

Meeting Minutes

Plan Study Committee Meeting #2
JMT Project No. 22-02994-001

An in-person study committee was held at the Community Center to review the initial field use analysis for above referenced project. The following committee members were in attendance:

Name	Organization	E-mail Address
Lisa Huchler	Disability Advisory Board	lhuchler@aol.com
Rob LaBar	Parks and Rec Advisory Board	rob4491@gmail.com
Matt Farrell	Environmental Advisory Council	matthewthomasfarrell@gmail.com
Bill Gaboda	Resident	wgaboda@gmail.com
Laurie Grey	Resident (Rivergate)	llbbccomcast.net
George Schlieben	YMS	president@ymssoccer.net
Gordon Workman	LMFA	gordan028944@yahoo.com
Stephen Edwards,	Resident	stephenedwards@gmail.com
Monica Tierney,	Director of Parks & Rec.	monicat@lmt.org
Dan McLoone,	LMT Planner	danm@lmt.org
David Kratzer	Township Manager	dkratzer@lmt.org
Michael Spillane	PAA	email@michaelspillane.com
Andrew Mears	JMT	amears@jmt.com
Ann Toole	Toole Recreation Planning	anntoole@comcast.net
Neil Beach	JMT	nbeach@jmt.com

The purpose of the meeting was to provide an overview of the initial field usage analysis, and responses of the user questionnaire.

The following items were discussed:

1. Welcome and Introductions – A. Mears welcomed the Master Plan Study Committee (MPSC) and attendees introduced themselves. David Kratzer introduced himself as the new Township Manager and Michael Spillane representing PAA was filling in for Matt Curtin who was unable to attend.

2. A. Mears reviewed the meeting agenda:

Turf Field Agreement
State Funding & Control of Land
Review of Field Usage Standards
Review of Available Fields
Questionnaire Response & Discussion on Current Field Use Practices

3. A. Mears and N. Beach presented the information and initial findings of each of the agenda items as shown in the attached PowerPoint.

4. The following comments, clarifications, and suggestions were made during the committee discussions:

a. Turf field agreement and state funding / control of land

- Who pays for improvements to the field?
YMS pays for improvements to the field, including fencing.
- Coordination with DCNR about public use on facilities with RIRA funds. Grants were not as restricted in 1986 as they are now.
The goal for this project will be to ensure that LMT remains in compliance with DCNR regulations and policy so that future funding is not in jeopardy.

b. Review of field usage standards, available fields, and current field use trends.

- Overview of fields used based on discussion:
Macclesfield, Caiola, Stoddardt, Fred Allen, Memorial Park and select School District fields.
Boehm, Afton, Quarry Hill, Edgewood. Fields are in poor condition. School District priorities to fulfill their mission of education leave few resources for sports field maintenance.
After a good discussion, the committee decided that we need to wait until we have all the information for the study in order with potential directions identified before going to the School District to request a discussion about sports fields.
- Available fields: 17 rectangular and 12 diamond fields.
The 17 rectangular fields are based on the current field layout at Macclesfield. Not all of the 17 fields are "full size" fields.
- Memorial Park football field is only used for practice, Monday thru Thursday.
This field does not have lights.
Field not available for use on Friday thru Sunday due to concern about traffic.
Monica Tierney reported that this arrangement is working well so far.
- A statement was made that the high water table at Macclesfield and playing on a wet field for one hour does more damage than 10 hours of regular play. It will be wet more often because of high water table.
- PAA confirmed that the 2.5 practices/games per week, as assumed to determine current field needs, was an accurate assumption.
- Football confirmed that 3 games/practices per week, as assumed to determine current field needs, was an accurate assumption.

- YMS noted that their concern is not specifically with the number of fields, but instead with the quality of the fields available.
- YMS also noted that they expect their total number of teams to increase as the younger age groups transition to the older age groups.
This is because of age group shift in soccer a few years back reduced the number of the current older aged teams.
- Ideally, all sports organizations would like to play and practice at one site.
- It was asked if the study will evaluate population trends.
Yes, this was done as a part of the Play for All study and will be re-evaluated as a part of this plan.

c. Review of questionnaire responses

- A complete report ADA at Macclesfield Park has been completed and specifies the ADA improvements and costs
- Need to define Macclesfield Park as a sports complex or a community park.
Consensus is that it is a sports complex.
- Macclesfield Park needs to be aesthetically pleasing, environmentally friendly, neighborhood friendly park, need for privacy and screening for the neighbors.
- Concerns are traffic, safety, poor restrooms and concessions, bleed over to neighborhood, pollution, parking in adjacent neighborhood.
- Neighbor said YMS does a great job keeping people out when they have a tournament.

d. Other discussion items of note

- Football is looking to add a spring flag football program.
- PAA has invested money and upkeep to the fields at Boehm.
- There was discussion pertaining to the School District and how they could be partners relating to future solutions.

5. **Moving Forward** – The team will move ahead with the following tasks in preparation for the next committee meeting. Work to be composed for the next study committee meeting include:

- Meet with DCNR to understand and clarify RIRA deed restrictions and current use policies.
- Schedule & Conduct KPI + Focus Groups + Pop Up Meetings
- Understand Needs of Other Groups Not Currently Served
 - Field hockey, lacrosse, cricket, ultimate frisbee, rugby, others?
 - Update, Revise, and Complete Sports Field Demand and Capacity Analysis

The above represents a true and accurate account of the discussion during this meeting to the best of my knowledge. If there are any conflicts, misrepresentations, or omissions with the above statements, please contact the undersigned within ten (10) days of this date.



Andrew A. Mears

1.24.2023
Date

Copy:
Attendees
Project File

Macclesfield Park

Park Master Plan

1.9.2023 Questionnaire Responses & Preliminary
Field Usage Discussion

AGENDA

- . Turf Field Agreement
- . State Funding & Control of Land
- . Review of Field Usage Standards
- . Review of Available Fields
- . Questionnaire Response & Discussion on Current Field Use Practices

TURF FIELD YMS LEASE AGREEMENT

LEASE AGREEMENT

THIS LEASE AGREEMENT, dated June 19, 2019, 2019, by and between The Township of Lower Makefield, having offices located at 1100 Edgewood Road, Yardley, PA 19067 (hereinafter referred to as "LMT" or the "Township"), and Yardley-Makefield Soccer having an address of 430 Hidden Oaks Drive, Yardley, PA 19067 (hereinafter referred to as "YMS").

In consideration of the mutual promises hereinafter set forth and other good and valuable consideration, the sufficiency of which is hereby acknowledged, LMT and YMS (hereinafter collectively referred to as the "Parties") hereto agree as follows:

ARTICLE I

LEASE, GRANT OF LICENSE, INSTALLATION OF TURF FIELD AND USE

1.01 Lease. LMT hereby leases to YMS and YMS hereby leases from LMT a portion of Macclesfield Park, located at River Road, Yardley, Pennsylvania, as more specifically depicted as Field C on Exhibit "A" attached hereto (hereinafter referred to as the "Leased Premises").

1.02 Grant of License. LMT hereby grants to YMS and YMS hereby accepts from LMT a non-transferable, exclusive license to use the Lease Premises pursuant to the terms and conditions set forth herein.

1.03 Installation and Replacement of Turf Field. LMT hereby grants the right and authority to YMS to install and replace a turf field (hereinafter referred to as the "Turf Field") within the Leased Premises, at YMS's sole cost and expense. LMT hereby grants the right and authority to YMS to install a fence (hereinafter referred to as the "Field Fence") and other improvements within the Leased Premises.

A. YMS shall be responsible to make such applications, pay such fees, and secure any and all permits as may be necessary or required for the installation of the Turf Field and any other improvements within the Leased Premises (including but not limited to, the Field Fence), at YMS's sole cost and expense.

B. Installation or replacement of the Turf Field and of the Field Fence is subject to the review and approval of the Township Engineer.

Parties the Agreement:

Lower Makefield Township (LMT) & Yardley-Makefield Soccer (YMS)

Length of Agreement:

September 9, 2019, to September 8, 2031

Or

Earlier termination of the Lease Agreement by YMS

Key Terms of Agreement:

YMS leases the Leased Premises (Field C) of Macclesfield Park from LMT

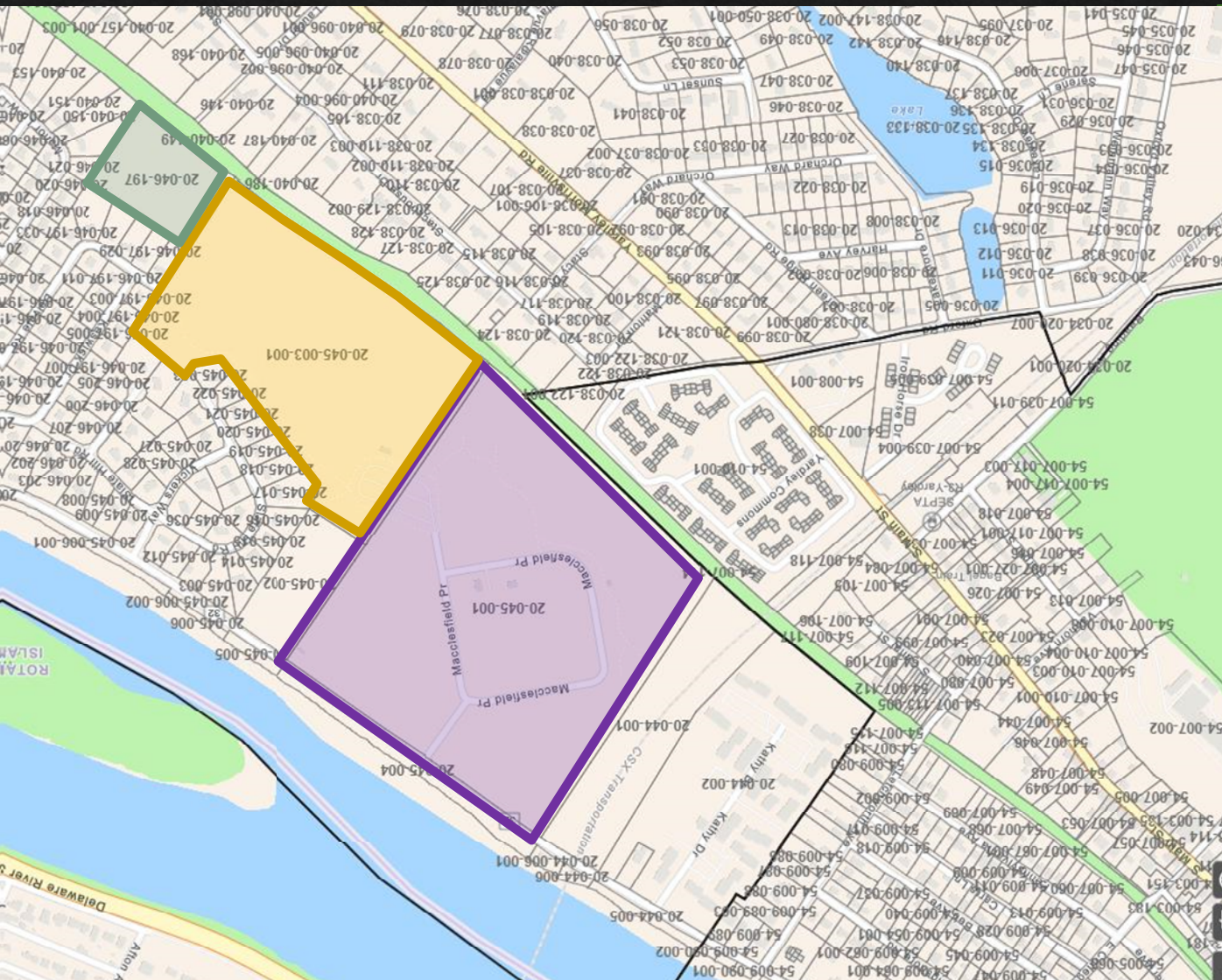
LMT grants YMS the right to install and replace the turf field within the Field C limits, as well as install field fence and other improvements within Field C

YMS has right to schedule events at Field C

YMS has sole rights to grant use of Field C to LMT or any other party

YMS is obligated to pay repair and maintenance to the Field C area

INITIAL FINDING PARK BOUNDARY



Parcel 20-045-001

63.02 acres

Parcel 20-045-003-001

31.69 acres

Parcel 20-046-197

6.41 acres

Total Park Deed Area

101.12 acres

Parcel 20-045-001 was acquired with state funds and carries deed restrictions pertaining to park use.

DEED RESTRICTIONS

Witnesseth That the said Grantors
(hereinafter called the Grantee), of the other part,
for and in consideration of the sum of

TWO HUNDRED FIFTY-TWO THOUSAND ONE HUNDRED SIXTY (\$252,160.00) DOLLARS-----in
money of the United States of America, unto them well and truly paid by the said Grantee
at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have
granted, bargained and sold, released and confirmed, and by these presents do grant, bargain

sell, release and confirm unto the said Grantee, its heirs and assigns,

ALL THAT CERTAIN tract or parcel of land with the buildings and improvements thereon
erected, situate in the Township of Lower Makefield, County of Bucks, State
Pennsylvania.

BEGINNING at a corner of Emma Scattergood's (formerly Elisha Reeves) land at
water mark by the Delaware River, thence by said Scattergood's Land South 39 1/2 degrees
West 113 3/4 perches to a corner on the tow path of the Pennsylvania Canal, then
by the same North 40 degrees West 76 1/2 perches to a point, thence North 47 degrees
46 minutes West 307.42 feet, thence North 23 degrees 39 minutes East 1653.02 feet
thence South; 54 degrees 31 minutes East by the various courses of the Delaware
River to the point of BEGINNING.

COUNTY TAX PARCELS #20-45-1 & 20-45-4.

BEING THE SAME premises which Virgil Kauffman & Julia S. Kauffman, h/w by De
dated the 29th day of December A.D. 1950 and recorded on the 2nd day of January
A.D. 1951 in the County of Bucks in Deed Book 973 Page 347 conveyed unto Ann Kauffm
Whelan, Virginia Kauffman, Julia A. Kauffman, Guardian for Barbara Jane Kauffma
a Minor & Julia S. Kauffman, Guardian for Richard Linton Kauffman, a Minor in Fee.

THIS LAND WAS acquired with grants-in-aid assistance under Pennsylvania
Recreational Improvement and Rehabilitation Act of 1984, P.L. 527

THE PARCEL IS identified as Bucks County Tax Parcel #20-45-1 and #20-45-4.

15-0 MUNICIPAL
TRANSFER TAX PAID

02713-0892

that the Court shall have no discretion with respect to conveying the
to an entity as enumerated in this deed restriction. It is declared that
of this Deed restriction to guaranty that the property being acquired in it
shall be used in perpetuity for the purposes provided herein and to pre
Township from making any other use of the property as it is the intent
property is to be used for the residents of Lower Makefield Township a
non-residents for park and recreational purposes.

THIS INDENTURE IS intended to be confirmation of eminent domain proceedings
heretofore initiated by the Grantee against the said Ann Kauffman Whelan, Virginia
Kauffman Schunk, Barbara Jane Kauffman Stokes, and Richard Linton Kauffman, in
the Court of Common Pleas of Bucks County, Pennsylvania, on June 12, 1986, as of
#86-04485-09-4.

The grant and conveyance to the Grantee, The Township of Lower Makefield, is subject
to the following restrictions:

(a) The property shall be used for active and passive recreation purposes
only, except that the property may continue to be used for active farming purposes.

(b) The following shall be prohibited uses and any use put to the property
in violation of these provisions shall constitute a breach of this Deed restriction
precipitating the right of any citizen of Lower Makefield Township to take such
action as hereinafter set forth:

- (1) Any uses excluded by Township Ordinance 135;
- (2) All forms of public utilities, including but not limited to
electrical power distribution generation facility;
- (3) Telephone switching station;
- (4) Natural gas facilities;
- (5) Wastewater treatment facilities;
- (6) Storage tanks of any kind;
- (7) Pumping stations;
- (8) Water filtration plants;
- (9) Landfills;
- (10) Incinerators;
- (11) Vehicle depot;
- (12) Any other similar activity.

These restrictions shall not restrict the installation of such utilities
required to specifically support and maintain the recreational use of the property.

(c) Notwithstanding any other provision to the contrary set forth in this
Deed, it is understood and agreed that if a use of the property is made in violation
of this deed restriction, and said use was imposed upon the Township by the Public
Utility Commission, the Commonwealth of Pennsylvania, the United States Government,
or any such other superior level of government then the Township shall not be in
breach of the terms and conditions of this deed restriction. It is specifically
understood and agreed that this exception shall not apply to the Municipal Sewer
Authority of the Township of Lower Makefield or any other agency of the township
government.

(d) The property may not be further subdivided.

(e) If the Township shall violate any of the restrictions as set forth
herein, any resident of Lower Makefield Township may petition the Court of Common
Pleas of Bucks County, which said Court, if, after hearing, finds that Lower
Makefield Township has violated the deed restrictions as set forth herein, shall
order that the property be conveyed to a conservation organization such as, but
not limited to the Bucks County Conservancy, the Nature Conservatory, Lower Makefield
Farmland Preservation, Inc., the Commonwealth of Pennsylvania Park System, the
Bucks-County Park System, or the United States Park System. The Court shall have
discretion only to direct the conveyance of the property to the organization.

FIELD USE STANDARDS

Field Benchmarks Applied to Lower Makefield Township

National Recreation & Park Association	TOTAL
Ball Diamonds	16
- Baseball	7
- Softball	9
Rectangular Fields	20
- Soccer	11
- Football	2
- Multipurpose	5
- Multipurpose Synthetic Fields	2
<i>Source: NRPA Park Metrics</i>	
Trust for Public Land Top Rated Park System	TOTAL
Ball Diamonds	8
Rectangular Fields	16
<i>Source: https://www.tpl.org/2022-city-park-facts</i>	

FIELD USE STANDARDS

Available Fields in Lower Makefield Township		
Township Owned / Controlled	Rectangular Fields	Ball Diamonds
Stoddard Fields & Greg Caiola Baseball Complex		5
Fred Allan Softball Complex		3
Macclesfield Park	15	3
Memorial Park	2	
Pool		1
<i>TOTAL LMT FIELDS</i>	<i>17</i>	<i>12</i>
Other Available Fields*	Rectangular Fields	Ball Diamonds
Boehm Middle School	1	2
Quarry Hill Elementary School		1
Afton Elementary School		1
Edgewood Elementary School	1	3
<i>TOTAL OTHER AVAILABLE FIELDS</i>	<i>2</i>	<i>7</i>

* Based on practice and game locations provided by each association.

FIELD USE STANDARDS

University of Florida – Athletic Field Use Capacity

Expected natural grass field conditions based on hours of field use per year:

- 200 hours or less – sustain good field conditions
- 400 to 600 hours – fair to good field conditions; some thinning of turf and localized wear areas
- Over 800 hours – significant turf loss; field surface damage; increased potential for injury

NC State / NC AT&T – Maximizing the Durability of Athletic Fields

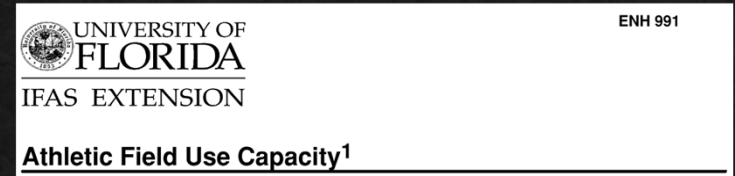
Expected natural grass field conditions based on hours of field use per year:

- 200 hours or less – sustain good field conditions
- 400 to 600 hours – good field conditions; some thinning of turf and localized wear areas
- 800 to 1,000 hours – fair field conditions; expect significant thinning and wear
- Over 1,000 hours – significant turf loss; field surface damage; increased potential for injury

Turf Factory Direct (turffactorydirect.com)

Recommended natural grass field usage

- 20 to 24 hours per week maximum usage
 - Results in 680 to 816 use hours per year (for a three-season window)



QUESTIONNAIRE RESPONSES

Pennsbury Athletic Association (PAA)

- 60 total BASEBALL teams
 - 28 baseball teams use Macclesfield Park fields
 - 10 teams on 60' diamond
 - 8 teams on 70' diamond
 - 4 teams on 90' diamond
 - 32 baseball teams use other fields (Caiola, Stoddart, Afton / Quarry Hill / Edgewood Elementary)
 - Primary field size is 60' diamond
- 24 total SOFTBALL teams (Fred Allan, Pool, Boehm Middle School)
 - Field size is 60' diamond
- *Estimated Use*
 - 2.5 practice / games per week & a 10-week season
 - 25 field uses per team per season
 - Average ball diamond handles 90 uses per season

Field Size	Teams	Fields Available	Current Need	Current Deficit
60' Diamond	66	15	19	-4
70' Diamond	8	2	3	-1
90' Diamond	4	2	2	0

QUESTIONNAIRE RESPONSES

Yardley Makefield Soccer (YMS)

- 120 total Soccer teams
 - 44 Travel teams
 - 76 Rec teams
 - Team count does not include U3 to U6 Recreation
- *Estimated Use*
 - 3 practice / games per week
 - 9-week season
 - 27 field uses per team per season
- *Based on Field Use Standards and to maintain the quality of the grass suitability for safe athletic play, use should be limited to a maximum of 20 to 24 hours per week on a natural turf field*
 - 24 uses per week for 9 weeks equals 216 field uses per season

Teams	Fields Available	Current Need	Current Deficit
120	13*	15	-2

* Based on YMS practice and game schedule, which utilizes 13 fields at Macclesfield Park

QUESTIONNAIRE RESPONSES

Lower Makefield Football Association (LMFA)

- 78 total football teams
 - 65 Flag Football teams (practice at Memorial Park and Middle School; play games at Macclesfield Park)
 - 8 Travel Flag Football teams (practice at Macclesfield Park)
 - 5 Tackle Football teams (practice and play games at Macclesfield Park)
- *Estimated Use*
 - 3 practice / games per week
 - 8-week season
 - 24 field uses per team per season
- *Based on Field Use Standards and to maintain the quality of the grass suitability for safe athletic play, use should be limited to a maximum of 20 to 24 hours per week on a natural turf field*
 - 24 uses per week for 9 weeks equals 216 field uses per season

Teams*	Fields Available	Current Need	Current Deficit
42	5**	5	0

* Reduction in teams based on 2 Flag Football teams utilized one full size rectangular field for games and practices

** Based on LMFA practice and game locations, which utilizes 2 fields at Macclesfield Park, 2 at Memorial Park, and 1 at Boehm Middle School

QUESTIONNAIRE RESPONSES

Community Representation

- Needs
 - Provision for an aesthetically pleasing, environmentally friendly, neighborhood friendly park
 - Avoid Macclesfield from being just a sports complex and make it more inviting to non-sports user
 - Better walking trails / recreation paths
 - Better connections to the Delaware Canal Towpath
 - Need for privacy / screening
- Concerns
 - Traffic and safety
 - Poor concession and restroom facility
 - Activities within the park should not infringe upon the quality of life of adjacent neighborhoods
 - Light pollution
 - Noise pollution
 - General pollution
 - Park users parking in adjacent neighborhoods

QUESTIONNAIRE RESPONSES

Pennsbury Athletic Association (PAA)

- Specific Trends
 - Baseball continues to see increased enrollment
 - Softball has demand to grow, but limited by available resources (field for practice time)
 - Limited fields limit opportunity to provide fall program
 - Have partnered with Levittown Continental to offer fall programs, but this has cost PAA over \$45K over the past five years
- General Needs
 - More lighted facilities
 - Indoor facility for year-round training
- Needs Specific to Macclesfield Park
 - Comfortable with current facilities as Macclesfield Park
 - Willing to relocate, as long as similar fields/facilities are available
- Other Comments / Concerns
 - Feel many of the fields are in need of capital improvements
 - Concerned with the monitoring and metering of the lighted facilities.

QUESTIONNAIRE RESPONSES

Yardley Makefield Soccer (YMS)

- Specific Trends
 - YMS recreation program will continue to grow in participation, particularly at the young ages
 - Expect additional three additional travel teams and younger travel teams age (additional 60 players)
 - Youngest age groups currently practice / play at school facilities
 - Macclesfield Park is the only facility with lights

- General Needs
 - Second turf field
 - Updated bathroom and concession facilities
 - Better coordination in spring season
 - High school age teams are playing soccer, which conflicts with need for baseball fields (specifically field H at Macclesfield Park)

- Other Comments / Concerns
 - YMS support to “build fields” is to advance opportunities for all users, not just YMS
 - Our advocacy for better fields is so that we can continue to offer the family and community centered soccer programs that are both fun and develop leadership skills for the kids of CMTB

QUESTIONNAIRE RESPONSES

Lower Makefield Football Association (LMFA)

- Specific Trends
 - Flag football numbers continue to increase each year
- General Needs
 - Biggest challenge is the number of fields available with lights for weekday games / practices

Contact:

Andy Mears
220 St. Charles Way, Suite 200
York, PA 17402
P. 717.741.6269
M. 717.885.3724
amears@jmt.com

Next Steps:

- Schedule & Conduct KPI + Focus Groups + Pop Up Meetings
- Understand Needs of Other Groups Not Currently Served
 - Field hockey, lacrosse, cricket, ultimate frisbee, rugby, others?
- Update, Revise, and Complete Sports Field Demand and Capacity Analysis