

TOWNSHIP OF LOWER MAKEFIELD
BOARD OF SUPERVISORS
MINUTES - JULY 7, 2003

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on July 7, 2003. Vice Chairman Hackman called the meeting to order at 7:30 p.m. noting that the Board had been meeting in Executive Session since 6:30 p.m. to discuss legal and personnel matters.

Those present:

Board of Supervisors: Wes Hackman, Vice Chairman
 Frank Fazzalore, Secretary/Treasurer
 Scott Fegley, Supervisor
 Pete Stainthorpe, Supervisor

Others: Terry Fedorchak, Township Manager
 Jeffrey Garton, Township Solicitor
 Robert Williams, Township Engineer
 Kenneth Coluzzi, Chief of Police

Absent: Grace Godshalk, Chairman Board of Supervisors

PUBLIC COMMENT

There was no public comment at this time.

APPROVAL OF MINUTES

Mr. Fazzalore moved and Mr. Stainthorpe seconded to approve the Minutes of June 16, 2003 as written. Motion carried with Mr. Fegley abstained.

AWARD CONTRACT TO KEMPER SPORTS MANAGEMENT TO OPERATE THE
MAKEFIELD HIGHLANDS GOLF CLUB

Mr. Garton stated the Township has been in discussions for several months with Kemper Sports Management to operate the Makefield Highlands Golf Club, and a Contract has been prepared for consideration this evening. He noted the only change would be with regard to the fee which will be \$3,000 a month for August, 2003 and September, 2003, \$5,000 per month thereafter until three months prior to the opening at which point it will be \$7,500 for the remainder of the Contract. Mr. Fedorchak stated the Contract is until December 31, 2009.

Mr. Stainthorpe moved and Mr. Fazzalore seconded to approve the Contract, as amended by Mr. Garton, with Kemper Sports Management to operate the Makefield Highlands Golf Club.

Mr. Zachary Rubin, 1661 Covington Road, stated it is his understanding that there is a bonus provision that provides Kemper with a bonus according to certain levels of revenue per year. He asked if there is any provision that would impose penalties if the Township

loses money. Mr. Hackman stated there is not. He stated if gross receipts exceed \$2,000,000 which would cover all costs plus some extra, Kemper will receive a bonus of 5%. If they exceed \$2.5 million Kemper will receive 7%; and if there in excess of \$3.5 million, they get 10%.

Ms. Virginia Torbert stated the Township is also paying another company to manage something related to the Golf Course and asked if there will be an overlap. Mr. Hackman stated the current group of consultants, architects, etc. are dealing with the construction of the Course. Kemper will be involved with the operation of the Course. Ms. Torbert stated the Course will not be open until next July and asked why they will be paying Kemper starting this August. Mr. Hackman stated Kemper will be involved with the grow-in period of the Course which is extremely important. They will also be putting together the team who will be doing the outside work at the Course. This is the Phase I period. While the seeding itself is done by the construction people, they will then turn it over hole by hole to Kemper. Ms. Torbert asked when they will stop paying the first group of consultants, and Mr. Hackman stated the construction people will be done when the Course finally opens. He noted Wadsworth will have their portion finished hopefully by December. Once the pump house and maintenance building are completed, they will turn these over to Kemper. Bids are currently out for the Club House which should come in the end of July. Ms. Torbert stated when there were discussions about Rainmaker, the idea was that they would be the omnibus consultant who would keep the Board informed. Mr. Fedorchak stated Rainmaker has the construction management responsibility. They are in the process of re-negotiating Rainmaker's Contract for a six-month extension which should carry them through the construction process. Kemper will be doing the hiring of personnel to work at the Golf Course as well as purchasing all the equipment needed for operation of the Course. This work all needs to be done well in advance of opening day. Mr. Hackman stated the growing in phase is a very important time and you need an experienced superintendent who has grown in golf courses previously.

Mr. Sam Conti, Sutphin Road, asked about the collection of fees and other matters related to financial accounting for the Course. Mr. Hackman stated two accounts will be opened. One account will have all monies collected except for the compensation of the pros for lessons. This account will be a Lower Makefield Township bank account. They will also set up a second account which the Township will put money into which will cover the expenses of the Golf Course including payroll, purchase of equipment, etc. Mr. Conti asked who will audit this. Mr. Hackman stated the Township will receive daily receipts. Finances will go through Kemper's accounts payable system and they will provide the information to the Township. Mr. Conti asked if there will be Lower Makefield people overseeing this, and Mr. Fedorchak stated this will be overseen by the Township Finance Department. Mr. Conti asked who will be establishing the fees, and Mr. Hackman stated the Board will set these based on input from Kemper. Mr. Stainthorpe stated Kemper will put together a complete Business Plan including Budgets, all of which will be approved by the Township. Mr. Conti asked how long the Course will be open throughout the year, and Mr. Hackman stated there will always be people working at the Golf Course. He stated if there is a mild winter, they could be open for play year round. Mr. Conti asked about hiring, and it was noted Kemper will hire the employees.

Motion to approve Contract carried with Mr. Fegley abstained.

REJECT BID FOR GOLF COURSE SITE AND UTILITY WORK AND ADD TO THE CLUB HOUSE BID

Mr. Hackman stated they previously went out to bid on several items in one bid with the idea being they might get better prices since more people would be interested. However, this did not work out so they subsequently broke the bid apart and put items out separately. One of these was the site and utility work; however, they only received one bid for this which was incomplete. He asked that this bid be rejected and that this work be added to the Club House bid. Mr. Fazzalore asked how they can add this since the Club House is already out to bid. Mr. Fedorchak stated it would be an addendum.

Mr. Fazzalore moved and Mr. Stainthorpe seconded to reject the bid for Golf Course site and utility work and add it to the Club House bid. Motion carried with Mr. Fegley abstained.

AWARD CONTRACT FOR GOLF COURSE WELL PUMP INSTALLATION

It was noted that four bids were received. Mr. Stainthorpe noted the disparity in price between the highest and lowest bidders. Mr. Hackman stated Mr. Arterburn has discussed this with the low bidder who is comfortable with the price they bid. References have also been checked.

Mr. Fazzalore moved and Mr. Stainthorpe seconded to award the bid for the Golf Course well pump installation to Eichelbergers, Inc. in the amount of \$9,069.00. Motion carried with Mr. Fegley abstained.

DISCUSSION OF RESTORATION AGREEMENT BETWEEN BUCKS COUNTY COMMUNITY COLLEGE AND LOWER MAKEFIELD TOWNSHIP

Mr. Lyle Rosenberger, Director of Historic Preservation and Jim Rogers, Adjunct, from the Bucks County Community College were present. Mr. Fazzalore stated as he is Chairman of the Board of Trustees at the College, he will not participate in this discussion. Mr. Fedorchak stated the Township owns a number of historic properties and this evening Mr. Rosenberger and Mr. Rogers are present to discuss a cooperative program between the College and the Township. Mr. Hackman stated Mrs. Godshalk was unable to be present this evening and felt that possibly this matter should be tabled until she could be present; however, Mr. Hackman stated that since a number of people are present from the Elm Lowne Committee, he feels they should listen to the discussion at this time. Mr. Fedorchak stated Mr. Rosenberger and Mr. Rogers have already discussed this matter with Mrs. Godshalk and members of the Elm Lowne Committee.

Mr. Rosenberger reviewed the history of the Preservation Program at the College. They are the leading model in the Country for establishing the teaching of historic preservation at the Community College level. He stated they do documentation and restoration work whereby students can assess and restore historic structures. They are a full partner with the National Park Service. The Secretary of Interior Standards are followed in all their work. The Program has been in existence since 1991. They have a reputation for quality work and highly-trained students.

Mr. Rogers showed pictures of the spring house at Elm Lowne which is the project they would be interested in working on. He noted portions of the structure which are collapsing. He stated their main concern is the preservation of as much of the historic fabric as possible. They would like to have their students go in and do a conditions assessment and over the next year they would take care of certain portions of the structure over three semesters. Mr. Rosenberger stated the Elm Lowne Committee came to them and asked if they would like to work with them in some kind of arrangement and they had discussions about the spring house. He stated they have worked at the National level, the State level and with private individuals but they have not worked with local Township Government, and they feel this would be a good opportunity for both to gain from the project. He stated this is a beginning project since there are other properties in the Township they could consider in the future. He stated the Township should be commended for taking care of the properties they have. He feels they could form a partnership which would be good for both.

A copy of the proposed Agreement was provided to the Board of Supervisors which outlines what the Township, College, and students would do. He stated Lower Makefield Township would provide the property for restoration for a one year period, provide adequate liability insurance, and pay for all materials. They are currently in the process of accessing what these materials would be. There were discussions about an honorarium for someone from the National Park Service but they feel this could be eliminated since this is not really required. He noted Item #6 in the Agreement which refers to a donation or fee to be contributed to the Bucks County Foundation at the College and this could be negotiated.

Mr. Hackman asked how the students get involved in the project. Mr. Rogers stated there are restoration workshops and eight to twelve students at a time would work on the actual restoration and receive credit for that work. They would work on the project for approximately twelve hours per week for fifteen weeks. Mr. Hackman stated he would like to see a plan as to what they would do each semester. Included in this he would like to see their best estimate of material costs. Mr. Rogers stated they would also provide a time line so they would know what is happening each week.

Mr. Stainthorpe asked if the assessment phase is part of the class, and Mr. Rogers stated the first few weeks of the class is the assessment phase. He stated he does have an assessment completed for the spring house.

Mr. Hackman stated the Township solicitor should become involved in this process. Mr. Hackman asked if they would be prepared to start in the fall if the Township were able to move expeditiously, and Mr. Rosenberger stated they would.

Ms. Jo Norum, Elm Lowne Committee, stated they feel this is an excellent program and they have already offered good advice on the structure. She stated she feels this will make this an even more valuable asset.

It was the consensus of the Board of Supervisors to move this matter forward.

DISCUSSION AND MOTION ON TRAFFIC CALMING MEASURES FOR LINDENHURST ROAD

Mr. Williams presented a sketch of the portion of Lindenhurst Road that is located in the Township. He stated they would have to seek PennDOT approval for these improvements since it is a State road. He noted on the sketch the proposed traffic calming measures beginning with a 4' island just short of 532. This would not impact the left turn lane. Mr. Hackman stated he is concerned because currently trucks turning onto Lindenhurst Road are not staying in their lane. Mr. Williams stated the island would be set far enough away from the intersection to accommodate this. They would next provide a raised crosswalk which could be either asphalt, pavers, or concrete. These are typically 4" in height. Mr. Garton stated they have these in Doylestown and Buckingham. Mr. Williams stated there would be a transition up to this height. They would next provide a median so that pedestrians have a safe area if they are not able to get completely across the street. Mr. Williams noted the area near Steeplechase has a blind area and these provisions suggested would help this situation. Between Steeplechase and Trowbridge there is a long stretch which could cause drivers to accelerate and he would therefore propose a speed hump approximately mid-way. The area proposed for the speed hump is near the detention basin and a wetlands area and not immediately adjacent to residences since there is a certain amount of noise particularly with trucks when they cross the speed hump. At Trowbridge he would suggest another elevation or textured crosswalk which would connect to the bikepath shown on the Township's Master Bikepath Plan.

Mr. Williams noted that they were not previously able to meet the warrants required to install a traffic light at the Woodside Road intersection; however, with the increase in development in this area, they may want to re-analyze this again in the future. In lieu of the traffic light, he would propose another speed hump just south of the Woodside Road intersection. Past the Timber Lake entrance, the pavement widens toward Twining Road, and they would propose a median island to be 6' to 8' in width which would be wide enough to have plantings. At Heather Drive, they would suggest another raised crosswalk which would ultimately connect to the Township bikepath. Mr. Williams stated there were previously complaints about the timing of the traffic light at Twining Road and he did clock it and has never gotten more than sixty seconds. Some residents present this evening disputed this and stated it has been as much as four minutes. Mr. Williams stated as you go to the Quarry Road intersection there is an existing traffic signal. At the Newtown Township border, he would suggest another speed hump at the terminus. He stated these recommendations could be a starting point for discussions with PennDOT.

Mr. Hackman stated currently the speed limit is 40 miles per hour; and since it is now more residential, he feels the speed should be lowered to 35 miles per hour. Mr. Hackman stated they should also consider the difficulty of getting onto Lindenhurst Road from Hillside and Spring Lane. He stated while traffic lights are expensive, possibly they could consider three way stop signs. Mr. Williams stated multi-way stop signs are sometimes difficult to get approved.

There was discussion on police enforcement on Lindenhurst Road, and Chief Coluzzi stated they last did speed checks on July 2 and stopped numerous cars and trucks that day.

Mr. Stainthorpe stated he is in favor of the islands and raised crosswalks but does not feel PennDOT will allow them to install speed humps. He stated he is concerned about trucks hitting speed humps which may make the problems on the road worse. Mr. Stainthorpe stated he feels a flashing yellow light prior to the crosswalks would be useful and possibly

they could also install a traffic light with a button for pedestrian crossing, although he recognizes that traffic lights are expensive. Mr. Stainthorpe asked about the school bus signs which were previously discussed. Mr. Williams stated they are going to meet with the Police Department on the school bus stop situation. Installation of the signs would be at Township expense as PennDOT does not feel signs are warranted. Mr. Williams stated he understands there are two locations where the school buses stop on the road, with a large group getting on at Trowbridge, although the one at Trowbridge is not an official stop. Ms. Nancy Lewis, 2008 Trowbridge, stated the bus company will not come into the development because there are two cul-de-sacs. Mr. Stainthorpe asked if there is enough right-of-way for a cut out in the road where the bus could pull off. Mr. Williams stated he would have to look into this. Ms. Lewis stated the children have to cross Lindenhurst Road to get to the bus stop. Ms. Herman stated she feels this issue with regard to the school bus stops has not been properly handled through the system.

Mr. Fazzalore asked assuming PennDOT approved all of the proposed traffic calming measures, would this mean most of the trucks would not use the road; and Mr. Williams stated it would make using Lindenhurst Road less desirable. Mr. Fazzalore stated he is concerned that the trucks would then go down Dolington Road and would still not use the By-Pass.

Mr. Williams stated if the Board of Supervisors is in favor of proceeding, he could, with the Township Manager, sit down with someone from PennDOT to get their feedback. He stated the Township will also have to commit to the maintenance of this as well. Mr. Hackman asked how much it would cost to make these improvements; and Mr. Williams stated, excluding the landscaping, he would estimate it to cost between \$150,000 and \$200,000 for the features shown on his proposal. This does not include any traffic lights which would cost approximately \$150,000 per light. Mr. Hackman stated they should also discuss lowering the speed limit and address the difficulty of getting out at Spring and Hillside. Mr. Fegley stated he is concerned that there are problems elsewhere in the Township, and they will then get requests for other areas to make such improvements as well. Mr. Hackman stated when the residents cannot get out of their development because of traffic, they need to address it. Mr. Fegley stated at Delaware Rim Drive they have a continual stream of cars in the morning and must wait for them to be able to get onto the road. Mr. Stainthorpe stated he feels a total assessment of the traffic is going to have to be done in the Township as was done some years ago.

Ms. Sue Herman, Boxwood Drive, stated Lindenhurst Road is a residential road that has 800 quarry trucks a day traveling on it. She asked if the residents could be involved in the process as it goes through. Mr. Hackman stated if they feel there are other items that should be added, they should advise the Township in writing. Ms. Herman stated she is concerned that people may add things that are not of benefit to the residents. She noted particularly Mr. Steil who she feels has put himself in this process and he will not benefit the residents in this area. Ms. Herman asked that the residents be kept advised throughout the process.

Mr. Stainthorpe moved, Mr. Hackman seconded and it was unanimously carried to approve the concept and authorize Mr. Fedorchak and Mr. Williams to schedule a meeting with PennDOT to discuss it further.

Mr. Pat Miller, 1664 Delaware Rim, asked how durable the speed humps are, and Mr. Williams stated he has experience with them being installed in other areas and has found them to be durable.

Mr. Fedorchak stated it is his intent to ask PennDOT to fund these projects, and this was acceptable to the Board.

Mr. Ron Seagrave, 2000 Trowbridge, stated additional homes have been constructed in the area and he feels they will now be able to meet the warrants for a traffic light at Trowbridge. He would suggest that there be a button for pedestrian crossing on this light. He also asked about the number of citations issued by the Police on July 2, and Chief Coluzzi stated ten citations were issued, only one of which was for a truck.

Mr. Pat Frain, 16 Delaware Rim, stated the cars are traveling at excessive speeds on Lindenhurst Road. He stated Woodside Road also has a tremendous amount of traffic and if they are going to take care of the problems at Lindenhurst Road, they should take care of the problems on Woodside Road as well.

Ms. Nancy Lewis stated School will be **starting again** in September and asked if someone from the Township could communicate with the School District about the problems with the bus stop. Chief Coluzzi stated they have had a few conversations with the Director of Transportation who was not willing to make any changes. Mr. Fedorchak agreed to contact Mr. Nuzzolo.

APPROVE REQUEST OF JAN AND JEANETTTE JEFFRIES TO INCREASE IMPERVIOUS SURFACE

Mr. Fazzalore moved, Mr. Fegley seconded and it was unanimously carried to approve the request of Jan and Jeanette Jeffries, 1778 Greenbriar Court, to increase their impervious surface ratio from 19 to 19.8 percent.

APPROVAL OF RESOLUTION #2037 - BRIDLE ESTATES DEDICATION

Mr. Stainthorpe moved, Mr. Fazzalore seconded and it was unanimously carried to Approve Resolution #2037 - Dedication of Bridle Estates.

SIGNING OF MYLARS

Mylars were signed following the meeting.

SUPERVISORS' REPORTS

Mr. Hackman stated the Golf Course is now moving along quickly. They still feel they will be able to put in the seed by the middle of August. The architect has approved fourteen of the eighteen holes and drainage is almost complete.

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AWARD CONTRACT FOR THE PURCHASE OF PIPE

Mr. Stainthorpe moved, Mr. Fazzalore seconded and it was unanimously carried to award the contract for the purchase of pipe as per the bids.

APPROVE PETITION ALLOWING LOCAL POLICE TO USE RADAR

Chief Coluzzi stated he is asking for public support of use of radar by local Police Officers. He stated this is now being introduced in the State House. He noted speeding is a problem throughout the Township. He stated he would also like permission to circulate a petition to the Township residents as well.

Mr. Stainthorpe moved, Mr. Fegley seconded and it was unanimously carried to support Petition allowing local Police to use radar.

APPOINTMENTS

Mr. Stainthorpe moved, Mr. Fazzalore seconded and it was unanimously carried to appoint Karen Freedman to the Planning Commission.

Ms. Freedman thanked the Board for the appointment and stated she is looking forward to serving the Township residents in this way.

There being no further business, the meeting was adjourned at 9:15 p.m.

Respectfully Submitted,



Frank Fazzalore, Secretary