

**TOWNSHIP OF LOWER MAKEFIELD
BOARD OF SUPERVISORS MINUTES
MONDAY, JANUARY 14, 2002**

A special meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on Monday, January 14, 2002. Vice-Chairman Grace Godshalk called the meeting to order at 7:05 p.m.

Those present:

Board of Supervisors:

Grace Godshalk, Vice Chairman
Frank Fazzalore, Supervisor
Pete Stainthorpe, Supervisor
Wesley Hackman, Secretary/Treasurer

Others:

Terry Fedorchak, Township Manager (Present for part of the meeting)
Michael Wiencek, Wiencek + Zavos, PC Architects
Scott Arterburn, The Rainmaker Group
Chip Kern, Chairman, Golf Committee
Jamie McWilliams, Vice-Chairman, Golf Committee
Richard Eisner, Golf Committee member
Frank Draper, Golf Committee member
Mark Adami, Golf Committee member

Mrs. Godshalk noted all of the Supervisors were present except for Mr. Fegley. Mr. Fazzalore stated that he thought Mr. Fegley would not have comment on this special meeting called by the Board of Supervisors.

PUBLIC COMMENT

Mrs. Godshalk asked if there was any public comment. None replied the attendees.

APPOINTMENT OF WIENCEK + ZAVOS ARCHITECTS, PC TO DESIGN PROPOSED GOLF COURSE CLUBHOUSE

Mr. Michael Wiencek, president of Wiencek + Zavos Architects, PC was invited to this special meeting to make a presentation to the Board of Supervisors to consider hiring his firm to design the clubhouse maintenance facility and pump house for the proposed golf course. Mr. Wiencek stated his firm has done projects in the past that includes community buildings, a golf course, and public school buildings. He stated his firm has a very diverse background. He stated, prior to this meeting, his company researched historical buildings, and the use of stone and strong entry points in those buildings and thinks those characteristics should be used in the proposed clubhouse. He also stated he thinks it is important to maintain the existing manor house as a focal point on the property. He would like to see the proposed clubhouse relate to the existing silos and buildings on the property, developing "a space" between buildings to add character and create a theme.

Mr. Wiencek went to discuss a Master Plan Layout. Mr. Wiencek stated his firm took aerial photographs to develop a layout for the proposed new maintenance building, clubhouse and use of silos. He proposed the clubhouse be located near the 18th hole of the golf course. Mr. Wiencek stated he looks at the course as a whole, the layout of the buildings and site around gives a stronger concept in view of the golf course.

Mr. Adami asked if a 2-story facility with carts on one level and the one story above is big enough for dining and would there be room for a banquet facility. Mr. Wiencek replied the proposed clubhouse could accommodate only 25 to 30 people with the addition of tables in the open area of the space. His firm could work with the Township and Golf Committee to see what the Township wants as far as menu. A clubhouse any larger than 5,000 square feet would cause the cost to increase.

Mr. Adami asked how much square footage would be needed for a snack bar. Mr. Wiencek replied 15 square feet per person is needed for seating. Mr. Adami asked how much square footage would be needed for a pro shop. Mr. Wiencek replied his firm bases the square footage needed on other courses and the needs of the present course. A mid range is approximately 900 to 1,100 square feet.

Mrs. Godshalk asked if there is any public comment.

PUBLIC COMMENT

Mr. Tom Parker asked what percentage of Township residents versus non-Township residents would be playing the golf course. The number of Township residents playing the course should impact the size of the clubhouse. Mr. Fazzalore stated he would need to refer to the feasibility study for those percentage numbers. He stated he thinks Township residents will want to stay longer after playing in the clubhouse, therefore creating the need and want for moderate food service and hot foods. Mr. Parker also stated he feels there are so many factors supporting rehabilitation of the existing manor house.

Mr. Fazzalore stated the Township may not get a liquor license, therefore the Township can't plan any elaborate food establishment. Mr. Parker replied he does not need to have liquor to want to stay after playing golf. He stated the cost is incremental to build a larger clubhouse to accommodate sit down food service. Snacks don't go with a first class golf course, people want to enjoy being there, people eat out more these days. Mr. Hackman stated he agreed with Mr. Parker, except for providing a sit down dinner like steaks. Mrs. Godshalk and Mr. Hackman stated there will be a grill, but it would be small. Mr. Hackman stated the main thing driving the size of the clubhouse is the cart storage. He stated the outside area could also be used for entertaining as well.

Mrs. Godshalk stated she wants the manor house used, especially if there is a need for an auxiliary clubhouse use in the future. She also suggested an outside pavilion could be built for seating.

Mr. Jamie McWilliams made reference to Greenridge golf course, stating they have a simple pavilion that accommodates a 100 plus people. Mrs. Godshalk replied she thinks the Township should wait and see after one (1) year if an outside entertaining area is needed, as well as the cost.

Mr. Hackman moved, Mrs. Godshalk seconded and it was unanimously carried to approve the hiring of Wiencek + Zavos Architects, PC to build the clubhouse, maintenance building and pump house making note to remove \$5,000.00 from the proposal.

PROGRESS REPORT FROM SCOTT ARTERBURN, THE RAINMAKER GROUP

(Mr. Arterburn posted the final stage routing plan of the golf course for viewing by the Board of Supervisors and public)

Referring to the plan, Mr. Arterburn stated the clubhouse would be in the middle of the golf course. The architect has rough graded the golf course to determine how much earthwork will be needed.

Mr. McWilliams asked if the water features have been integrated into the routing plan yet. Mr. Arterburn replied, yes, there is a water feature near the 15th hole. The RBA Group is working on fitting in the layout of the golf course with the budget. Mr. McWilliams stated how much you budget to spend on a 7000 yard golf course will affect the shape the holes and difficulty of those holes.

Mr. Fazzalore asked when would the Township be ready to start the bidding process. Mr. Arterburn replied by the first week in February. RBA will be performing the soil tests.

Mr. McWilliams stated on the earlier plans, the driving range was angled with the trees. Mr. McWilliams asked why the driving range was moved to be parallel with the tree line on the plans they were now looking at. Mr. McWilliams stated he didn't like the three (3) holes around the driving range. Mr. McWilliams asked if space has been preserved for a chipping green. Mr. Arterburn replied yes.

Mr. Arterburn stated there would be a large lake with a capacity of eight (8) million gallons of water for storage. Mr. Fazzalore asked how long it takes to get to (8) million gallons. Mr. Arterburn replied it takes nine (9) to ten (10) months to fill the lake without manmade help. Irrigation will be in place by August 2002. Mr. Arterburn stated the Phase I Environmental Study has come back, the site has been reviewed and a few minor things came back such as oil leaks, asbestos, oil tanks – nothing out of the ordinary. Mr. Arterburn stated Rainmaker would be going out to the site with RFP to enlarge the wells in the next thirty (30) days. They are going to enlarge to ten (10) inch wells and going with two (2) final wells. Mr. Arterburn stated he spoke with the Water Company to sell water to the Township in the case of an emergency.

Mr. McWilliams asked how far does the electric go in to the property. Mr. Arterburn replied the golf course needs three (3) phase power. Mr. Arterburn stated he has not spoken with the electric company, however, \$58,000.00 is in the budget for power. Mr. Arterburn stated there is an old transformer on the property.

Mr. Eisner asked if there would be lighting for the parking lot. Mr. Arterburn replied yes.

Mr. Arterburn stated wetlands are a concern on the right side of the property. Mr. Fazzalore asked if Rainmaker has been in touch with the Transco people. Mr. Arterburn replied yes, Rich Jacobson is working on that, he will be in touch with Transco.

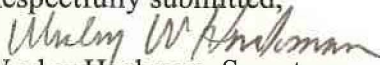
Mr. Arterburn stated he is ready to schedule work for the first week in February, to send plans to the Township and State, and bid with contractors at the same time. Construction of the golf course should start between March 25th and April 5th.

Mr. McWilliams asked if the abandoned property is being removed. Mr. Bill Taylor replied Farmer took what they wanted, a letter to the Dalgewicz family was sent to them requesting the removal of their property by a certain date, otherwise the property would be considered abandoned. The date has passed and the property has not been removed, therefore, now the property of the Township.

Mrs. Godshalk asked if there were any further comments or questions or comments.

There being no further business, Mrs. Godshalk moved, Mr. Fazzalore seconded and it was unanimously carried to adjourn the meeting at 8:25 p.m.

Respectfully submitted,


Wesley Hackman, Secretary

