intentions to change to a new collection system. In some instances, inaccurate and incomplete information is distributed and it may be difficult to sway the initial public perception. Informing the public properly is important to the process. It is necessary to understand how the public as a WHOLE thinks, versus what the minority thinks. Some municipalities have successfully used residential surveys to obtain information on what residents think about changes to trash and recycling services.
- Haulers – in some cases, local private haulers that disapprove of a municipal contract will rally support from residents using letters and other methods to increase disapproval of a new collection system.
- Council Members or Supervisors – In deciding upon a waste collection system, Borough Council has to make a decision on behalf of the public. It is often difficult to make any change that affects the public, particularly when some residents express vehement and even emotional disapproval. It is common at this stage, during public meetings and during the final vote to move forward, where attempts to secure a contracted hauler are stalled - even when advantages are clearly evident.”

Lansdale Borough: Highlights from 2012 Trash Survey (reproduced in March 2016 Residential and Solid Waste and Recycling Collection Survey prepared by Remington, Vernick & Beach Engineers for Lansdale Borough)

3. How much do you currently pay for trash removal and recycling per month?

Answer Options	Response Percent	Response Count
I do not pay	8.1%	128
Less than \$10	1.3%	21
\$11 - \$20	12.4%	196
\$21 - \$30	49.1%	777
\$31 - 40	12.7%	201
\$41 - \$50	4.4%	69
More than \$50	12.1%	191
	<i>answered question</i>	1583
	<i>skipped question</i>	38

Observations:

- Noteworthy that slightly over 8% of respondents did not pay for trash removal and recycling
- Emphasizes that certain portion of residents may resist having an inclusive system in which households are required to participate

Lansdale Borough: Highlights from 2012 Trash Survey (reproduced in March 2016 Residential and Solid Waste and Recycling Collection Survey prepared by Remington, Vernick & Beach Engineers for Lansdale Borough)

9. Which of the following is the most important factor to you in selecting your trash and recycling service?

Answer Options	Response Percent	Response Count
Convenience Service	5.3%	74
Cost	26.4%	368
Other (please specify)	68.3%	951
	<i>answered question</i>	1393
	<i>skipped question</i>	228

Observations:

- Cost may be top concern of homeowners
- Single hauler contract needs to cost less than for individual service and/or provide additional services as part of single hauler contract package that homeowners may value

Lansdale Borough: Highlights from 2012 Trash Survey (reproduced in March 2016 Residential and Solid Waste and Recycling Collection Survey prepared by Remington, Vernick & Beach Engineers for Lansdale Borough)

12. Would your household support a single hauler trash removal and recycling program?

Answer Options	Response Percent	Response Count
Need more information to decide	41.2%	656
Yes	41.7%	665
No	17.1%	273
	<i>answered question</i>	1594
	<i>skipped question</i>	27

Observations:

- Survey was likely conducted without sufficient education
- Emphasizes that there may be a substantial number of households who would benefit from information outreach early in process

Lansdale Borough: Highlights from 2012 Trash Survey (reproduced in March 2016 Residential and Solid Waste and Recycling Collection Survey prepared by Remington, Vernick & Beach Engineers for Lansdale Borough)

14. Please rate from highest (1) to lowest (7) what you consider to be the primary reasons for the Borough to consider alternative trash removal and recycling services.

Answer Options	1	2	3	4	5	6	7	Rating Average	Response Count
Low cost of service	568	286	175	79	72	41	46	2.30	1267
Quality of service	162	352	267	223	154	81	27	3.16	1266
Flexible, tiered service and cost options (i.e. lower costs)	138	215	315	182	190	113	113	3.68	1266
Enhanced environmental stewardship	63	96	141	339	226	302	99	4.48	1266
Compliance with State regulations	28	27	52	91	301	266	501	5.70	1266
Fewer trash trucks on Borough roads	257	138	164	159	171	281	96	3.85	1266
Same day pickup for an entire neighborhood	50	153	152	193	152	182	384	4.84	1266
								<i>answered question</i>	1267
								<i>skipped question</i>	354

Observations:

- Low cost of service, quality of service, and flexible, tiered service and cost options (i.e., lower costs) in this order are the most important to respondents
- Ideally bid specifications should be established to try to satisfy these criteria

New Britain Borough (NBB)

- Demographics
 - Population – 2,836
 - Total Housing Units – 857
 - Density – 2,363 pops/square mile
- Switched to single hauler (Advanced Disposal Services Eastern PA) on April 1, 2019 (Advanced Disposal Services was subsequently acquired by Waste Management in October 2020)
- Awarded new contract to Waste Management on November 9, 2021 to begin April 1, 2022 and run through May 31, 2025
- Effective April 1, 2022, billing no longer with hauler but paid through NBB taxes
- Adopted ordinance to deal with treatment of HOAs

New Britain Borough

Description of Trash Collection

- Once-a-Week collection of:
- **One 96-gallon (or similar) container of solid waste and one 96-gallon (or similar size) container of recyclable materials.**
 - Contractor shall provide a solid waste and recycling container of 96 gallons (or similar size) for each Subject Unit. The option, per Subject Unit, for one additional 96-gallon (or similar) container of solid waste. The Borough will notify the contractor when an additional container shall be added to, or removed from, a Subject Unit. Contractor shall provide the additional container.
- **Up to 180 gallons of yard waste (3 Bags).**
- **One FREE bulk item per residence and each Borough-owned facility**
 - BULK ITEM: defined as large items of solid waste requiring special handling, including but not limited to, large household appliances, furniture, carpet, dehumidifiers, water heaters, air conditioners, microwaves, small amounts of residential construction debris, mattresses, gas or charcoal grills, etc.
 - Bulk items **DO NOT** include automobiles or parts and tires, yard waste, grass clippings, brush or tree trimmings, petroleum/chemical or other commercial/industrial or household waste, paint, propane tanks, E-Waste and recyclables. The contractor shall be responsible for the disposal of accepted Freon-containing bulk items.

Billing Rates

- First Quarter 2022 will be \$66.62 and paid directly to Waste Management.
- The Second – Fourth Quarter for 2022 will be **\$315.63 that will be billed and paid through your Borough tax bill.**
- Full-year 2023 the price will be **\$437.64 that will be billed and paid through your Borough tax bill.**
- Full-year 2024, the price will be **\$455.16 that will be billed and paid through your Borough tax bill.**
- Residents will NO LONGER receive a bill from Waste Management effective April 1, 2022.
- New contract between Waste Management and New Britain Borough begins April 1, 2022.
- **Additional Trash:** An additional 96 gallon trash container is available upon request at no additional cost. You can use this additional container for trash or yard waste.
- **Extra Bulk:** In 2022, any additional bulk items, per resident, will be billed at \$25.00.

Language from New Britain Borough Code Relating to HOAs

- § 369-9. Exception to single-hauler collection (homeowners' associations).
- A. A homeowners' association within the Borough, and the residences comprising the association, with an existing contract with a collector on the effective date of this part for the collection of municipal waste may continue to use the services of that collector for the duration of the homeowners' association's existing contract. At the end of the homeowners' association's existing contract, the homeowners' association, and the residences comprising the association, shall then use the Borough contracted collector pursuant to this part, unless the homeowners' association enters into a new contract and/or extends a contract with a collector and notifies the Borough of its intent to seek an exception pursuant to § 369-9C.
- B. A homeowners' association seeking an exception under this section shall, within 30 days of the effective date of this part, notify the Borough in writing of (1) its request to seek the exception under this section; (2) the name, address, and contact information for the collector; and (3) the end date of its existing collector contract.
- C. If the homeowners' association intends to continue with a private contractor at the end date of its existing contract identified pursuant to § 369-9B, the homeowners' association shall renew its request for an exception by notifying the Borough, in writing, no less than 60 days in advance of the end date of its existing contract. The written notification shall (1) state that the homeowners' association seeks an exception pursuant to this section; (2) the name, address, and contact information for the collector; and (3) the end date of the new contract. Homeowners' associations shall repeat this renewal process 60 days in advance of the end of each contract term.
- D. A homeowners' association no longer intending to continue with a private contractor shall notify the Borough in writing no less than 60 days in advance of the end date of their existing contract identified pursuant to § 369-9B or C as applicable.
- E. A homeowners' association failing to provide the notification pursuant to § 369-9B or C shall be subject to the requirements of this part.

Trash Haulers

- Whitetail Disposal (one hour conversation with Business Development Director on 5.16.23; in person meeting with President/COO scheduled for 6.15.23) (Whitetail has no HOA contracts in Solebury but services roughly half of non-HOA housing units) (In Bucks County, Whitetail has a municipal contract with Northampton Township)
- J.P. Mascaro (30 minute conversation with Director of Sales and Marketing on 6.5.23; requested dates for meeting) (J.P. Mascaro does not currently serve Solebury but does have municipal contracts in Bucks County with Bristol Borough, Lower Southampton Township, Upper Southampton Township, and Warminster Township)
- Republic Services (call scheduled with Manager – Municipal Sales for June 12) (Republic services a number of HOAs in Solebury – see page 5)
- Waste Management (1-1/2 hour conversation with Public Sector Representative on 6.5.23; requested dates for meeting)

Recent Chronology/Next Steps

- May 22, 2023: Distribution of Summary for May 23, 2023 Meeting of Administration and Select Members of Board of Supervisors
- May 23, 2023: Meeting with Administration and Select Members of Board of Supervisors
- June 6, 2023: Distributed Hauler Questions to Whitetail Disposal
- June 12, 2023: Call scheduled with Republic Services
- June 12, 2023: Call scheduled with Borough Manager for New Britain Borough
- June 15, 2023: In person meeting scheduled with Whitetail Disposal
- Obtain dates from Waste Management, J.P. Mascaro & Sons, and Republic Services for in person meetings
- Continue pressing HOAs for basic information

Preliminary Conclusions

- Assuming the 2,432 non-HOA housing units are sufficiently attractive to haulers, adopt ordinance similar to New Britain Borough that allows HOA to continue under contract, renew or enter into new contract, or become part of single hauler trash collection (except for HOAs in which individual carts is not permitted). An ordinance such as New Britain Borough's will impose requirement on HOAs to periodically update township as to HOA contract. It would be beneficial to have process whereby there is contact with HOAs from administrative point of view. Outreach to persuade HOAs to "convert" can continue after municipal contract is in place.
- Try to find single hauler criteria that will provide some flexibility to homeowners and/or additional benefits (*e.g.*, New Britain Borough – additional cart available, bulk service for one weekly item, fixed fee for additional bulk items, collection of yard waste) at a cost-effective price point to homeowners without minimizing likelihood that haulers will submit bids. Another example of an additional benefit is dumpsters for Spring and Fall clean ups which may allow for recycling and/or waste reduction opportunities (for example, dumpster for metal, collection of electronic appliances, furniture that can be redistributed, etc.)
- There can be different levels of communication with homeowners at different times as circumstances warrant but it should begin early in process.
- Billing through third party tax collector such as Keystone Collections should be investigated
- Continue involvement of township staff/administration and Board of Supervisors throughout different stages of process so a situation like Lansdale can be avoided. It is important that township staff/administration and Board of Supervisors voice concerns so they can be addressed.

Sources

- Bucks County Board of Assessment website
- U.S. Census Bureau website
- Lansdale Borough website
- March 2006, Final Study titled “Lansdale Borough Preliminary Evaluation of Contracting for Municipal Waste and Recycling Collection Services” prepared by Gannett Fleming, Inc.
- March 2016 Residential and Solid Waste and Recycling Collection Survey prepared by Remington, Vernick & Beach Engineers for Lansdale Borough
- New Britain Borough website