

TOWNSHIP OF LOWER MAKEFIELD
BOARD OF SUPERVISORS
MINUTES – NOVEMBER 15, 2004

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on November 15, 2004. Chairman Fazzalore called the meeting to order at 7:30 p.m. noting that the Board had been meeting in Executive Session since 7:00 p.m. discussing legal matters.

Those present:

Board of Supervisors: Frank Fazzalore, Chairman
Pete Stainthorpe, Vice Chairman
Scott Fegley, Secretary/Treasurer
Grace Godshalk, Supervisor
Steve Santarsiero, Supervisor

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

PUBLIC COMMENT

There was no public comment at this time.

APPROVAL OF MINUTES

Mr. Stainthorpe moved, Mrs. Godshalk seconded, and it was unanimously carried to approve the Minutes of October 25, 2004 as written.

Mr. Stainthorpe moved, Mr. Fegley seconded and it was unanimously carried to approve the Minutes of November 1, 2004 as corrected.

APPROVAL OF NOVEMBER 1, 2004 AND NOVEMBER 15, 2004 WARRANT
LISTS AND OCTOBER, 2004 PAYROLL

Mr. Fegley moved, Mr. Stainthorpe seconded and it was unanimously carried to approve the November 1, 2004 and November 15, 2004 Warrant Lists and October, 2004 Payroll as attached to the Minutes.

Mr. Santarsiero noted the Financial Activity Memo with regard to the Cable TV Franchise Fees. He stated it seems that year to date they are about 5% down from what would be expected if it were equalized over ten months. Ms. Sheridan stated they are where they should be at the present time. She stated the Fourth Quarter does tend to come in a little heavier. Mr. Santarsiero also noted Verizon and the Road Encroachment Permit Fees and asked the status of the fiber optics. Mr. Fedorchak stated they have requested fifty permits, and the Township has issued eleven permits. He stated there is one area where they have begun construction in Dolington Estates. The others are pending. He stated there are notification requirements where Verizon has to send out notices, and they are in the process of doing this. Mr. Majewski stated currently they are doing a lot of the aerial work.

Mrs. Godshalk asked about the Fire Insurance. She asked if they have the Budget from the Fire Company, and Ms. Sheridan stated she has not received this. Mrs. Godshalk stated she would like to see a breakdown of the Fire Insurance as it relates to the foreign fire companies, and would also like to see the Fire Company Budget. Mr. Fedorchak stated the Board is able to make changes to the Budget between now and the time that it is finally-approved. He stated the Preliminary Budget will be displayed for twenty days starting tomorrow assuming it is approved this evening. Mr. Fazzalore asked what would happen if the Budget is not approved this evening, and Mr. Garton stated the Board would continue to meet until they approve the Preliminary Budget and then put it on display. Mr. Fedorchak stated he will contact Mr. Newman tomorrow about the Fire Company Budget.

Mr. Santarsiero noted the Expenditures portion and asked if there has been any further discussion about reimbursement for expenses associated with President Bush's visit. Chief Coluzzi stated the Lower Makefield breakdown was approximately \$5,000, and they are still waiting for information from the rest of the County. Mrs. Godshalk stated there were also some other expenses beyond the Police costs.

Mr. Fazzalore noted the Real Estate Transfer taxes continue to be over-Budget for the year which is very good.

APPROVAL OF MATRIX CONCEPTUAL PLAN

Mr. Garton stated the Township conducted a special meeting in late October to permit Matrix to present a Conceptual Plan related to the property for age-qualified housing, a small amount of office use, and a small amount of retail. He stated tonight is not an MPC approval and is simply a discussion of whether the Board of Supervisors wants to proceed and try to work out the issues between all parties.

Mr. Fegley moved and Mr. Stainthorpe seconded to give conceptual approval to proceeding with the Plans as presented at the special meeting.

Mrs. Godshalk stated she will vote against this tonight. She stated she feels up to six hundred age-restricted units is too much in one area and too wide a diversification of the elements which are to be sold. She stated she also voted against the "Big Box" plan since the ground was initially zoned for an Office Complex which she feels was the best use for this property. She stated six hundred homes will require more use of the Township services as far as human resources are concerned and feels an age-restricted environment perhaps will require more Township use for such things as ambulance, emergency, and other demands. She would not be opposed to a much smaller age-restricted community. She feels the 10,000 square feet of retail proposed to provide resources for the six hundred homes is not sufficient. She stated the Plan they looked at during the special meeting showed that the Township would get the same amount of open space as they would have with the prior plans since the open space is proposed for the area that is basically wetlands and could not be developed anyway. She does not feel the Plan will be a benefit overall to the Township.

Mr. Stainthorpe stated he did have most of his questions answered at the special meeting although the details are still to be worked out. He stated conceptually he feels this is a good compromise and puts the issue behind us. He stated he will vote in favor of this tonight.

Mr. Santarsiero stated he will vote for this tonight as well but noted it is not the MPC approval, and they are only stating that they are willing to go further with negotiations on the idea of age-restricted housing on this site. He stated there are a number of issues which are open including the \$100,000 payment in perpetuity which needs to be considered as well as the issue of money being put toward the rehabilitation of the Bridge as well as how the property will be configured. He stated an individual involved in planning called him indicating he felt the representation given so far makes it look as if it is something that cannot be done particularly in the northern section which is the stand-alone housing given the size of the lots, street configuration, etc. and feels it does not appear that it could be constructed in that manner and not in a way that would be conducive to the movement of traffic freely through the development and this area. Mr. Santarsiero stated the need for additional services, particularly Police, etc, for six hundred units needs to be carefully considered to insure the safety of the Township residents. He stated they need to make sure that sufficient money is being built in to pay for this protection.

Mr. Fegley stated while there are still items to be addressed, they should also consider where they started and the ability of the representatives from all parties involved to come together on a consensus Plan. Mr. Fazzalore agreed with Mr. Fegley.

Mr. Peter Vitella, 17 Orchard Way, asked if Matrix has any experience in building houses of any kind. Mr. Russell Tepper, representing Matrix, was present and stated they do have such experience. He stated they have been in the development business for over twenty-five years and have developed commercial and residential property. He stated some residential projects they do on their own and some they do with joint venture partners. They will decide in the future how this property will be handled.

Ms. Virginia Torbert, noted Mr. Stainthorpe indicated issues which he was concerned about have been resolved. Mr. Stainthorpe stated he was concerned how they would insure that the use would remain age-restricted in perpetuity, and it has been indicated that it would have to be done with deed restrictions; and that if it is done in this way, it probably could not be broken as opposed to simply covenants amongst the Condominium Association which he would not be in favor of.

Mrs. Godshalk stated she feels this development being considered is different from other age-restricted developments as those other developments provide other benefits to the people in the community such as senior centers, organized activities, etc. She stated they have not been told whether it will be just an age-restricted condominium or an age-restricted community. She noted Sutphin Pines was deed restricted, and this was broken. She stated there was also a deed restriction on the small chapel in Edgewood Village which required that it only be used for educational purposes, and the people who put the deed restriction in place voted to change it; and it was sold and is now a chiropractor's office.

Mr. Fegley stated deed restrictions are the cornerstone of land preservation efforts Nation-wide, and these have been upheld.

Mr. Joe Sundee asked for a specific location where Matrix has built a similar community. Mr. Tepper stated there are some communities they have developed which they no longer have ownership of and some they are currently developing. He suggested that they go to their Website (www.Matrixcompanies.com) which has information on their properties.

Mr. Don Kimmelman, Bedford Place, asked how they will get Township services such as sewer, leaf removal, snow removal, etc. Mr. Fazzalore stated they have tap-in-fees for sewer, and the developer would install the sewer lines. Mr. Fazzalore stated currently there is a conflict between Bucks County and Philadelphia with regard to the sewers, and this will have to get resolved. Mr. Stainthorpe stated the Plan was not to dedicate the internal roads to the Township so the Township would not have any maintenance responsibility for them. Mr. Tepper stated only those roads which are public now will be public streets.

Mr. Santarsiero stated his other concern is what is going to happen on the Middletown portion of the property; and before there is a Final Agreement, he feels they need to have

a better idea of what is going to happen at Middletown and feels Lower Makefield and Middletown should work together on what will be on that property. He stated RAM should also be involved. He stated whatever is developed in Middletown could have a major impact on the traffic. Mr. Fazzalore stated he admires Mr. Santarsiero for trying to cooperate with Middletown, but noted that Middletown did not come to Lower Makefield and ask their opinion when Middletown constructed three hundred apartment units in their Township. Mr. Santarsiero stated he would like to know what is being developed on the Middletown side as it could impact Lower Makefield residents. Mrs. Godshalk stated whatever happens in Middletown will have a direct impact on the people who will be living in the units to be built in Lower Makefield. She stated she feels they should require that Matrix deal with Middletown before Lower Makefield approves this Plan.

Motion carried with Mrs. Godshalk opposed.

PRESENTATION AND APPROVAL OF PRELIMINARY 2005 GOLF COURSE BUDGET

Mr. Terry Bannon and Mr. Bob Sweazy were present. Mr. Fazzalore stated the Golf Course Budget is not part of the total Budget and is held separate from the Township Budget.

Mr. Sweazy stated the financial situation of the Golf Course has far exceeded their expectations in terms of revenue, cost containment, etc. He stated through October the net operating income budgeted was \$450,000 and actual through October is closer to \$600,000. They anticipate the net income will continue to increase. Currently they are \$10,000 ahead of their November income figure.

Mr. Sweazy stated the number of players from Lower Makefield is higher than they anticipated. Non-resident play has been slightly below what they anticipated, but they feel this will go up as the Course makes its mark on the Philadelphia market. The Press has been very impressed with the facility.

Mr. Sweazy stated they have submitted the 2005 Budget. They feel they will reach 21,000 rounds in 2004 and will go to 38,000 rounds in 2005. Overall, they are pleased with the product. They initiated the first survey to the data base and sent out 3200 emails at 10:00 this morning. By 1:00 p.m. 800 of them had been opened, and they have already received over 300 responses.

Mr. Fazzalore stated it appears that they will be able to cover the interest next year and also have something extra. He stated they need to make sure that the Course is properly maintained.

Mr. Stainthorpe commended them for getting the Course off to a great start. He stated they expected it to be a success, but it has exceeded their expectations. He stated they feel they made the right choice with this management company. He stated the key item is how much money they make; but in this year's Budget, they did not call the numbers right as they doubled their revenues on the practice range and are below the revenues on the pro shop. He asked if they made adjustments in the 2005 Budget, and Mr. Bannon stated they did. Mr. Sweazy stated they had depended on what comparable facilities do in other markets.

Mrs. Godshalk congratulated them on getting going with the Course this year. She stated they had a good Opening Day and a wonderful Memorial Fundraiser. She stated at that Event, they had 235 golfers many of whom had not been there before and have indicated they plan to go back. She feels that in one to two years, the Course will be the best public Golf Course in Eastern Pennsylvania. She stated they are looking forward to having another Fundraiser there next year.

Mr. Santarsiero thanked them for their work on this project, and stated he is happy the Course is doing as well as it is and hopes they continue. He stated in reviewing the Business Plan, he noticed that Mountain View is adding a new clubhouse with locker rooms, banquet room, pro shop, and bar and grill. He asked when this will occur and when it might impact Lower Makefield. Mr. Bannon stated while this project is going to proceed, he does not feel the ground will be broken until the end of 2005 and will not be operational until 2006. Mr. Santarsiero asked if they have any idea as to what we may want to do to compensate. Mr. Bannon stated that Course in terms of its rate structure and quality of the Course is not really an equivalent course. He stated the catering portion could impact Lower Makefield, and they are looking into this portion of the business. Mr. Santarsiero noted the 2.07% rate on the bond, and asked if the rate has gone up. Mr. Taylor stated it was previously 1.3% including the surcharge.

Mr. Sam Conti, Sutphin Road, asked if they are promoting Leagues and Outings. Mr. Sweazy stated they are working on this, but they need to see what this does to the rates and utilization of the rounds. They are looking into this to see if it makes financial sense in the long run.

Mr. Fazzalore asked if they are renting out the Clubhouse, and Mr. Bannon stated they are renting out this facility. Mr. Santarsiero asked if a decision has been made on this by the Township. Mr. Fegley stated he felt the Management Company was making these decisions. Mr. Santarsiero stated he still feels the Township needs to have input on this. Mr. Stainthorpe stated they do have a food and beverage line in the Budget, and this could be made by golfers or people who rent the building in non-golf times. He stated he does not feel they should be booking events which take place when the primary activity is golf; but for the off-season, he feels this helps the bottom line. Mr. Santarsiero stated he still feels there needs to be discussion about the policies. Mr. Bannon stated they are

operating a Golf Course and Golf Course operations take priority. They look at the golf outings and banquets as a source of revenue. At this time of year there is an opportunity to bring in additional revenue through renting out the facility. Mr. Santarsiero asked if there is a Policy that has been formulated. Mr. Bannon stated they do not currently have this. Mr. Fegley stated this company was hired as professional managers, and they were asked to make the project profitable. He feels golf should be the top priority but feels they can leave the other decisions to the management company. Mr. Santarsiero stated he does not feel they should micro-manage, but feels these are legitimate questions and information the Township and public is entitled to know.

Ms. Torbert stated she feels it helps to have written guidelines. She suggested that they come up with some to be distributed to the Board of Supervisors. She asked for a figure on the amount of expenditures the Golf Course has reimbursed the Township for services provided by Township employees at the Golf Course. She stated there are Township employees who have done work on the Golf Course. Mr. Fedorchak stated there has been no charge to the Golf Course for this. He stated there was some site debris clearance done pre-Opening. Ms. Torbert stated when there was a water problem, there were Township employees working on this. Mr. Fedorchak stated he would need more information about her concerns. He stated he has been involved at the Golf Course on a number of issues since the Opening concerning water related issues, but he is not aware of other employees doing work on the property in the last three to four months.

Ms. Torbert stated she is discussing the entire year of 2004 when Township employees worked on the Golf Course. Mr. Fedorchak stated there were clean-up issues which were not necessarily Golf Course related issues. Ms. Torbert asked if there is a mechanism for times when the Road Department employees are working at the Golf Course to determine what portion of the charges are being reimbursed. She noted the time the well failed. Mr. Fedorchak stated no public employees were involved in this. Mr. Stainthorpe stated in the future, if there are Township employees involved in the operation of the Golf Course, the Township should be reimbursed. He stated he does not feel it is a significant amount of money. Ms. Torbert stated she feels there are costs that are not being charged to the Golf Course. She asked if there were any costs associated when the well failed and what happened when this occurred. Mr. Fedorchak stated the problem was with well PW1 which was the main producer. Currently they are looking into rehabilitating the well and some camera work has been done. Mr. Fedorchak stated he feels a rehabilitation plan will be implemented within the next thirty days. Ms. Torbert asked for costs. Mr. Fedorchak stated the estimate at this time is \$15,000 and they feel this will come out of the bond issue. He stated they have approximately \$250,000 left over from the original \$16 million which was borrowed.

Mr. Sam Conti asked where Bill Taylor's salary comes from. Mr. Fedorchak stated it was charged against costs of the Golf Course.

Mr. Stainthorpe moved and Mrs. Godshalk seconded to approve the Preliminary 2005 Golf Course Budget. Motion carried with Mr. Fegley abstained.

PRESENTATION AND APPROVAL OF PRELIMINARY 2005 SEWER BUDGET

Mr. Hank Hoffmeister and Mr. Tom Zarko were present. Mr. Fazzalore stated normally the Sewer Budget is included in the total Budget, but this year the Sewer Budget had some unique situations so the Sewer Budget is being presented separately.

Mr. Hoffmeister stated they are proposing that there be a 35% increase in the sewer rental rates for the year 2005. The majority of the expenses this year are due to the increases from the surrounding receiving agencies and the major emergency expenses associated with the Canal Interceptor. He stated there have also been some extraordinary pump station repairs which were not anticipated. He stated they drew down the cash reserves because of the expenses this year. Mr. Fazzalore noted the Sewer Authority did recommend this 35% increase.

Mr. Stainthorpe stated there was a Budget Work Session one week ago; and they were very concerned about this increase, but almost all of it is going to transmission fees to the other agencies over which they have no control.

Ms. Torbert asked how much this will cost the average homeowner, and Mr. Hoffmeister stated it could be approximately \$329 total for the year.

Mr. Stainthorpe moved, Mr. Fegley seconded and it was unanimously carried to approve the Preliminary 2005 Sewer Budget.

APPROVAL OF PRELIMINARY 2005 GENERAL FUND AND REMAINING BUDGETS

Mr. Fazzalore stated there will be a one mill tax increase. Mr. Fedorchak stated they have seven funds: General, Fire Protection, Hydrant, Parks & Rec, Open Space Debt Service, Debt Service, and Ambulance/Rescue. The 2005 Budget will call for total mills of 11.07 which represents a one mill increase for 2005. He stated the County has increased its predetermined ratio from 25% to 100% of 1972 fair market values. As a consequence, the Township's assessed valuation will go from \$127,000 2004 levels to approximately \$515,000 that will be the new assessed valuation as a consequence of that increase. By law the Township is required to reduce its 2004 millage rate down to 25% of that level for 2005. The total 2004 total rate was 40.27 mills and it will go down to 11.07 which includes a 1 mill tax increase for 2005.

Mrs. Godshalk asked if there is a new cap on the General Fund. Mr. Garton stated the cap remains the same. Mr. Fedorchak stated it will still be 19 mills and has been for four years. The Township was maxed out. This change in the predetermined ratio came at the

right time for the Township. The 2005 General Fund rate will be 6 mills. The cap remains the same at 19 mills so this gives much more flexibility than previously.

Mr. Fedorchak stated an advantage to the Lower Makefield taxpayers with the change in the pre-determined ratio is that they can continue to use the property tax as the main source of revenue and not have to turn to the wage tax. He feels most Lower Makefield Township residents will be satisfied with this. He stated if they had not had this increase by the County, Lower Makefield would have had to consider a wage tax.

Mr. Stainthorpe moved and Mr. Fegley seconded to approve the advertisement of the Preliminary Budget and make it available to the public at the Township Building for a period of at least twenty days.

Mr. Zachary Rubin, 1661 Covington Road, stated he feels one mill is really 4 mills of the old rate. Mr. Fedorchak stated it is a 10% raise.

Motion carried unanimously.

APPROVAL OF ORDINANCE NO. 343 AS AMENDED AUTHORIZING INCURRENCE OF DEBT IN THE AMOUNT OF \$3 MILLION TO FUND THE PURCHASE OF OPEN SPACE, CONSTRUCTION OF TOWNSHIP PARKS AND FACILITIES, AND PAYMENT OF THE COSTS OF ISSUANCE OF THE PARTICIPANT NOTE

Mr. Garton stated, if approved, it should be noted that the non-electoral debt will be \$1 million which is for improvements to Memorial Park and \$2 million of electoral debt which is for open space acquisitions that have occurred or will occur.

Mr. Stainthorpe moved and Mrs. Godshalk seconded to approve Ordinance No. 343 as amended authorizing incurrence of \$2 million of Electoral Debt and \$1 million of Non-Electoral Debt.

Ms. Torbert asked how this breaks down as far as how much is for open space. Mr. Stainthorpe stated \$2 million is for open space and \$1 million is for Phase I of Memorial Park. Mr. Stainthorpe stated the open space money is really already spent and is what they spent to buy the additional property at Five Mile Woods and preserve the Ruth Wright Farm.

Motion carried unanimously.

APPROVE GRANTING EXTENSION OF TIME FOR PATTERSON FARM MINOR SUBDIVISION

Mr. Santarsiero moved, Mr. Stainthorpe seconded and it was unanimously carried to approve granting extension of time for Patterson Farm Minor Subdivision to 3/25/05.

APPROVAL OF ORDINANCE NO. 344 VACATING A PORTION OF DOLINGTON ROAD

Mr. Garton stated this matter was advertised for consideration this evening and relates to the re-alignment of Dolington Road. There was no public comment.

Mr. Fegley moved, Mr. Stainthorpe seconded and it was unanimously carried to approve Ordinance No. 344 vacating a portion of Dolington Road.

APPROVAL OF AGREEMENT WITH HOVNANIAN HOMES REGARDING CONSTRUCTION OF THE WALL AT THE EMERGENCY SQUAD HEADQUARTERS

Mr. Garton stated when the Subdivision was built on the Valley Day School parcel, they had to tunnel under the retaining wall next to the Rescue Squad and are obligated to reconstruct the wall.

Mr. Stainthorpe moved, Mr. Santarsiero seconded and it was unanimously carried to approve the Agreement with Hovnanian Homes.

APPROVAL OF CERTIFICATE OF APPROPRIATENESS FOR TAX PARCEL NO. 20-14-7 FLOGE PROPERTY

Mr. Stainthorpe moved, Mr. Santarsiero seconded and it was unanimously carried to approve the Certificate of Appropriateness for Tax Parcel No. 20-14-7 (Floge Property) for 717 Stony Hill Road – paint exterior, 737 Stony Hill Road – paint exterior, and 725-731 Stony Hill Road – paint tin roof.

ZONING HEARING BOARD

It was agreed with regard to the Margaret and Harry McCarty, 953 Weber Drive, Variance request to construct an enclosed sunroom which will exceed the allowable

impervious surface and encroach into the rear yard setback to leave this matter to the Zoning Hearing Board.

SUPERVISORS REPORTS

Mr. Stainthorpe stated the Sunrise matter before the Zoning Hearing Board has been continued until 12/7/04.

Mrs. Godshalk stated since they are not having a road inspection this year, she would like to have someone look at the problem she previously mentioned on South Drive where the new water lines were installed as it is an objectionable repair. Mr. Fedorchak stated he has turned this matter over to Mr. Coyne.

Mr. Santarsiero noted the Hovnanian property where there was a landfill. He stated tomorrow the consultant will be drilling wells near the rear railroad property. He noted the memo where they offered to have the Township representatives present and asked if they will have someone on site. Mr. Fedorchak stated PCS will have someone on site. Mr. Santarsiero asked for an update about the structure he had previously discussed. Mr. Fedorchak stated he spoke to the attorney for Hovnanian and gave him the CSX Facilities Manager's phone number and the attorney for Hovnanian was agreeable to make the contact and is aware of the issues. The attorney for Hovnanian felt that Hovnanian could, on behalf of CSX, remove the structure and do it more expeditiously. He agreed to get back to the Township on this matter. Mr. Santarsiero asked about the Newsletter, and Mr. Fazzalore stated a Newsletter will be coming out the second week in December. Mr. Fedorchak stated Ms. Langtry is completing a number of articles. No draft is available yet.

AWARD BID TO REPLACE ROOF ON MAIN BARN AT PATTERSON FARM

Mr. Fedorchak stated this is the structure that sits behind the main Manor House. He stated it is an old slate roof. They received three bids, and he would recommend award of the bid to the low bidder.

Mrs. Godshalk asked what will happen with the slate that will be removed, and Mr. Fedorchak stated they will store it. Mrs. Godshalk asked if anyone has looked at the inside of the structure. Mr. Fedorchak stated Mr. Coyne looked at this; and there is the beginning of some water damage, but it appears to be structurally sound. Mrs. Godshalk stated she feels someone other than Mr. Coyne should be looking at it. Mr. Fedorchak stated Mr. Coyne did consult some roofing contractors in the process of developing this work plan. He stated as part of the bid, they are required to do inspect and repair any damage and this would be considered in the hourly carpentry rate.

Mr. Stainthorpe moved and Mr. Santarsiero seconded to award the bid to replace roof on main barn at the Patterson Farm to Thomas Mack Construction at a cost of \$18,522 plus charges for any unforeseen carpentry at a rate of \$42.79 per hour.

Ms. Torbert noted the hourly rate which she feels leaves this open ended. She asked if there is any estimate as to how much additional work is required. Mr. Stainthorpe stated this bidder was also the low bidder for the hourly rate. Mr. Garton stated he would still have to get Township approval for anything additional. Mr. Fedorchak stated Mr. Coyne will serve as Project Manager.

Mrs. Godshalk stated Mr. Coyne has requested samples before the work begins, and she feels HARB should look at this as she does not want anything to jeopardize the eligibility for National Registration. Mr. Garton stated they cannot award a bid and then come back and change the specs. He stated if you “un-award” the bid, you would have to pay damages. Mr. Garton stated they would have to table to make sure that HARB is satisfied or suffer the consequences. Mrs. Godshalk stated it appears that Mr. Coyne has not seen the materials as he is requesting samples. Mr. Santarsiero asked if it would matter if they tabled this matter until the next meeting. Mr. Fedorchak asked why they are sending it to HARB. Mrs. Godshalk stated this has been submitted to the National Registry for registration of the House and outbuildings. Mr. Fedorchak stated the original historic condition is a slate roof, and he does not feel they want to replace the slate roof with another slate roof. Mrs. Godshalk asked about the color, and Mr. Fedorchak stated it would be black or gray. He stated they need to repair the roof on the barn. Mr. Stainthorpe asked if HARB has jurisdiction over the Patterson Farm, and Mr. Fedorchak stated they do not. Mrs. Godshalk stated Patterson Farm is an infringement in the District as is McCaffrey’s Market. She stated while McCaffrey’s is not in the Historic District, everything has to be approved. Mr. Fedorchak stated they are not running Elm Lowne issues through HARB, and he does not feel it is appropriate in this case. Mr. Santarsiero asked if this is a change that could imperil the historic registry status, and Mrs. Godshalk stated this is her concern. She stated she is only concerned about the color. Mr. Stainthorpe stated HARB has no jurisdiction over the Patterson Farm.

Motion carried with Mrs. Godshalk and Mr. Santarsiero opposed.

APPROVE HIRING RJC DESIGNS, INC. TO PROVIDE TECHNICAL ASSISTANCE FOR TELEVISIONING FUTURE TOWNSHIP MEETINGS

Mr. Fazzalore stated the Board of Supervisors has not yet approved televising future Township meetings, and this is only approval to study the technical aspects and costs to the Township.

Mr. Fedorchak stated the cost for the study is \$9,650.

Mr. Fegley stated while he is in favor of televising meetings, if there is a chance that they may not go forward with this, he does not feel that they should pay someone close to \$10,000 to investigate something that they may not go forward with.

Mr. Stainthorpe stated creating decent quality television is not easy and is not going to be inexpensive. He stated other Townships that televise meetings have a control booth, lighting, and at least three cameras. He stated if they are going to proceed, they need an expert to tell them how to do it. He stated Middletown Township tried to do this on their own for less money, and spent \$50,000. They subsequently sent all the equipment back and abandoned the project. He stated this consultant will tell the Township what they need, and they can then get bids.

Mr. Fegley stated he would like to know what other Townships are doing and their costs. The Board should then take a vote whether they want to proceed and then have a study to determine what they need. Mr. Stainthorpe stated he would not want to commit to televising meetings until he knows what the costs will be.

Mr. Fedorchak stated based on the research that he has done, he feels the total cost for a television system would be in the range of \$70,000 to \$100,000 depending on how involved they get. Mr. Fedorchak stated it would include construction of a secure booth, changes to the lighting, changes to the room, sound system, etc. Mr. Fedorchak stated in order to get a firm handle on what it would cost for Lower Makefield in the existing room, he would recommend that they hire this firm to come in and do this study.

Mr. Fazzalore stated he would also like to determine how this will impact on the Senior Programs which take place in the Township meeting room.

Mrs. Godshalk stated she would not be opposed to the person who would supply the equipment giving an estimate as they would stand behind the products they are selling. She stated this consultant is only giving a design and will then be gone.

Mr. Santarsiero stated when other Townships have undertaken televising their meetings they followed the procedure of hiring a consultant first. Mr. Fedorchak stated this is correct with the exception of Middletown. Mr. Fedorchak stated the consultant will develop the specs, provide construction management services, and provide an estimate on ongoing long-term costs.

Mr. Santarsiero moved, Mr. Stainthorpe seconded and it was unanimously carried to hire RJC Designs, Inc. to provide technical assistance for televising future Township meetings.

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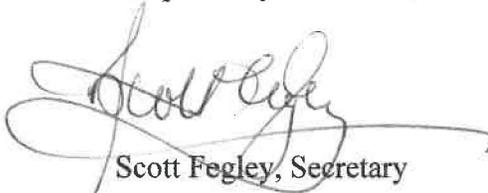
APPROVE RESOLUTION NO. 2066 – AUTHORIZING TOWNSHIP MANAGER TO PUT TOGETHER APPLICATION FOR COMMUNITY DEVELOPMENT BLOCK GRANT

Mr. Fedorchak stated he would like to put together a \$20,000 Grant Application. This is the amount for which Lower Makefield is eligible. He would propose using it for historic preservation efforts which can be defined at a later time. He stated this could be various repairs to Elm Lowne and/or the Patterson Farm.

Mr. Fegley moved, Mrs. Godshalk seconded and it was unanimously carried to Approve Resolution No. 2066 authorizing the Township Manager to put together an Application in the amount of \$20,000 for historic preservation efforts to be defined at a later date.

There being no further business, Mr. Fegley moved, Mr. Stainthorpe seconded and it was unanimously carried to adjourn the meeting at 9:05 p.m.

Respectfully Submitted,



Scott Fegley, Secretary



Township of Lower Makefield

BOARD OF SUPERVISORS
Frank J. Fazzalore, Chairman
Pete Stainthorpe, Vice-Chairman
Scott I. Fegley, Secretary/Treasurer
Grace M. Godshalk, Supervisor
Steven J. Santarsiero, Supervisor

**NOVEMBER 2004 WARRANT LISTS AND
OCTOBER 2004 PAYROLL COSTS FOR APPROVAL
NOVEMBER 15, 2004 BOARD OF SUPERVISORS MEETING**

11/01/04 Warrant List	\$ 227,515.50	
11/04 Manual Checks	519,236.89	
11/15/04 Warrant List	675,787.03	
Total Warrants & Prepaids		1,422,539.42
<u>PAYROLL COSTS:</u>		
October 2004 Payroll	330,866.63	
10/04 Payroll Taxes, etc.	24,768.02	
Total Payroll Costs		<u>355,634.65</u>
TOTAL TO BE APPROVED		\$ <u><u>1,778,174.07</u></u>

