

TOWNSHIP OF LOWER MAKEFIELD
BOARD OF SUPERVISORS
MINUTES – MARCH 2, 2022

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on March 2, 2022. Mr. McCartney called the meeting to order at 7:38 p.m. and called the Roll.

Those present:

Board of Supervisors: James McCartney, Chair
 Fredric K. Weiss, Vice Chair
 Daniel Grenier, Secretary
 Suzanne Blundi, Treasurer
 John B. Lewis, Supervisor (joined meeting in progress)

Others: Kurt Ferguson, Township Manager
 David Truelove, Township Solicitor
 Andrew Pockl, Township Engineer
 Kenneth Coluzzi, Chief of Police

COMMUNITY ANNOUNCEMENTS

Mr. McCartney stated that during this portion of the Agenda residents and youth organizations may call in to make a special announcement or may contact the Township to request a special announcement be added to the Agenda.

Mr. McCartney stated Pool registration is now open and the discount period ends on March 4, 2022 at 4:00 p.m.

Mr. Grenier stated February 28 to March 4 is North American Invasive Species Awareness week which is an International event to raise awareness about invasive species, the threats that they pose, and what can be done to prevent their spread. More information can be found on NISAW.org.

APPROVAL OF MINUTES

Dr. Weiss moved and Ms. Blundi seconded to approve the Minutes of February 2, 2022 as written. Motion carried. Mr. Lewis was not present for the vote.

Dr. Weiss moved and Ms. Blundi seconded to approve the Minutes of February 16, 2022 as written. Motion carried. Mr. Lewis was not present for the vote.

Dr. Weiss moved and Ms. Blundi seconded to approve the Minutes of February 21, 2022 as Written. Motion carried with Ms. Blundi, Mr. McCartney, and Dr. Weiss in favor and Mr. Grenier abstained. Mr. Lewis was not present for the vote.

SANDY RUN ROAD ADDITIONAL RECOMMENDATION DISCUSSION AND MOTION

Mr. Joe Fiocco, Township traffic engineer, was present. Mr. Fiocco stated in 2017 before he worked for the Township, there was a sight distance issue on Edgewood Road; and in the interest of public safety, it was decided to close the intersection of Sandy Run because of the significant shortage of sight distance on the approach. Mr. Fiocco stated when SAFE was appointed as the Township's traffic engineer, they were asked to consider a way to provide at least temporary access for Sandy Run Road while a long-term solution was being considered.

Mr. Fiocco stated the speeds on Edgewood Road approaching Sandy Run were at about 37 miles per hour, and the posted speed limit on the road was 25 miles per hour. He stated there is also a grade going down from the Railroad track to Sandy Run. The minimum safe sight distance was therefore insufficient for the speeds that were being realized as once a driver realizes the need to stop, it takes time for the driver to brake, and then it takes time for the car to brake. He stated because that was short, Sandy Run was temporarily closed.

Mr. Fiocco stated the roundabouts currently on Edgewood Road were installed to provide interim access to Sandy Run. A slide was shown of the roundabouts. Mr. Fiocco stated the most dangerous condition was drivers trying to make a left in or out of Sandy Run given the sight distance. He stated what they recommended was to eliminate the lefts in and out of Sandy Run. They needed to give drivers an option to go left so the round-about at Schuyler Drive was convenient since the intersection was fairly wide. He stated to go left out of Sandy Run, you make a right onto Edgewood Road, go through the round-about, go past Sandy Run, and then toward the Township Building. He stated to make a left off of Edgewood Road onto Sandy Run, drivers go past Sandy Run, go around the Mill Road round-about and come back and make a right turn into Sandy Run.

Mr. Fiocco stated the project was opened September, 2021. He stated they then suggested installing 15 mile per hour advisory speed signage with temporary flashers so that drivers would be aware that there was something different. Mr. Fiocco stated they have been able to reduce the speeds down to 34 miles per hour; and while that is not what they wanted which was closer to 25 miles per hour, it is better than before the mini roundabouts were installed.

Mr. Fiocco discussed how the roundabouts are working and the learning curve that has taken place since installation.

Mr. Fiocco stated given the shortfall of sight distance that still existed, they recommended the installation of an intersection warning sign and a distance sign and those were installed. Mr. Fiocco stated one of his engineers has since recommended the use of a high friction surface treatment which increases the tires' ability to grip when braking and stopping. He stated the amount of high friction surface treatment that would be required for the area coming over the Railroad track approaching Sandy Run would cost about \$14,000. He stated while it is expensive to do, this is a location where there is a need to get the braking distance down. He stated if the treatment is installed, it would be equivalent to getting drivers to 25 miles per hour; and they could then consider this a permanent solution for Sandy Run.

Mr. McCartney asked if the digital speed limit sign would be effective. Mr. Fiocco stated these can sometimes have the opposite effect as certain drivers try to get the number to go up. Chief Coluzzi stated they are effective for a short period of time until people get used to seeing them, and they then ignore them. Chief Coluzzi added that he has seen no accidents and they have received no further complaints after the adjustment period, and it seems to be working well.

Ms. Blundi asked Mr. Fiocco if the area where drivers are getting to the 85th percentile speed of 34 miles per hour is after the Mill Road roundabout but before coming to Sandy Run, and Mr. Fiocco agreed. He added the sight distance problem is coming over the Railroad tracks down toward Sandy Run. Ms. Blundi stated she feels everyone should be aware of the speeds being traveled over the posted speed limit; and if what Mr. Fiocco has suggested is what needs to be done to make the area safe, she would be in support of that option.

Mr. Lewis joined the meeting at this time.

Mr. Grenier stated an issue he has noticed at the Schuyler round-about heading east, the approach is fairly straight, and some people were not stopping. He stated at the Mill Road round-about heading east on Edgewood some drivers are going over the circle and not slowing down. He asked if the treatment being suggested would be used at Mill or also at Schuyler, and Mr. Fiocco stated it is only at Sandy Run. He stated the reason Sandy Run was closed was because a driver coming over the Railroad tracks did not have the reaction time or stopping distance needed if someone were coming out of Sandy Run. He stated with the mini roundabouts, the speeds have been brought down somewhat; and by putting this high-friction surface down from the Railroad tracks toward Sandy Run, it will provide more braking distance. Mr. Grenier stated while he is in favor of this, he is still concerned about dealing with the other two issues he has noticed. Mr. Fiocco stated they have seen a fairly high compliance rate although there are always drivers who do something they should not. Mr. Grenier stated he is hopeful that people are learning and following the rules.

Mr. McCartney suggested they make use of the cameras again after this latest option is installed. Mr. Fiocco stated while he is satisfied with what he has seen, if there are complaints or the Supervisors see drivers doing things they should not, they could put out the cameras again to quantify it. Mr. McCartney stated they will continue to monitor this.

Mr. Lewis asked Chief Coluzzi if he is aware of any accidents that have occurred at the roundabouts, and Chief Coluzzi stated he is not. Mr. Lewis stated people he has discussed this with have indicated that this forces them to be observant, and he has been pleased with this as it seems to have solved the problem. Mr. Lewis stated he is in support of the treatment being proposed.

Dr. Weiss stated he is in favor of the option being proposed by Mr. Fiocco adding airports have been using this for years to help stop jets, and it is very effective. Mr. Fiocco stated while the material will not be slowing down the speed being travelled, it will stop the vehicles when the brakes are applied at a distance that would be equivalent as if they were traveling 25 miles per hour.

Mr. Ferguson stated he understood the estimate was \$25,000 for the treatment; however, Mr. Fiocco stated he believed that it was \$14,000. Mr. Fiocco added that PennDOT has a State-wide program to apply this high-friction surface treatment; and if the Township can get on their schedule, we could get PennDOT's contractor to do it at a lower rate than if the Township were to Bid it out itself. Mr. Ferguson stated this would not necessarily fall into the category of having to have a formalized Bid process, and we could get quotes provided they came

in under approximately \$20,000. Mr. Ferguson stated this was not specifically budgeted for; however, there are two options for funding, one being the Bond proceeds money which was used to do the project in general last year, and would still be an appropriate application of those funds, as well as the Rescue Plan money.

Mr. Grenier moved, Dr. Weiss seconded and it was unanimously carried to proceed with the strategy suggested by Mr. Fiocco.

AD HOC PROPERTY COMMITTEE PRESENTATION

Mr. McCartney stated last year the Board approved setting up an Ad Hoc Committee to look at Township assets specifically the farmstead at Patterson Farm. He stated Mr. Steadman and the other members of the Committee have worked hard on this over the past months, and the Township appreciates the expertise of all those who have been involved.

Mr. Dennis Steadman, Chair of the Ad Hoc Property Committee, was present. He stated the Committee set out to provide the Board of Supervisors with recommendations by the end of the first quarter of 2022. Mr. Steadman stated he is a thirty-four year resident of the Township and serves on the Farmland Preservation Board. He stated he grew up on a Pennsylvania farm and knows what is involved. He reviewed his degrees in agriculture and his experience in the agri-business industry.

Mr. Steadman stated the Committee was formed in July, 2021 by the Supervisors; and they were charged with identifying, assessing, and analyzing the Township properties directed by the Board of Supervisors. He stated this included the Patterson Farm which has fifteen buildings and two farmsteads and the Slack House at Makefield Highlands. He stated the Committee was also asked by the Board to identify potential uses and re-uses of the properties, establish preservation/rehabilitation efforts that were needed consistent with those uses, and conduct financial review and analysis of costs associated including revenue, rent, and sale. He stated the Board of Supervisors was very clear "that everything was on the table." He stated the Board also asked the Committee to prioritize the buildings to be addressed by the Township.

Mr. Steadman stated he applauds the Board of Supervisors for giving this assignment to a volunteer Committee of the community as it is time for something to be done, and we are at a crossroads at Patterson Farm in particular as well as all of the properties. He stated he does not feel we should be looking into what was done in the past, and we are looking at what exists today, and what makes sense for the community moving forward.

Mr. Steadman stated the Committee was made up of Fred Childs, who is present this evening, Bette Sovinee, the Secretary, Sarah Daubert, James Nycz, John Mohan, and Jim Scott; and he thanked them for their efforts.

Mr. Steadman showed an aerial and other photos of the Slack House at Makefield Highlands. He stated this is a very attractive, historic stone structure circa 1760's, and it is unoccupied/unused. Mr. Steadman stated it is felt that there could be a direct tie between the prior resident of the house and someone who was in George Washington's boat on Christmas night in 1776, so this could historically be quite significant.

Mr. Steadman showed an aerial of the Patterson Farm where there are two farmsteads on the 221 acres comprised of 183 acres which are preserved farmland which is a Deed Easement with Bucks County so that it will stay in farmland in perpetuity. He stated there are 38 acres which are not in the Easement. Mr. Steadman stated there are two ponds and two springs. He showed the area of wetlands and where the springs are located. He stated there is also a wooded area. Mr. Steadman stated there is also a greenhouse parcel which is in the process of being dismantled and restored back to its original condition. Mr. Steadman stated they believe that the Patterson farmstead most likely contains the oldest house in the Township.

Mr. Steadman stated they developed a key for the buildings on Patterson Farm. He stated on the Satterthwaite farmstead, there is the Satterthwaite House which can be seen from Mirror Lake Road, a well garage which is where the well and the well pump are located, a small barn, and a large barn which is a classic Pennsylvania bank barn which allows a farmer to drive into the second floor. He stated also on the Satterthwaite farmstead is a dilapidated corn crib and a small tool shed which the Township is using.

Mr. Steadman noted a large area where the Township leaf mulching operation takes place, which is an important activity that takes place seasonally on the farm.

Mr. Steadman showed an aerial of the Patterson farmstead which is a bigger farmstead with nine buildings dominated by the Janney-Brown House. He noted the Caretaker Cottage which the Historic Commission members believe is the oldest house in not only Lower Makefield Township, but potentially in Bucks County and potentially one of the oldest houses in the State. He stated there is also a very large Pennsylvania bank barn which is being damaged by a large tree. He stated there are also a number of out-buildings.

Mr. Steadman stated the Committee took the approach of balancing three important goals with the first being preserve history and agriculture. He stated also important is to have community use and community support. He stated the third consideration is fiscal responsibility as they have to make decisions that make financial sense.

Mr. Steadman stated their recommendations were driven by historical significance, farming, use options, cost, and revenue. He stated most of the factors were driven by the four houses involved – three houses on the Patterson Farm and the Slack House on Makefield Highlands. He stated while the barns and outbuildings are important, they will always be secondary to the houses which will drive the cost and the value. He stated there is a wide range of conditions for these three houses. He stated two of them – the Janney House and the Caretaker's cottage – have been in active use as art studios; and although they do need work, they are usable as they are occupied. He stated the two that are unoccupied today are in very bad condition so "there is a lesson there."

Mr. Steadman stated they had Real Estate assessments conducted for the highest and best uses of the two unused buildings.

Mr. Steadman stated the 183 preserved farmland acres on the Patterson Farm generate about \$25,000 a year in rental income.

Mr. Steadman stated with regard to the Janney House, the Historical Commission is recommending, and the Committee is passing that recommendation onto the Board of Supervisors, that the Janney House would be more properly named the Joseph Yardley House. He stated it generates rent of about \$13,500 a year plus the tenant also pays utilities keeping it heated and does some light maintenance including painting and other work. Mr. Steadman stated with regard to the Caretaker's Cottage, it is being recommended that it be re-named the Tunnicliff Cabin as a more accurate name going back to the 1693 ownership by John Tunnicliff. He stated it generates income of about \$5,000 per year.

Mr. Steadman stated the Satterthwaite House is circa about 1830, and there is an older section that may be from the 18th Century. He stated it is unused, abandoned, and it is in “horrible condition.”

Mr. Steadman stated the Slack House is from 1760, is unused, and as noted earlier may have a direct link to Washington.

Mr. Steadman stated there were three fundamental principles they tried to embrace when looking at the recommendations. He stated the first is that it is fundamental that Patterson remain in agriculture and that is a top priority. He stated not only are there 183 acres of rich soil that are preserved in perpetuity, but it is also important open space as it is a farm setting and it distinguishes our community from other communities. He stated the Committee feels that is important, and they believe that most of the community believes that as well.

Mr. Steadman stated there must be other uses in order to preserve and maintain these buildings, and these buildings cannot be used strictly for agriculture as they are obsolete and agriculture has changed since they were built. He stated the farmer we have as a tenant farms 1,000 acres in Bucks County, and needs that amount to “barely make it.” He stated in the past a farmer could make a living on two hundred acres, but that is not possible today. He stated therefore some buildings need other uses, and we want those other uses to be designed purposely to minimize any interference with farming since that is the top priority.

Mr. Steadman stated the Township, together with community support, should do everything they can to preserve these buildings recognizing that some of the buildings are more important than others. He stated we want to maintain our rich history as it is part of our community character. He stated the Pennsylvania State Historical Preservation Office has determined that both farmsteads – the Satterthwaite farmstead and the Patterson Farmstead are eligible for listing on the National Register. He stated he used the term “farmstead” because it could be that the farmstead, the collection of buildings, is historically more important than any one individual building by itself. He stated an individual building’s significance would be driven by unique architecture, a significant event that happened there, or a significant individual that lived there; and not all of the buildings can check those boxes but maybe the farmstead can.

Mr. Steadman stated the third element is without a purpose, the building is “dead.” He stated a building cannot be maintained if it does not have a use. He stated we should not restore or renovate buildings and then determine what to do with them as that would be a waste of money. He stated we need to find active uses that support the buildings being kept in repair, and they need to generate some revenue to at least contribute to the maintenance. He stated other than the Slack House, it is not felt that any of these would be profit makers; but they need to be able to contribute some revenue. Mr. Steadman stated both the Joseph Yardley House and the Tunnicliff Cabin have been in continuous use, and they are not a problem. He stated the houses that have no use are where the problems are, and that is what guided the Committee’s decisions.

Mr. Steadman stated the Committee is recommending a multi-phased plan for both the Patterson Farm in aggregate and the Slack House at Makefield Highlands. He stated there needs to be a joint Township/community effort. He stated the first phase would be comprised of five elements. He stated the first is to develop a comprehensive overall Patterson Farm Master Plan that considers multiple uses, cleans up the site, and cleans out the buildings. He stated there has been a lot of refuse that has accumulated in these old buildings from the Township and old tenants that makes them unusable even if they were in the condition to be used. He stated he feels the properties need to be treated with more respect.

Mr. Steadman stated with a Master Plan it will improve the harmony of these multiple uses and assure that we can have farming, maintain the farm aesthetic, maintain the proper environmental stewardship in the more delicate areas, and still have public uses. He stated there is no conflict, but it needs to be planned. He stated so far what has happened at Patterson Farm has been haphazard without a Master Plan as to who can use the different buildings. Mr. Steadman stated part of the Master Plan is the evaluation of nominating these properties for placement on the National Register. He stated they are not suggesting that be done immediately, but they should have a plan as to how the buildings will be treated and what they will used for, and then make the Application.

Mr. Steadman stated also in the first Phase, the Committee has identified three clear priorities. The first is the Tunnicliff Cabin which they feel should be restored to its period status. He stated it is the oldest house in the Township, and it is the original house on this property. He stated they recommend that the Township work closely

with the Historical Society and the Historical Commission to verify the age estimates that we have from the Historical Commission. He stated that will need to be funded, and then restoration plans and Grant submissions should be developed. He stated they feel the Cabin would be eligible for State Historical Grants and other Governmental-body Grants that would offset the expense. He stated if there is a historical gem on Patterson, the Tunnicliff Cabin is the gem. He stated it carries the advantage of being small so it would not be quite as expensive, and it has also been used so it is not in the worst condition.

Mr. Steadman stated the next priority is the Satterthwaite House and settling on a future use and funding. He stated we should not spend any significant dollars on that structure until the future use and funding is agreed upon. He stated this House is difficult because it is the most expensive undertaking that will be discussed tonight.

Mr. Steadman stated the third priority is to improve the Satterthwaite main barn. He stated they spent a lot of time talking to the farmers. He stated there are three, possibly four, buildings out of the fifteen that the farmers could make use of; and the rest are of no use to them. He stated the main one they could use is the Satterthwaite main barn. It does need structural reinforcement to carry the load of storage of equipment including tractors and storage of straw on the second floor. He stated the Satterthwaite barn is in much better condition than the Patterson main barn.

Mr. Steadman stated we should also work with our current tenants and reach mutually-agreeable new Lease terms reflecting new projects, new uses, a new Site Plan, and the building conditions. He stated for the farming Lease, it should include that they have rights to the use of the Satterthwaite barn, the Satterthwaite well garage, and the equipment garage on Patterson. Mr. Steadman noted the pack house which is a non-historical building on Patterson which could be used by the farmer or the artists. Mr. Steadman stated they are recommending a ten-year term Lease with the farmer which is not uncommon.

Mr. Steadman stated in order to decompose mulched leaves, it takes at least three years for that to become rich in the soil. He stated if a Lease is expiring in three years, the farmer would not want to put leaves on since the farmer would not see any benefit until year four. He stated whenever mulched leaves are put on, there is also the need to add a lot of lime which is expensive. A ten year Lease would help that kind of stewardship and decision-making.

Mr. Steadman stated the Township should also consider modifying the leaf mulching operation so that all the leaves that get collected throughout Lower Makefield Township end up enriching the Patterson farmland.

Mr. Steadman stated the AOY Art Center at the Joseph Yardley House is a true asset to the community. He stated they have been very successful serving hundreds of families and students of art programs through the years. He stated the Committee is recommending an expansion of the Art Center and the expansion of art on the Patterson Farm. He stated history, agriculture, and art are very compatible and complement each other. He stated the expansion of the Art Center should be done in a planned, organized way so that it is not interfering with farming and include consideration of the garage shown as P5 as well as possibly the pack house to be renovated into art studios.

Mr. Steadman stated they are recommending exploring other opportunities to keep the artist who is leasing the Tunnicliff Cabin on the farm if that building is going to be renovated. He stated that tenant has have a month-to-month Lease.

Mr. Steadman stated Public Works would be assigned the tool shed (C6) behind the Patterson main barn and possibly the pack house since if the pack house would be used for farm use, they would only use it in harvest season, and Public Works could store equipment there in the winter when the farmer is not using it.

Mr. Steadman stated the fourth element of Phase One is to stabilize those buildings which have not been prioritized to stop the deterioration. He stated the two most expensive elements of that are the Joseph Yardley House where work is needed on the roof and the dormers and the Patterson Barn. He stated they are also recommending spending no significant funds on either of the corn cribs on the two sites or the small barn on Satterthwaite. He stated the corn crib at Satterthwaite was recommended to be demolished in 2014. He stated those structures do not serve a purpose.

Mr. Steadman stated the fifth element the Committee is recommending is to create a Patterson Farm Oversight Board to support this necessary vision, site planning, management, landlord/tenant relationships, activities, and to foster continuous community input, dialogue, and support. He stated support is going to be needed to rebuild these structures including fundraising, historical organizations, and art organizations. He stated if there is an Oversight Board of community volunteers comprised of people with interest in history, agriculture,

the environment, and parks and recreation the property could be managed better. He stated it is too complex an issue for the Township Manager and the Board of Supervisors to do on the side in addition to the full-time jobs they already have.

Mr. Steadman stated any projects being recommended would require a detailed set of plans, cost estimates, and timelines as at this point the Committee only has primarily ball-parks estimates. He stated they all need to include the community and non-profits in the area for potential partnerships and fundraising.

Mr. Steadman stated Phase 2 would build on the progress of Phase 1 and address the second tier priorities which would be the Patterson main barn, the pack house, some other out-buildings, and traffic flow. He stated part of the Farm Master Plan may call for a two-lane driveway off of Mirror Lake Road so that they can minimize any car traffic using the Satterthwaite driveway which is where most of the activities will be.

Mr. Steadman stated hopefully Phase 3 will achieve the full realization of the vision with the cooperation of LMT and community organizations.

Mr. Steadman showed a slide of cost estimates for Phase 1. He stated in each case, they want to evaluate how it fits with our historical and agricultural preservation, community use, and within our fiscal responsibility. He stated a Master Plan will help assure that the farmstead, preservation, and public use occur; and that needs to be planned. He stated the cost of the conceptual plan is estimated to cost \$15,000 to \$20,000, with a fully-engineered plan about \$75,000.

Mr. Steadman stated another Phase 1 project is the Tunncliffe Cabin which could be restored and used by the community for historical education. The contractor estimate ranges from \$150,000 to \$350,000.

Mr. Steadman stated the Satterthwaite House is “on the brink” and they need to determine if it can be saved. He stated the highest and best use the Committee was able to come up with was that it be used by the Township for offices for Public Works, Park & Recreation, etc. He stated the Real Estate assessment was very clear that the Township would never be able to sell it “even for a dollar” for any kind of Residential or Commercial Office use. He stated it is a 60/40 duplex, and it is the only house that is frame. He stated

the other houses are stone so they are less of an issue. He stated for the Satterthwaite House, they have an estimate that ranges from \$1.5 million to \$2.5 million to renovate that house and make it suitable for Offices.

Mr. Steadman stated the Satterthwaite main barn can be preserved and used for farming. The detailed estimate from the engineer is about \$110,000. He stated other Phase 1 priorities include the well house which is in good shape and could be turned over to the farmer, and the equipment garage which needs about \$80,000 for farming use. He stated the stabilization of the other seven buildings is about \$410,000, and details have been provided in the report. He stated aside from the Satterthwaite House Phase 1 cost estimates are about \$950,000. He stated the more difficult decision is the Satterthwaite House and whether the Township and the community can commit to that kind of spending for that kind of use. He stated there may be another use that the Committee has not thought of.

Mr. Steadman stated you cannot make decisions about what is best to do in Phase 1 without some vision of what Phase 2 might be. He showed a slide of a summarization of what would be the likely Phase 2 projects. He noted the first Patterson garage may cost \$150,000 to make into an art studio. He stated if the pack house is to be used for agriculture, it just needs to be cleaned out adding that there would be no Revenue associated with that since they cannot afford to pay more. Mr. Steadman stated if the pack house is converted to an art studio, estimated costs for that would be \$350,00, and it could generate Revenue through rent that would pay the Township back in about ten years.

Mr. Steadman stated the Patterson main barn will be very expensive depending on the use. He stated it is not structurally-sound and the first floor has temporary pillars of cement blocks and beams.

Mr. Steadman stated to execute the Master Plan possibly to put in a double driveway, public utilities including sewer and water to support potential uses, it could cost approximately \$300,000.

Mr. Steadman stated it should be noted that all of these are just cost estimates and none of the cost estimates include potential offsets from Grants that could be available. He stated any Grants would be for construction or the planning of construction and would not be for the operations.

Mr. Steadman showed an aerial of what the Patterson Farm could look like with the recommendations, and the green circles are the farming uses. He stated the pack house has been shown as a mixed color because there are different potential uses for that building. He stated the community uses are shown in blue and include the Joseph Yardley House, the Tunnicliff Cabin, and the tenant garage. Mr. Steadman stated the pink circles are buildings that would probably be dismantled during Phase 2 unless something different is determined prior to getting to Phase 2. He stated those buildings are very expensive to repair and have no envisioned use.

Mr. Steadman stated to summarize the Patterson recommendation, it will be used in agriculture respecting the preserved farmland, and the 38 acres that are not preserved are not at risk because we would develop a plan to make sure that they are not. He stated currently the “haphazard behavior is more apt to be a risk environmentally” than an organized plan. Mr. Steadman stated they have seen the Revenue that is being generated in the amount of about \$42,000 a year; and given the cost estimates, the rent from these community/farming uses will not come close to paying for what is necessary. He stated they are recommending that there be a collaboration with the Historical Commission and try to move on the National Registry. He stated they are also trying to support the local farmer as there are only a few farmers in the Township, and only one is under forty, and that is who is farming the Patterson Farm; and he feels we should do whatever we can to make it easy for them to survive as it is *challenging in our Township which is a suburban, congested community.*

Mr. Steadman stated with regard to the Slack House, they are recommending a multi-phased plan. The Real Estate assessment indicated that a public entertainment type facility is the highest and best use. The location of the Slack House on the driveway of the Golf Course is not compatible for Residential use. He stated while there could be an Office use, it would be a much lower value. Mr. Steadman stated between a restaurant type setting or a wedding venue, the larger event venue is by far the more attractive option because the earning potential of that type of facility will help justify the type of investment that will be necessary.

Mr. Steadman stated in Phase 1, they are recommending to contract for a professional Site Feasibility Study to determine if such a venue including parking and the Golf Course are compatible. He stated if it is feasible to put a wedding venue behind the Slack House which would be associated with the House, there should be a detailed engineering assessment of what it would

cost to renovate the Slack House to that kind of use. He stated the idea is that the Slack House would be a preparatory suite for a wedding party as part of the larger wedding venue. He stated the Slack House is a historical setting, and it would bring in a lot of business and Revenue; and the Township would have a source of Revenue for a long time with the right professional operator.

Mr. Steadman stated if the Township wishes to move forward with this, the Second Phase would be that the Township issue an RFP to high-quality area operators soliciting Bids, confirming the economics, long-term Lease, long-term investments, etc. He stated they would then execute the Plan if accepted, and the Third Phase would be to manage a third-party tenant/operator and manage the financial returns.

Mr. Steadman showed a slide of the area under discussion. He stated it is estimated that the site concept and house assessment would cost about \$65,000, and they could then make a decision if the Township wants to pursue this. The estimated costs for the Slack House are between \$1.5 million to \$2 million, and the through-put is needed to pay that back. He stated he has talked to a number of operators who have stated that is possible.

Mr. Steadman thanked the Ad Hoc Property Committee members for all the long hours they put into this. He also thanked Chance Worthington of Worthington & Sagan Custom Builders, who spent a lot of time walking through the buildings and has a lot of experience in this type of restoration, Helen Heinz from the Historical Commission, Jeff Marshall, retired from the Heritage Conservancy, John Porter and Steve Bedard from New Hampshire Barn Preservation Alliance, Doug Miller from Pennsbury Manor who shed a lot of insight as to what it takes to keep that type of operation going, Jay Spaziano Real Estate, who did a lot of work on assessments, the LMT Historical Commission including Chair, Joe Camaratta, and the Township Staff – Kurt, Greg, Janel, Jim, and Katie who were terrific to work with and always responsive and resourceful. Mr. Steadman also thanked the Supervisor Liaisons who provided direction when needed and also provided a lot of free reign which was appreciated. He also thanked Mike Attara from Spirit Golf and all those who made public comments over the past eight months.

Mr. McCartney stated this was a very robust presentation with a lot of data. He stated the Board received the report today, and they want to digest the enormity of it. He stated the presentation tonight makes it easier for the Supervisors and public to digest. He thanked Mr. Steadman and the Committee for their work on this.

Mr. McCartney noted the Tunncliffe House which seems to have the most historic significance, and Mr. Steadman agreed. Mr. Steadman stated it is the smallest house and is also in good condition. He stated if the Township wanted to restore a house to its original period, that would be the first choice. He stated if there is a community activity at the Arts Center, that would create traffic for a historic home visit of the Cabin. He stated the Historical Commission or Historical Society could potentially store materials there, be docents on weekends, and have fundraisers. Mr. McCartney stated he knows there is speculation as to the age and significance of the house, and he asked what would be the best way for the Township to designate that house as the oldest home in Lower Makefield and possibly Bucks County. Mr. Steadman stated the Historical Commission recommended that testing of the age of the wood be done as there is a process taking samples from beams and various wood sources in the building which can determine the age. He stated a non-profit has indicated that they may be willing to pay for that kind of study, and he would recommend that study be done on all three of the homes so that we know the age. He stated this type of wood assessment would give us that certainty as to the age, and they are recommending that be one of the first steps.

Mr. McCartney stated with regard to the Satterthwaite House, he understood that there was some engineering studies done within the last ten years, and Mr. Steadman stated there have been several and most of them were in the context of what needed to be done to keep it from falling down – not to renovate it. Mr. Steadman stated the Committee is recommending that we come up with an accepted use and the cost to renovate it for that use or stop “pouring money into it.” He stated the Committee debated about just stabilizing the Satterthwaite House until the Township gets to a point when they know what they want to do with it; however, they concluded that there would be no place to stop since everything needs to be done including the foundation, the beams, the walls, and the roofing. He stated it is a wood frame house, and there are not many wood frame houses that are around that long.

Mr. McCartney stated he appreciate the approach that the Committee took that they needed to consider preserving history and agriculture, community use, and the fiscal part as it is the culmination of all of those components. He stated Satterthwaite is the one that is the most challenging. He stated he will probably ask Mr. Steadman to come back at some point once the Board has digested the report and gets feedback from the Township staff to see if there is the need for additional Township space.

Ms. Blundi thanked all of the Committee members as there was a lot of work that went into this, and this will help start the discussion on a very difficult situation.

Mr. Grenier stated he agrees that there is a lot to digest as the Committee did a lot of work. He stated he agrees that there needs to be a balance. He stated he also agrees that there is a need for a Master Plan for the area moving forward since in order to keep buildings and other areas from deteriorating, you need people in the buildings keeping an eye on them so that upkeep can occur. He stated he feels there is Phase that would be needed even before Phase 1 to see what studies have been done and what additional studies need to be done so that we have a base line and know where we are starting from.

Mr. Grenier stated he agrees that supporting agriculture is the number one priority, and he would be in favor of extending the Lease. He asked if the current farmers were brought into the process to get their ideas as well. Mr. Steadman that was done already, and there is a dialogue with Sam and Tim Stewart of Charlann Farms. Mr. Steadman stated they are very focused on not interfering, slowing down, or causing any hampering to the farm operation. He stated the Committee feels that any idea they are considering has to be compatible with the farmer. Mr. Steadman stated he has walked the farm and all of the buildings with Sam and Tim and talked about what could or could not be done. He stated as he noted earlier there are four buildings that would have some utility today to them for farming but the rest are too small, too old, or obsolete to be used for agriculture so there needs to be an alternative use for them.

Mr. Grenier noted the concept of dual/multi-use. He specifically noted the Tunnicliff House where it could include an area of historic materials but could also be an artist's studio. He stated the Satterthwaite House could also have dual use adding that he likes the idea of it being a Public Works space as an Administrative building so that there are people there who have knowledge of building maintenance in the building as well as there being additional meeting space. He stated they could curate history there while still having it as an active use space.

Mr. Grenier stated there is also the thirty-eight acres where they are looking to do tree planting along the riparian zone. He stated a concept he is aware of is solar production also known as agrivoltaics where we could take a portion of the thirty-eight acres and put in solar panels and actively have agricultural practices of different types underneath the solar panels.

Mr. Grenier stated he would be in favor of considering multiple/dual uses so that we can promote the historic, agriculture, and potentially some other use that would be of benefit to the Township.

Dr. Weiss stated he was Supervisor Liaison to the Committee, and he commended them for the tremendous amount of work that was done over the last few months. He stated we have had these buildings for a long time, and the structures have languished for many years; and he is glad that we are finally going to do something. He stated the Board of Supervisors now has to review all of this and make decisions going forward with the Committee's help and to allocate resources appropriately. He stated he is not too worried about use as he feels we will figure out a use and work accordingly in phases. He stated we should start working on this now with the help of the Committee, the community, the professionals, Grant writers, and conservation groups who have indicated they are willing to help.

Mr. Lewis thanked the Committee members. He stated in addition to the Power Point, there was also a back-up report which was "awesome." He stated he feels there is a strong blueprint laid out on things that can be done now as we resolve remaining issues and prioritize what can be done sooner. He stated he feels there is work that can be done this year and work that can be done next year. He stated a lot of detail work has been done by the Committee, and he thanked them for the work done on this. He stated he feels the best way to thank the Committee is to use their recommendations. He stated he is hopeful that some of these things will be put up for discussion this year.

Mr. Steadman thanked the Board. He stated these are concepts, and they have to be translated into specific plans with timelines, dollars, and then executed. He stated the Committee hopes that this is the beginning of a new course for Patterson Farm which has been a problem for the Township and the community for a long time. He stated he is convinced that this can be worked on one Phase at a time.

Mr. Ferguson stated the Power Point presentation will be put on the Township Website. He stated the Board also received the report today, and the final version will also be made available to the public.

Ms. Donna Doan, 2814 Yardley-Langhorne Road, stated she and Mr. Steadman spoke by phone for almost two hours, and she thanked Mr. Steadman for all his work. She stated she heard a lot of good things tonight since for a long time there has been a need for a Master Plan for Patterson Farm. She stated as a preservationist she felt unsupported by prior Boards, and this is a great opportunity for this Board to embrace the concept of putting together a Master Plan. She stated with regard to a farm Lease, the timing should be altered so that it is not up for consideration when the farmer should already be on the land. She stated the length of the Lease should also be looked at. Ms. Doan stated they should also clearly define the tenant selection criteria for anyone who occupies any building on the Farm. She stated these are things that should be written and be reflective of the history of the property and respectful of it, and the uses should mesh with the continuation of farming.

Ms. Doan stated with regard to alternative uses for the barns and the pack house, she feels that the Stewarts should have those buildings. She stated they should not take a barn away from a farmer. She stated there are other agricultural uses, and they should reach out to DelVal College to see if they have a use that supports agriculture that could be brought into the community.

Ms. Doan stated with regard to the Satterthwaite House, she came before the Board in 2015 and asked the Board to let her head up a preservation effort so that the House could be restored by 2017 which would have been the 100th anniversary of the Doan family coming to the Satterthwaite House. She stated that did not happen. She stated she formed the 501C3 in 2015, and Patterson Farm Preservation stands ready as they were years ago. She stated this is her twenty-fourth year of coming before the Board on matters concerning the Patterson Farm, and it is her life's work to make sure that the Farm continues into the next generations to come. She stated her organization stands ready with Grant writers and fund-raising; and they would like to have Satterthwaite House as their home base as the AOY has the Janney-Brown House for their home base. She stated they will put unlimited effort into getting the house back to what it should be, and she feels that is doable. Ms. Doan stated she feels good progress has been made.

Dr. Helen Heinz, 1355 Edgewood Road, thanked Mr. Steadman adding he has been gracious, kind, and considerate. She stated she feels what they have come up with is reasonable. She stated she is excited about

a Master Plan and is looking forward to helping whoever wants to work on that. She stated she is very interested in working on the National Register nomination which she started in 2005, and she would like to finish it correctly. Dr. Heinz stated she is also interested in writing Keystone Grants and any other kind of Grant that needs to be done. She stated she is ready to step up and help whoever wants to work on this. She stated she feels this is a “treasure to our community” and it will make us much different from any other community that adjoins 295. She stated it is a beautiful farm that has been farmed since 1686, and it is amazing that something that old is still in existence and being farmed by someone who has a direct family connection to the Quakers. She stated there is nothing in Pennsylvania that honors the Quakers, and this would be the perfect place to memorialize the Quakers.

Ms. Florence Wharton, 301 N. Bellevue Avenue, Langhorne, applauded the presentation by Mr. Steadman and the group that has pulled this Plan together. She stated it is action-oriented, and that is what the property needs. She stated she feels they should protect the Patterson Farm land in perpetuity through a Conservation Easement on the thirty-eight acre parcel. She stated she has had experience working at the Heritage Conservancy with Conservation Easements, and it will preserve and protect the land. She stated there are many uses that can come from that.

Mr. Lewis stated the Conservation Easement that was done on the vast majority of the land was done in 2016. He stated at that time the Township was still engaged in litigation with the equine hospital and that was not resolved until at least 2017. He stated in 2016 what the Township did was the most restrictive Agricultural Easement that you could have on the property. He stated the Board at that time could not take action on the remaining thirty-eight acres because of the pending litigation on the five acres. He stated additionally some of the uses that land is being used for are technically inconsistent with the restrictive nature of what was written for the remaining acreage, and he noted specifically the leaf collection and process which would not be allowed in the areas where we have the restrictive Easement. He stated once there is a plan for the thirty-eight acres this can be explored further.

Mr. Truelove stated the definition of agriculture in the Easement documents is restrictive, but that could be considered further in the future. Mr. Lewis stated we could explore something with Bucks County that would have a sense of what the final plan would be.

Ms. Doan stated years before the 2016 Easement came up, she had come to a prior Board and successfully advocated for an Application to the State Farmland Preservation Program. She stated that Application encompassed the entirety of the Farm and it was accepted at the State Board level and rose to the top of the list based on the quality of the land. She stated the acceptance of that Conservation Easement would have brought in about \$2 million from that fund. She stated the day before they were to sign the Agreement, the County Commissioners pulled the Application. She stated the thirty-eight acres are the same thirty-eight acres that were accepted previously in that early Application. She suggested that someone speak to Doug Wolfgang at the State Farmland Preservation Board and re-do the Application for the thirty-eight acres and at least recover funds for those acres that may still be eligible for that Program which will provide income to use at the Farm.

Ms. Doan stated with regard to the income from the Farm, she would like to have a clear accounting of everything that comes in and earmark all of those funds to stay on the Farm in the future.

Mr. Grenier asked if it is known which program it is as they each come with different stipulations and definitions. Mr. Truelove stated it may be the Agricultural Security part of it, and he will look at the documents. Mr. Grenier stated typically "ASAs" have to be about 250 acres, and we are a little short of that.

ENGINEER'S REPORT

Mr. Pockl stated the Board received his Report in their packet.

Approve Resolution to Request a Statewide Local Share Assessment Grant for the Memorial Park Phase 3 Project and to Designate Kurt Ferguson as the Official to Execute all Documents and Agreements for the Grant Application

Mr. Pockl stated the Application deadline for this Grant is March 15. He stated it is a maximum \$1 million award with no match required so it will be highly competitive. He showed a slide of the scope of work for Memorial Park that they have intended for this Grant Application. He stated they would line stripe the parking spaces where the new parking lot expansion was installed and overlay the base course that was installed as part of Phase 2. He stated on the east side of the Park, they would be overlaying the existing base course on the parking lot with wearing course which is already work that was planned

within this year's Road Program so we would propose a match dollar value for the Application that would include that work and also some buffer trees to be planted that would be part of the Township match. Mr. Pockl stated the remaining items are items that were not installed in Phase 2 including bocce courts, horseshoe pits, a gazebo, a picnic pavilion, a playground for five to twelve-year-olds which is needed based on the Needs Assessment that was completed for the Township, as well as installing a pad and exercise equipment which was previously planned for Memorial Park.

Mr. Pockl stated we would be requesting \$900,000 as part of the Grant Application. He stated even though it will be competitive, they feel we have a strong Application because we are not requesting the maximum, we have some Township match funding, and the improvements can be shovel ready as there are plans which are mostly completed for the work.

Mr. Lewis moved and Dr. Weiss seconded to approve the Resolution to request a Statewide Local Share Assessment Grant for the Memorial Park Phase 3 Project and to designate Kurt Ferguson, Township Manager, as the official to execute all documents and Agreements for the Grant Application.

Mr. Grenier asked if there is flexibility in the Grant in terms of "how we lay things out." Mr. Pockl stated there are not a lot of guidelines and he feels it is fairly flexible. He stated he does feel that if something is included within the scope of work, he does not feel we could swap out or eliminate items from the scope of work. Mr. Grenier stated at the existing playground there is not a lot of shade, and he feels that it would be good to add some type of landscaping by the gazebo. He stated that would also be a nice place to take pictures. He stated if there is flexibility to do that, that would be great; and Mr. Pockl stated he feels that would be warranted for this project.

Motion carried unanimously.

Approve Pay Application #1 (Final) for the Community Entrance Improvements Project to Liberty Door Systems in the Amount of \$29,340

Mr. Pockl stated these are the new doors and entry system at the Community Center which have been installed and are working. He stated Ms. Tierney has advised that the users are pleased with the door system.

Dr. Weiss moved and Mr. Grenier seconded to approve Pay Application #1 (Final) for the Community Entrance Improvements Project to Liberty Door Systems in the amount of \$29,340.

Dr. Weiss asked if this is the last project for the Community Center that we have to correct. Mr. Pockl stated he believes so. Dr. Weiss asked if there are any more wiring problems or other doors that were designed for Residential purposes that have to be replaced, and Mr. Pockl stated there are not to his knowledge.

Mr. Grenier stated he used the doors today, and they worked properly. He stated he hopes that there are no further issues. Mr. Ferguson stated there may be some things they need to discuss in the future.

Dr. Weiss thanked the Disability Advisory Board for their input with regard to the doors.

Motion carried with Mr. McCartney opposed.

Approve Award of the 2022 Pool Painting Project Base Bid in the Amount of \$53,225 and the Bid Alternate in the Amount of \$5,300 to RJR Engineering, Inc.

Dr. Weiss moved, Mr. Lewis seconded and it was unanimously carried to award the 2022 Pool Painting Project Base Bid in the amount of \$53,225 and the Bid Alternate in the amount of \$5,300 to RJR Engineering, Inc.

Approve Award of the 2022 Community Park Tennis Court Repairs Base Bid in the Amount of \$64,877.20 and the Bid Alternate to Repair the Basketball Courts in the Amount of \$19,963.99

Dr. Weiss moved and Ms. Blundi seconded to approve the award of the 2022 Community Park Tennis Court Repairs Base Bid in the amount of \$64,877.20 and the Bid Alternate to repair the basketball courts in the amount of \$19,963.99 to Keystone Sports Construction.

Mr. Grenier asked about the warranty, and Mr. Pockl stated it would be a standard eighteen-month warranty.

Mr. Ferguson stated \$60,000 was budgeted for the Pool painting, and even with the Alternate being included, we are under that amount. He stated for this project, the tennis courts were budgeted for in the amount of about \$62,000. He stated the basketball courts were then added. He stated he feels that the Park & Rec Fund can absorb the cost. He stated the basketball courts need to be repaired; and if it is not done now, we will be forced to do it at a higher cost next year. He stated this will be about a \$20,000 overage from what was anticipated.

Motion carried unanimously.

PROJECT UPDATES

Mr. Ferguson stated he will continue to add projects as we progress with other projects.

Mr. McCartney asked about the ponding at the pickleball courts; and Mr. Pockl stated that has been documented, and they are in discussions with the contractor.

Mr. Grenier stated there are some large spoil piles at Memorial Park that have been there since September, 2020. He stated they are mixed in with some old silt fence and there is some vegetation that is starting to grow on top. He stated this should be taken care of. Mr. Ferguson stated the Township staff has looked at it, and it is not something that was part of the most recent project. He stated they will make sure that this is taken care of; and if it can be tied back to a contractor, they will attempt to do so.

Mr. Lewis asked if they are close to a formal opening date for the courts at Memorial Park, and Mr. Pockl stated in order to repair the surface they need forty-eight hours of 50 degrees or higher. Mr. Ferguson stated once the second coat is down, they can open. Mr. Lewis stated that will probably be April, and Mr. Ferguson agreed.

SOLICITOR'S REPORT

Mr. Truelove stated the Board met in Executive Session beginning at 6:30 p.m. and items related to litigation and personnel were discussed.

ZONING HEARING BOARD

With regard to Appeal #22-1953 Scott Glennie for the property located at 5 Shelley Lane, Yardley, PA 19067, Tax Parcel #20-043-072 Variance request from Township Zoning Ordinance #200-23B in order to construct a 198 square foot rear yard addition which would increase the impervious surface from the existing 20.81% to 22% where 18% is the allowable amount, it was agreed to leave the matter to the Zoning Hearing Board.

PUBLIC COMMENT

There was no one from the public wishing to speak at this time.

SUPERVISORS REPORTS

Mr. McCartney stated the Park & Recreation Board continues to work on the Needs Assessment.

APPROVAL OF CERTIFICATE OF APPROPRIATENESS FOR GIANT GROCERY STORE BUILDING SIGN – 700 STONY HILL ROAD

Mr. Majewski stated a minor change is being made to the Giant sign as shown. He stated the Historical Architectural Review Board unanimously recommended approval.

Ms. Blundi moved and Mr. Grenier seconded to approve the Certificate of Appropriateness for the Giant Grocery Store building sign.

Mr. Lewis stated he is not sure if Giant is a client of his at this time, and he stated he feels he should abstain.

Motion carried with Mr. Lewis abstained.

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There being no further business, Dr. Weiss moved, Mr. Grenier seconded and it was unanimously carried to adjourn the meeting at 9:55 p.m.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'D. Grenier', is centered on the page.

Daniel Grenier, Secretary