

TOWNSHIP OF LOWER MAKEFIELD
BOARD OF SUPERVISORS
MINUTES – APRIL 3, 2013

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on April 3, 2013. Chairman Stainthorpe called the meeting to order at 7:30 p.m.

Those present:

Board of Supervisors: Pete Stainthorpe, Chairman
 Dobby Dobson, Vice Chairman
 Dan McLaughlin, Secretary
 Kristin Tyler, Treasurer
 Jeff Benedetto, Supervisor

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

PUBLIC COMMENT

Mr. Harold Koopersmith expressed concern with the educational funding crisis in the Commonwealth of Pennsylvania. Mr. Koopersmith stated the community should consider if they are willing to pay according to a means test with those with a higher income paying more of the School taxes. Mr. Stainthorpe stated under the State Constitution, all taxes have to be equal, and there is not a graduated income tax. He stated there is a Bill which has been introduced in the House which is a combination of raising the sale tax and the income tax to 7% and they would therefore be able to eliminate property taxes. Mr. Stainthorpe urged the residents to study the Bill and contact their State legislators about this issue.

Ms. Donna Doan, 1584 Edgewood Road, asked for an update of the Dalgewicz lawsuit, and Mr. Stainthorpe stated they have no further information. Ms. Doan stated there is a petition to preserve Patterson Farm, and they have over 900 signatures. She stated those interested in signing can do so and leave a comment on Patterson Farm Preservation.com or on the Facebook page. She also asked those interested to volunteer as she feels there are people in the community who are willing to paint or do masonry work to fix the Satterthwaite House. She stated she hopes the Zoning Hearing Board proposal is quickly dispensed with, and they can get back on track for a plan to preserve the Farm. She stated they should keep the Satterthwaite House so that a farmer can occupy it as they have done for over two hundred years.

Mr. Benedetto asked when they can expect a decision on the Conservation Easement from the Agricultural Board. Mr. Fedorchak stated he has had a number of discussions with Rich Harvey, their Chief Administrative Officer, but he did not give a date certain for the Board's final decision. Mr. Fedorchak stated at this point they are in the process of getting an appraisal of the Farm and possibly additional surveying will be necessary. Mr. Fedorchak stated it is possible they will not get a final decision until the summer.

Mr. Benedetto asked if there is money that has already been dispersed to other Counties. Mr. Stainthorpe stated the County is the "key player," and they take all the Applications and review the soil quality, proximity to other farms, etc. and they rank the properties. He stated the County Board has to vote to approve it. He stated the funds can come from two places as the County has its own Budget and there is also a State Budget. He stated there has been no money allocated from the State Budget for anything in fiscal 2013 at this point. He stated the next Board meeting is in April, and probably allocations will begin to be made then. Mr. Stainthorpe stated money allocated for Bucks cannot be used in other Counties. He stated it is still early in the process, but they are proceeding.

Ms. Doan asked why the decision was made to apply for preservation for less than the entirety of the land. Mr. Stainthorpe stated they had the engineers do the Application; and according to their read of the rules, you can only preserve farmland; and you cannot put an easement on forest areas, the lake, the houses, and you cannot double up on the thirty plus acres that already have an easement. He stated what they applied for was what the engineers told them they could apply for. Mr. Fedorchak stated the open space easement which they first acquired in 1998 was for approximately 77 acres. He stated with the agricultural easement, they have applied for 90 plus acres so they are looking at 160 of 220 acres that will be protected going forward. Mr. Fedorchak stated the Ag Board does not want to deal with leaf-staging and mulch-staging areas, and there is a large portion of the piece between the AOY headquarters and the Satterthwaite House which has for twenty-five years been used as the staging area for the leaves and mulch.

Mr. McLaughlin asked if Lower Makefield is the only Township applying in Bucks County, and Bucks County gets an allotment, would the Township necessarily get it. Mr. Stainthorpe stated while he has not seen the whole list most of the Grants that come from the State level are given to individual farmers faced with financial crisis; and while Townships are not disqualified, it is out of the ordinary for a Township to apply. He added that everyone is hopeful that Lower Makefield will get the Grant.

Ms. Doan stated she has done a lot of research on this issue and has had discussions with Rich Harvey and Doug Wolfgang at the State level, and she feels that the Township engineers were given a condition that was perhaps directed by the Board of Supervisors or certain people within the Township. She stated Doug Wolfgang told her that the forest land and the land that contains the houses, barns, and all the agricultural structures that make it a farm as opposed to open space should be included and they encourage people to put all the entirety of their farm into preservation so what is being said tonight is in contradiction to what she was told. Mr. Stainthorpe stated the operating group is the County which sets its own rules and regulations. Ms. Doan stated she also spoke to Rich Harvey at length. She stated she feels the Board should invite Mr. Harvey to attend a meeting since they should not make a mistake when they do this. She stated Mr. Harvey told her that it was not a problem to put into Farmland Preservation the land where the leaf recycling program was. Mr. Fedorchak stated he not only spoke to Mr. Harvey but was also present at a meeting at the Patterson Farm with several of the Ag Board members, and they discussed the various areas of the Farm. Mr. Fedorchak stated he pointed out to them the leaf staging and mulch area, and they indicated they did not want any part of that.

Ms. Doan stated she feels the Township should then move this off the Farm since they do not want to detract from preservation. Mr. Fedorchak stated this is where it has been for a number of years, and they need to continue to use the Farm for that purpose as this makes the most operational sense. Ms. Doan stated this is why the Farm was condemned – for the leaf program since the Township could not figure out what to do with the leaf program. Mr. Stainthorpe stated this is incorrect. Ms. Doan stated the truth is coming out and people want the Farm preserved and have had enough of the “deceitfulness” of the Township.

Mr. Benedetto stated they have to move the leaf pile if Satterthwaite is approved, and he asked if they would move it off the Patterson Farm. Mr. Fedorchak stated there is another place on the Farm they want to move it to, and this was discussed with the Board of Supervisors approximately six months ago. He stated this is another area that he was preserving and was not part of the Application. He reiterated that the reaction on the part of the Board of Directors when he met with them at the Farm on Saturday was that they wanted no part of the leaf or mulch piles. He added that the Board members he spoke with reacted favorably to the Application, although this was not a majority of the Board as not all of them were present at that meeting at the Farm.

Ms. Sue Herman asked why the leaf staging area could not be considered for open space since it is part of the Farm. Mr. Stainthorpe stated it is not the Board of Supervisors setting the rules. Ms. Herman stated she would like to have them come to a Township meeting as she would like to talk to them directly because she is one of the citizens that would like to preserve every acre on the Farm. Mr. Fedorchak stated if the Application is

approved and over 160 of the 220 acres is preserved, for all intents and purposes everyone's objective to properly preserve the Farm will have been accomplished. Ms. Herman stated she would like to preserve all 220 acres. Ms. Herman asked if they could invite the Ag Board to a meeting, and Mr. McLaughlin suggested that they let the process proceed further, and they could ask questions if they are successful. Ms. Herman stated she feels they should be invited now as opposed to waiting for the process to continue. Mr. Fedorchak stated they are farmers who are very busy this time of year.

Mr. Stainthorpe stated both he and Mr. Fedorchak have had discussions with Mr. Harvey. Mr. Stainthorpe stated he has also had discussions with Doug Wolfgang at the State level; and they all want this to succeed.

Ms. Tyler stated she feels possibly a more appropriate forum to address the County Board would be at the County Agricultural Board meeting rather than at a Township meeting. Ms. Herman stated she is asking the Township local elected officials to make this happen, and she feels the Board of Supervisors can be extremely persuasive.

Ms. Tyler stated she feels the Ag Board members were very clear that they did not want the mulch staging area in the Conservation Easement. Mr. Fedorchak stated his recommendation is to proceed as they have, and they should let the Ag Board react and get some sort of approval and have a conversation with them at that time.

Mr. Benedetto stated he feels the bigger question is what they will do with the money if they are successful, and he asked if they will put it back into the Farm or will it be put in the General Fund. Ms. Tyler stated she feels they will make a separate account for Patterson Farm; however, Mr. Benedetto stated they did not do that with the funds from Bright Farms even though he made a Motion to that effect. He stated the Board has not done the right thing with Patterson Farm in the past. Ms. Tyler stated she disagrees with the comment that the Township has not done the right thing with Patterson Farm. Mr. Benedetto stated he said the Board did not do the right thing using the money from Bright Farms to maintain the buildings on the Patterson Farm. Ms. Tyler stated the Bright Farms rent is approximately \$1,000 a month.

Mr. McLaughlin asked the amount of rent from Bright Farms, and Mr. Fedorchak stated it is approximately \$20,000 a year. Mr. McLaughlin asked the amount of expenditures at the Farm; and Mr. Fedorchak stated there are operating expenses of approximately \$30,000, and the Township will pay this year approximately \$620,000 in debt service. He stated the Farm was purchased in 1978 for \$7.2 million, and there are approximately eight years left on the debt service. Mr. Benedetto asked about the Bright Farms rent versus expenses at the Satterthwaite House, and Mr. Fedorchak stated the Township is definitely paying more in terms of expenses than they are receiving in rent.

Mr. McLaughlin stated they are therefore funneling the rent into the House, and Mr. Fedorchak agreed. Mr. Benedetto stated this is disingenuous, and they have not spent any money recently on Satterthwaite recently. Mr. Benedetto stated there is not a separate Patterson Farm Budget like there is for the Golf Fund or the Pool Budget. Mr. McLaughlin stated there is a line item for the Satterthwaite House. Mr. Fedorchak stated they are putting the rental income from Bright Farms back into the Farm. Mr. Benedetto stated there is no way to know that because they do not have money going into a fund called Patterson Farm. Mr. Benedetto stated he could not get a second to his Motion to have the Bright Farms money go into the Patterson Farm. Mr. Benedetto stated he had a discussion at the Bright Farms VIP Event with Mr. McCaffrey Jr. who stated he agreed that the money should have gone into the Patterson Farm. Mr. Benedetto stated he feels what got in the way of the money from Bright Farms going to the Patterson Farm was “personalities.”

Ms. Tyler asked Mr. Benedetto if they had the \$4,000 received from Bright Farms to date put into a separate account what would he have liked to see done with that money. Mr. Benedetto stated they would have painted the barns and the Satterthwaite House. Ms. Tyler stated they would not have been able to do all that with \$4,000. Mr. Benedetto stated they also get money from Mr. Stewart every year, and they have not used that money toward Patterson Farm either. Mr. Benedetto stated it is difficult to hear the other Supervisors say they are for preserving the Patterson Farm when he is the only one of the five Supervisors that has actively kept his promise to preserve Patterson Farm. He stated the Township had fifteen years to file this Conservation Application and are finally doing it now. He stated the Township got \$300,000 to \$400,000 for the cut out for 95 and for the Conservation Easement of approximately \$600,000 and this was never put into a Patterson Farm fund. Ms. Tyler stated most of that money went into paying the debt service, but Mr. Benedetto stated they have no idea if it did that or not. He stated there should be a separate fund for Patterson Farm so that it is a transparent process and they will know exactly where the money went. He stated it should not be a line item, but it should be separated out as they do for the Golf Budget, Public Works, and the Pool; and the money should be spent on Patterson Farm so everyone in the Township knows the money goes to Patterson Farm, and not just trusting someone when they are told the money was used for Satterthwaite upkeep. He stated if the Township spent the amount of money they say they spent on Satterthwaite, the House would not look like it does. Other Supervisors disagreed with Mr. Benedetto.

Ms. Herman stated the citizens recognize that it is a huge job to preserve Patterson Farm and takes a lot of vigilance. She asked the Board to correct the “murky accounting” that makes it less likely that the money is flowing to Patterson Farm so that it works better for the Farm. Ms. Herman stated she is grateful to live in the Township when she looks at the Farm.

Mr. Stainthorpe stated in its current state, Patterson Farm is in fine shape, and the farm land is being farmed with Sam Stewart having a record year last year. Ms. Herman stated they continue to whittle away at the Farm. Mr. Stainthorpe stated they are trying to do something about the buildings. He stated there is also another 350 acres of farmland which has been preserved in the Township under Farmland Preservation. She stated she is concerned that the farmland may go away, and they need to preserve it with a vengeance. Ms. Herman asked what citizens can do to help the process have the best outcome. Ms. Tyler stated the Application is before the Ag Board now, and it rests in their hands. Ms. Tyler stated residents could write letters to them if they wish. She stated they hope that the process will turn out favorable for the Township, and there will be a sizable amount of money that could be dedicated to the preservation and the debt service associated with Patterson Farm. Ms. Herman asked what should be put in the letters to the Ag Board. Mr. McLaughlin stated the Ag Board meetings are public meetings, and anyone can attend and speak on the Township's behalf with regard to the Easement.

Mr. Benedetto stated the reality is that Patterson Farm is not fully preserved and only seventy-two acres are deed restricted. Mr. Benedetto stated the Agricultural Board may give the Township money; but in the last fifteen years, the Township has not been the greatest of stewards of Patterson Farm and he is glad that residents come out and ask them to do more and question why they are building a greenhouse on the Conservation Easement for the County. He stated the rest of the Board approved a 50,000 square foot commercial operation greenhouse, and he does not feel this preserved open space.

Mr. McLaughlin stated the Board did hear from the residents. He stated Ms. Doan made them aware of the Conservation Easement, and the Board approved instructing the Township Manager and Solicitor to put in the Application.

Ms. Herman stated she asked if the citizens could be sent a "script" of what to include in a letter to the Ag Board that would be the most influential. Ms. Tyler stated she feels what Ms. Herman has already discussed about her feelings about the Farm would be what should be sent to the Agricultural Board.

Ms. Doan stated with regard to overall farmland preservation in the Township people do not know that there is a clause in the Farmland Preservation covenant that says if a farmer from within the Township cannot be found to farm the land, it can be converted; and she feels this should be re-evaluated since as population increases and farmland diminishes, they should open it up to farmers in other Townships as it will be harder to find a farmer within the Township to farm those lands. She stated it is also possible that the farmland could be converted to ball fields or other uses, and they need to make a stand that the farmland, and especially Patterson Farm, should be farmland.

Mr. Stainthorpe stated the land in Farmland Preservation is owned by the Farmland Preservation Corporation and not the Township. He stated he believes that the way the Covenants are written, if it can no longer be farmed, it would go back to its natural state. Mr. Stainthorpe stated it cannot be sold without a Referendum. Mr. Garton stated to his knowledge, there is no restriction that it be farmed by a Lower Makefield Township farmer. Ms. Doan stated she felt she saw within the Covenants that it had to be someone from the Township; and Mr. Garton stated this is incorrect unless it is a rule that was adopted by the Corporation. He also noted that Mr. Stainthorpe is correct that it cannot be sold without a Referendum so there is no likelihood that it will be anything other than farmland or open space.

Ms. Doan stated the Patterson Farm is prime with Class A soil types. She stated in order to keep it in farming, they need to have a place for a farmer to live. She stated the roof at the Satterthwaite House was leaking for nine years, and the repair could have been done since there were funds available. She stated she has looked at the Patterson cost survey and had requested all the receipts for repairs done at the Satterthwaite House during the time covered by the cost survey; and she averaged out the cost of maintenance which showed that the Township spent less than \$500 a month to maintain the House. She stated the roof was expensive, but this was neglectful maintenance that could have been done. She stated there are citizens who are talented who will do the work, and there was a painter that was willing to paint the house for time and materials. She stated they are spending \$500,000 a year on interest on the Golf Course. Ms. Tyler stated they are paying \$620,000 on Patterson Farm. Ms. Doan stated everyone read in the paper when the Farm was taken that there would be a slight tax increase, and now they are saying there is a problem because there is a mortgage, but the mortgage was pre-calculated. She stated now they are taking every available dollar that comes in from the Farm but cannot repair anything because they have the Debt Service. She stated if this is the case, and there is no funding to repair the Farm, she questions why it was ever condemned and taken from the people who loved it, would have taken care of it, and would have passed it on to the next generation of farmers. She stated this is why there is frustration when they listen to bureaucrats, and when they drive past the property and they see it “going downhill.” Ms. Doan stated other communities are able to get properties preserved .

Ms. Tyler stated Ms. Doan is talking about people who will come and help take care of the Satterthwaite; and if the pending matter is denied by the Zoning Hearing Board, there will have to be another Plan. Ms. Tyler stated Ms. Doan could start assembling these people to see if they will pledge their time and work. Ms. Tyler stated the Board’s position is that out of the Township’s \$23 million Budget, they are not going to put \$600,000 into fixing up the Satterthwaite House. Ms. Doan stated she does not feel \$600,000 is needed. Ms. Tyler stated the Board has to go by the estimates provided from the professionals. Ms. Tyler stated there is not a “conspiracy” to destroy the Farm.

Ms. Doan stated she feels there has been a demolition by neglect attitude, and there was not a caring attitude toward the Farm. She stated she feels they took the Farm to have a leaf-dumping site, and they let the rest of it go downhill because the main reason for taking the Farm to begin with was because the Township did not know what they would do with the leaves if Mr. and Mrs. Patterson died and left the Farm to someone else. Mr. Stainthorpe stated this is incorrect. Ms. Doan stated they expect more from their elected officials; and while the Patterson Farm is not the Board's priority, there is a large group of people in the community who will make this their priority and "pitch-in" if the Township will allow them to do so.

APPROVAL OF MINUTES

Mr. Dobson moved and Ms. Tyler seconded to approve the Minutes of March 20, 2013 as written. Motion carried with Mr. McLaughlin abstained.

PRESENTATION BY FARMLAND PRESERVATION, INC. AND MOTION REGARDING SUBDIVISION AMENDMENT REQUEST

Mr. Doug Riblet, Mr. Sam Stewart, and Mr. Mike Blank, were present. Mr. Riblet stated the Farmland Preservation parcels have been farmland parcels for in excess of twenty years. During that time vegetation which was initially planted in the buffer areas of the parcels has flourished and some has died or is dying. Mr. Riblet stated they are requesting that the Board approve an Amendment to the Subdivision and Land Development Ordinance that would make clear their rights to deal with the dead and dying vegetation in the buffers without having any responsibility to replace the dead and dying vegetation. He stated they are also requesting that they be permitted, under certain circumstances, to remove living vegetation from the buffers which is not contributing to the aesthetics of the buffers from the standpoint of the landowners and serves only as a nuisance to the farmers who have as part of their responsibility in their Leases, the periodic mowing of the buffer area to keep the grass within the Zoning Ordinance requirements. He stated walking the buffer, you can see the existing condition which is a result of the natural progression of growth and decay within the buffer areas; and there was nothing that could be done about it until this point in time, and they now want to do something about it. He stated they do have the funds to do something with it, but they wanted to make sure that in clearing out the buffers and making them more attractive for everyone and making them easier for the farmers to maintain, they have permission to do so from the Board of Supervisors.

Mr. Stainthorpe stated he has no issue with this, and he felt the buffers were put there to keep the adjoining properties from going onto the farmlands; recognizing that this happens anyway. Mr. Stainthorpe asked Mr. Garton if what has been presented to the Board is adequate for what they want to do. Mr. Garton stated he feels they have the

ability to remove dead vegetation, etc; however, he feels much of the Farmland Preservation land was part of Farmview, and when that was created, it was part of a Subdivision Plan. He stated people bought lots in that Subdivision that showed buffer areas. He stated he does have concern about doing away with its entirety because of the rights that property owners acquire when they buy in a Subdivision which included that Farmland Preservation keep the buffers. Mr. Garton stated he would like to do more research into this. He stated they also need to consider if they have an obligation to notify adjoining property owners that they are going to do away with the buffer.

Mr. Stainthorpe stated it is not his understanding that they are going to do away with the buffer. Mr. Riblet stated they only want to do some clearing within the buffers, but they want to be able to do that under circumstances where they do not have to replace anything that is removed. He stated all that they would be removing would be dead or dying trees. Mr. Garton stated he does not feel that this should be a problem, and they could find a way for them to do this. He stated provided they maintain the buffer width, they could remove dead vegetation, multi-flora rose, etc. that does not add anything to the buffer. Mr. Garton stated he will work with Mr. Riblet on a way to accomplish this objective provided the Board is in favor.

Mr. McLaughlin stated he would want to make sure what is proposed is not going to infringe on the adjoining property owners' view shed in the future. Mr. Riblet stated while he cannot predict what will happen in the future in the buffers, there are very substantial trees in the buffers currently as originally planted by the developers over twenty years ago. He stated he cannot say whether all of those trees will survive 100 years from now. Mr. McLaughlin asked about collaboration with the adjoining property owners who enjoy their benefit in the view shed. Mr. Garton stated they are not looking to take down live trees, and Mr. Riblet agreed. Mr. McLaughlin stated he was concerned with the term "dying." Mr. McLaughlin stated he would at least want there to be a notification process for the adjoining property owners. He stated he is concerned that this would give the Farmland Preservation Corporation carte blanche. Mr. Riblet stated the language was selected so that they clearly did not have carte blanche, and all they could deal with was vegetation that was no longer living or would not soon be living. He stated their concern was that dead or dying vegetation could fall over the fences which will result in a much bigger problem at much more expense.

Mr. Garton stated the concern appears to be how they determine what is "dying." He stated he knows of other situations where an arborist is hired to determine if something is dying. Mr. McLaughlin stated he wants to make sure that this is a collaborative process so that the adjoining property owners are involved particularly when they are considering a "dying" tree.

Mr. Dobson moved to have the Farmland Preservation Corporation work with Mr. Garton to make sure they have the correct language.

Mr. Stainthorpe stated he feels Farmland Preservation Corporation should have a free hand to manage the land they own; but they want to make sure it is done the right way.

Mr. Garton stated he will work with them and come back to the Board with an Ordinance for the Board's consideration.

Ms. Tyler asked that they consider if it will be possible to accomplish the goal that Farmland Preservation is seeking without amending SALDO. Mr. Garton stated he will have to look into this further since it has been years since anyone developed a property under the Farmland Preservation Option. He stated they will work to find the most expeditious, convenient, flexible way to provide the opportunity for Farmland Preservation to manage their property.

Ms. Tyler seconded the Motion.

Mr. Benedetto stated he is concerned that the language that has been provided is too broad, and he feels there is a concern about defining "dying vegetation." Mr. Benedetto stated they are also asking for permission to permanently remove other vegetation in the buffer area to reduce the burden of maintaining such buffer. He stated he has more of a concern with that aspect which he feels is much too broad. Mr. Riblet stated what they were attempting to articulate was that they would not remove any living vegetation if it served to enhance the aesthetics of the buffer areas to the neighboring landowners; and the way to do that internally was through a unanimous vote of the Board of Directors of Farmland before that could be done. He stated he feels this is a provision that needs to be in whatever amendment there is since there is a lot of living vegetation in the buffers that is noxious, serves no purpose, and is not attractive. He stated it also presents a major hurdle to the farmers who are charged with cleaning out the buffers so they do not get overgrown. Mr. Benedetto stated he would like for the farmers to have that ease of use, but he would like to have the EAC weigh in on this as well as to the removal of vegetation.

Mr. Stainthorpe stated over the years some of the issues have been that the trees have gotten so big that it is difficult to get the equipment in, and the vegetation has grown so much that it is difficult for the farmers to cut the grass and keep it attractive.

Mr. Stainthorpe stated he would like to see this set up so that it can be handled by the Farmland Preservation Corporation, and they would not have to keep coming to the Board of Supervisors every time they want to cut something down. Mr. Riblet stated they are very sensitive to the interests of the neighboring landowners.

Mr. Stewart stated they mow the buffers four times a year; but the buffers are now trees, and you cannot really mow around them. He stated some of the trees are also starting to fall down, and they do not have approval to take down a dead or dying tree. He stated they are not going to clear cut the whole buffer; but they cannot maintain it without this approval from the Township.

Mr. Garton stated he will work with Mr. Riblet, and if there does need to be an Ordinance, it will be intended to provide flexibility to the Farmland Preservation Corporation with respect to the buffers and dead and dying vegetation, invasive species, etc. He stated they will come back to the Board with specific language. Mr. Benedetto asked if they would have to advertise it if it is an Ordinance, and Mr. Garton agreed they would..

Motion carried unanimously.

2013 COMMUNITY POOL MEMBERSHIP DISCUSSION AND MOTION TO IMPLEMENT ASSOCIATE POOL MEMBERSHIPS

Ms. Donna Liney was present and stated the Community Pool Budget is a Proprietary Budget fully funded by membership fees, and no tax dollars go into the Pool. She stated the Pool has experienced a steady decline in enrollment for the past five years. Currently families registered at Discount for the Pool stand at 854 versus 979 in 2012 and 1016 in 2011 which is a 16% reduction over three years. Ms. Liney stated they believe the decline is a result of the population shift being experienced throughout the School District and Township, the expansion of area fitness clubs and capabilities, and the sagging economy. Mr. Liney stated faced with these realities, the Park Board has looked for creative ways to attract new members such as increased programming for the patrons, adding Mommy and Me swims, water aerobics, and for 2013 adding aqua zumba sessions and installing WiFi. She stated they started an excellent and very successful Pool Camp, offer an outstanding swim lesson program, and they support top-notch Swim and Dive Teams.

Ms. Liney stated last month the Park Board recommended to the Board of Supervisors as a pilot program for 2013 that the Township open the Pool to a limited number of non-resident families under an Associate Family Membership Program. She stated families who sponsor an Associate Family would be awarded two free guest passes for 2013. She stated the non-resident families would pay a higher rate for the season and would be afforded full Pool privileges. She stated if this is acceptable to the Board of Supervisors, she would recommend that an e-mail be sent out to all Pool members outlining the new Associate category, and inviting their participation.

Mr. Stainthorpe stated this has been discussed previously particularly during the Budget season. He stated he feels they need to take steps to market the Pool differently and find new ways to keep it self-financing so that they do not have to use tax revenue. He stated the School District includes Falls, Tullytown, and Lower Makefield borders Morrisville, Newtown, and Upper Makefield; and lots of families have friends who do not live in Lower Makefield who do not have pool. He stated this is also the last year of operation for the Newtown Swim Club, but the Newtown Athletic Club has made a big investment in an outdoor pool. He stated he feels the Township needs to find ways to retain membership and get additional members, and he feels the family sponsorship is a good way to go.

Ms. Tyler stated she agrees with the proposal. She stated with regard to marketing the Pool and in conjunction with the Associate membership, there is a re-Districting taking place currently of the Elementary Schools; and it may be a good idea to include in the letter to the members that they invite some families who may in fact be re-Districted. She stated this may be an opportunity to get their children to know some of the children they will be going to school with. Ms. Tyler stated the Park Board did recommend that the Board of Supervisors consider the Associate Membership.

Mr. Dobson stated he agrees they need to do something to try to get the Membership up.

Mr. Stainthorpe asked what they would set the Associate Membership at, and Ms. Liney stated they recommended \$495. At Discount the current Township family membership is \$395, and at regular rate it is \$440. Mr. McLaughlin asked how the Associate Membership would work; and Ms. Liney stated a member would register an Associate family, much like they currently register a caregiver, and there would be a drop-down category for an Associate Family Membership. Mr. Stainthorpe stated once they get their Pool Card, the Associate Members can come whenever they want. Mr. McLaughlin asked if Yardley Borough residents can currently join, and Ms. Liney stated they can. Ms. Liney stated the Associate Membership they are now considering would be a one-year program, and they would consider how they would address this in 2014.

Mr. Stainthorpe stated he feels they should see how it works; and if it is successful, they will probably continue it. Mr. McLaughlin stated he feels they need to come to grips with this trend and there may be competitive forces that are overwhelming the traditional way people used to go to the Pool. He stated there are a lot of competing factors. He stated he agrees that they need to do something short-term to stabilize this, but at some point they will have to consider what is the answer to a situation that may not recover.

Mr. Stainthorpe stated it is true that the school-age population is declining in the Township. He stated there are residents living in the Township whose children are all grown, but they are still in the same house where they raised their children. He feels what they are suggesting is a good program to try, and if it is not successful they may have to hire a consultant. He stated a number of Pool memberships do come in late, but he does agree they need to be proactive. Mr. McLaughlin asked if they have marketed the Pool as well as they could, and Mr. Stainthorpe stated although they have added classes, they have not changed anything in terms of how they communicate about Pool memberships. Ms. Liney stated they did include advertising in the tax bill. Mr. Stainthorpe stated they could have events such as Teen Nights, but they need to weigh this out to determine if it is worth it.

Ms. Tyler stated they started the Camp Program last year which was very successful, and she feels expanding this could be a driving force to attract more people particularly if they expand the Camp hours.

Mr. McLaughlin stated they also need to remember that they will have to continue to put capital into the Pool; and with declining enrollment, it makes this even harder to balance. Mr. Stainthorpe stated they added the competition pool some years ago and installed the slide in 2008. Ms. Liney stated they did have a jump in enrollment in 2008. Ms. Liney stated all four pools are heated, and it is a terrific complex. She stated they are already at Budget for the Senior Memberships. Mr. McLaughlin stated this speaks to the demographics. Ms. Liney stated their goal is to get everyone back at the Pool, and they will continue to work with anyone who has a suggestion.

Mr. Benedetto asked when the Discount Period ended, and Ms. Liney stated it was in early March. She stated they will probably pick up an additional 300 to 350 families. She stated they do send out periodic e-mails. Ms. Tyler stated the School year does end later this year, and they will be going back to School early this year. Ms. Tyler also noted that people who are members of NAC are being forced to pay for that pool this year so those who were members of the NAC and LMT are probably not going to join LMT because of this. She stated NAC is scheduled to open by Memorial Day, but they may not be on schedule so this is a variable.

Mr. Benedetto asked about recruiting from the Newtown Swim Club since they are closing after this year; and Ms. Liney stated while they could do that, she felt they should wait until after they were closed. Ms. Tyler stated Newtown has a Swim Team so those children will now not have a pool although NAC will be having a competition pool in their Phase II of construction. Ms. Tyler stated Lower Makefield may be able to accommodate swimmers from Newtown who will no longer have a Swim Team if the Lower Makefield memberships are expanded to those living outside of the Township.

Ms. Herman stated she feels the Township Pool still offers a lot. She stated Newtown Township sends out a great brochure about all of their recreational events, and she asked if Lower Makefield does this. Ms. Liney stated the Township does not send out a Newsletter. Ms. Herman stated they might want to do this since it would allow families to plan their social schedules and events for the year. Ms. Liney stated they do list Camps on the Website. She stated Lower Makefield Park & Rec is not a programmer – they are a facilitator. She stated Lower Makefield does not run programs like some of the surrounding Townships do.

Ms. Tyler stated she also feels they should re-visit the discussion about Teen Nights. She stated they may also want to consider expanding the Pool hours until 10:00 p.m. since it may attract the people who do not get home from work until 7:00 who may be able to come to the Pool a little later. She stated the email being sent should also make note of the WiFi at the Pool.

Mr. McLaughlin moved, Ms. Tyler seconded and it was unanimously carried to implement the Associate Pool Membership as described by Ms. Liney.

SUPERVISORS REPORTS

Mr. Dobson stated the Veterans Square Committee will be hosting a Texas Hold'Em this Saturday at Michael's Restaurant at 6:30 p.m.

Mr. Benedetto stated he sent an e-mail to Mr. Fedorchak and Chief Coluzzi about traffic concerns on E. School Lane where people are cutting through and speeding. He stated a number of recommendations were made by the Citizens Traffic Commission, and he asked for an update. Chief Coluzzi stated all the information was forwarded to the traffic engineer, and they came back with a cost estimate of approximately \$2,200 to do the survey of that area. Ms. Benedetto stated this is constantly being used as a cut through, and not just for those dropping children off at Makefield School. Mr. Benedetto stated there are a number of small children in the area and there is speeding and people disregarding the School crossing guard. He feels the traffic engineer should look into this.

Ms. Tyler asked if the Police Department has done any increased enforcement in this area; and Chief Coluzzi stated they did and have put up the speed sign on Makefield Road in front of the School, but it is difficult to do much effective enforcement at this location because it is such a small area. He stated they do get occasional complaints about this area; but the Police Department is not in a position at this point to do a study

themselves, and he would suggest if they want a study done, the traffic engineer be authorized to do it. Mr. McLaughlin asked what the outcome would be; and Chief Coluzzi stated there is a list of suggestions that the residents and the Citizens Traffic Commission have recommended be considered including signs indicating no traffic through the area during certain times of the day, reduced speed limits, speed bumps, etc.

Mr. McLaughlin moved, Ms. Tyler seconded and it was unanimously carried to approve the traffic study of E. School Lane up to \$2,200.

Ms. Tyler stated on Tuesday, April 9 the Park & Recreation Board will meet to discuss the Samost ball fields. Ms. Tyler stated the Seniors elections are coming up, and those interested in serving should contact the Nominating Committee.

APPROVE PURCHASE OF MOWER

Mr. Kevin Kall stated Department of Public Works stated he is seeking permission to purchase a new 2012 boom mower. He stated the boom mower they currently use is approximately twenty-five years old and has exceeded its life expectancy. He stated the mower they would like to purchase costs approximately \$109,000, and they will trade in a piece of equipment they currently do not use which is a 1996 backhoe with a trade-in value of approximately \$13,000 so the overall price of the new mower will be \$96,000.

Mr. McLaughlin stated a number of Municipalities are shedding assets; and when it was made known that Mr. Kall was going to discuss this matter tonight, he went on-line and found a similar piece of equipment for substantially less. Mr. McLaughlin stated while he is not trying to do the job of Public Works, he wanted to make sure that they have considered all possible avenues. He stated he feels that they may be able to get almost new equipment for less money. Mr. Kall stated one of his mechanics did the research on this piece of equipment, and he did research used equipment and discussed it with vendors as well. Mr. Kall stated Mr. McLaughlin did provide him with the information he found on-line; and Mr. Kall stated they did in fact look at this piece of equipment but it did not meet their specifications since it was two-wheel drive, and they need four-wheel drive based on the work they do in the Township. Mr. McLaughlin stated he just wanted to make sure they were considering all the options. Mr. Kall stated a tremendous amount of effort went into researching this piece of equipment. Mr. Kall stated this in the Budget, and will be paid for with Liquid Fuel Funds.

Ms. Tyler moved and Mr. Dobson seconded to approve the purchase of the mower requested by Mr. Kall.

Mr. Benedetto stated the Jersey Professional Management study that was done six months ago estimated that the cost of this piece of equipment could be from \$125,000 to \$150,000, and he commended Mr. Kall for finding a mower that is significantly below this.

Motion carried unanimously.

APPROVE GOLF MANAGEMENT REQUEST TO BID SALE OF USED EQUIPMENT

Mr. Fedorchak stated the Golf management company has requested the Board of Supervisors authorize them to bid the sale of nineteen different pieces of equipment including mowers and utility carts.

Mr. Dobson moved, Mr. Benedetto seconded and it was unanimously carried to approve the Golf management request to bid the sale of used equipment.

APPOINTMENTS

Mr. Dobson moved, Mr. McLaughlin seconded and it was unanimously carried to re-appoint the following:

Scott Weaner – Citizens Traffic
Ellen Slott Fisher – Economic Development
Alan Dresser – Environmental Advisory Council
Rick Ewing – Environmental Advisory Council
Chip Kern – Golf Committee

and to appoint Tom Taylor to the Golf Committee.

There being no further business, Mr. McLaughlin moved, Mr. Benedetto seconded and it was unanimously carried to adjourn the meeting at 9:10 p.m.

Respectfully Submitted,

Dan McLaughlin, Secretary

