

TOWNSHIP OF LOWER MAKEFIELD  
AD HOC PROPERTY COMMITTEE  
INFORMATIONAL MEETING  
MINUTES – JUNE 16, 2022

A meeting of the Ad Hoc Property Committee of the Township of Lower Makefield was held remotely on June 16, 2022. Mr. Childs noted that due to the lack of a quorum, the Committee will be unable to proceed with a normal meeting and this is considered an informational meeting only.

Those present:

Ad Hoc Property Committee: Fred Childs, Vice Chair  
Bette Sovinee, Secretary  
Jim Scott, Member

Others: Fredric K. Weiss, Supervisor Liaison

Absent: Dennis Steadman, Ad Hoc Property Committee Chair  
Sarah Daubert, Ad Hoc Property Committee Member  
John Mohan, Ad Hoc Property Committee Member  
James Nycz, Ad Hoc Property Committee Member  
James McCartney, Supervisor Liaison

DEFERRAL OF APPROVAL OF MEETING MINUTES – MARCH 24, 2022: Ms. Sovinee

Due to lack of a quorum, the Minutes of March 24, 2022 were not able to be acted on at this time.

PRESENTATION AND DISCUSSION OF BOARD OF SUPERVISORS' MOTION TO FUND A PATTERSON FARM MASTER PLAN: Mr. Childs/All

Mr. Childs stated Dr. Weiss is present this evening, and he asked him to give them some input as a result of the May 31 Board of Supervisors' Special Meeting as it relates to the Ad Hoc Property Committee and the intention of continuing the Committee specifically for the preparation of the Master Plan for Patterson Farm which encompasses the Patterson Farmstead, the Satterthwaite Farmstead, and the entire property. He asked Dr. Weiss to provide his perspective and what he sees as the goal of the Committee going forward.

Dr. Weiss stated at the May 31<sup>st</sup> Special Meeting, the Board of Supervisors approved earmarking \$300,000 to develop the Master Plan for Patterson Farm which included developing RFPs to contractors/professionals to implement and to include remediation of the lead contamination of the area around the Satterthwaite home. He stated there was some confusion as to whether that money included remediation of the buildings, and the answer was no, and it included developing the RFP for remediation of the buildings. He stated it is for developing a Plan so that the professionals will know how to go forward from there to actually develop construction plans, renovation plans, or restoration plans for the buildings and develop a means by which the working part of the Farm/the tillable land is protected and not interfered with.

Ms. Sovinee asked if there is a timeframe on this. Dr. Weiss stated there was no timeframe set; however, he feels the Board of Supervisors would like to see the Master Plan come to fruition by Budget time which begins in September. He stated the RFPs would be developed later, and he feels the Board would like to see a plan which could be taken to the engineers and construction people. Dr. Weiss stated because there is money earmarked the Committee would be working with the Township staff and will be able to engage the Township engineer, Mr. Jeff Marshall, or whoever they decide to engage after reviewing that with the Board of Supervisors. Dr. Weiss stated the Board of Supervisors is going to need help from the Ad Hoc Property Committee to develop the Master Plan.

Mr. Childs stated part of the Ad Hoc Property Committee's Report included the recommendation that we would engage a professional firm to develop the RFP for developing the Master Plan; and that is what the Committee saw as the first step. Dr. Weiss stated there is \$300,000 to do that. He stated the Master Plan would also include a plan to RFP for remediation of contaminated soils and lead-based paint. He stated originally the Board had discussed earmarking \$250,000; however, they eventually added \$50,000 so that we could deal with that remediation. He stated they did not want to be specific because until the Master Plan is developed, we will not know how we are going to tackle the Satterthwaite home.

Ms. Sovinee stated by the end of September the Board of Supervisors is looking for a Master Plan. She asked if the Committee should work with the Township staff to do an RFP to let a Master Plan. Dr. Weiss stated they can work with the staff and engage whoever they decide such as Mr. Marshall, the Pennsylvania

Conservancy, or the Township engineers to work with them. He stated if they want professionals to do the RFP with the Committee's guidance, they could do that. He stated the Board of Supervisors is letting the Committee lead with this. He stated \$300,000 has been earmarked for the Master Plan, and the Committee can decide how they are going to get there; and the Board of Supervisors could answer any questions the Committee had. Dr. Weiss stated there is no timeline; and if the Committee feels that they cannot provide the Master Plan in three months, they could report to the Board of Supervisors that they need additional time. Dr. Weiss stated at this point they are just looking for a Master Plan which is a blueprint for us to move forward.

Mr. Scott asked if the Master Plan would include any structural engineering cost estimates. Dr. Weiss stated they do not know what will end up at the Farm. He stated they could renovate, restore, or replicate. He stated if they need someone to develop an RFP for the development of the Master Plan, that cost would be part of the \$300,000. He stated if they need to know how much it could cost to develop an RFP, the Committee could discuss that with the Township engineer or engage Mr. Marshall; and if there seems to be a problem with the numbers, they could come back to the Board of Supervisors.

Mr. Scott stated he would be glad to try to help get this started as this is within "his wheelhouse." He stated he believes that it will ultimately involve multiple vendors and multiple RFPs. He stated they talked about the Master Plan being two-dimensional and how the pieces work together similar to what the Committee had done, but would be refined. He stated he feels they will have to piece this out to third-party vendors to get better budgetary estimates as opposed to the broad ranges that we had. He stated he feels they will need to bring in more than one vendor with more than one expertise.

Dr. Weiss stated the goal is to preserve as much as we can and develop uses so that the buildings can be maintained for many years to come. He stated they know about how old the farmstead is, and Mr. Majewski has already contacted the Community College about the dendrochronology study. Dr. Weiss stated it may alter how we may want to view some of the structures after we see a written report on how old the buildings are.

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Ms. Sovinee asked who will be their contact at the Township; and Dr. Weiss stated at this point he feels they should go to either Mr. McCartney or himself, and they will go to either Mr. Majewski, the new Public Works Director, or the new Manager, once one is hired.

Ms. Sovinee stated she understands that if we put together a Master Plan with the data and recommendations, it would eventually go to the Board of Supervisors who would take Public Comment and consider adoption. Dr. Weiss stated he feels that as the professionals with input from the Ad Hoc Property Committee develop a Master Plan, the RFP will be straight-forward as to possible uses and what buildings need to be restored, renovated, duplicated, left as they are, or removed. He stated those decisions will be made over time. He stated the Oversight Committee, if developed, will oversee the finished product. Dr. Weiss added that information on the age of the Satterthwaite House will be provided to the Ad Hoc Property Committee. He stated knowing the ages of the structures may influence the Master Plan. Dr. Weiss stated the Committee has a good start with what they have done so far with regard to the RFP, and Mr. Majewski can help them write the RFP. He stated if they want to hire Remington Vernick to do it or Jeff Marshall, the Committee can decide to do that recognizing that the total that has been earmarked is \$300,000.

#### PUBLIC COMMENT

There was no one from the public wishing to speak at this time.

#### FUTURE SCHEDULE: Mr. Childs

Mr. Childs stated that are tentative dates for the Committee to meet in July and August which need to be finalized. He stated the other members should touch base and indicate what their interest is in continuing on the Committee.

The meeting was adjourned at 8:00 p.m.

Respectfully Submitted,

Bette Sovinee, Secretary

