

TOWNSHIP OF LOWER MAKEFIELD
PARK & RECREATION BOARD
MINUTES – OCTOBER 9, 2012

The regular meeting of the Park & Recreation Board of the Township of Lower Makefield was held in the Municipal Building on October 9, 2012. Vice Chairman McDonald called the meeting to order at 7:40 p.m.

Those present:

Park & Recreation Board: Fran McDonald, Vice Chairman
Patricia Bunn, Secretary
Dave Gordon, Member
Andrew Newbon, Member

Others: Donna Liney, Park & Recreation Director
Kristin Tyler, Supervisor Liaison

Absent: David Fritchey, Park & Rec Chairman
Dave Malinowski, Park & Rec Member
Dennis Wysocki, Park & Rec Member

APPROVAL OF MINUTES

Mr. Newbon moved, Mr. Gordon seconded and it was unanimously carried to approve the Minutes of June 12, 2012 as written.

DISCUSSION OF SAMOST TRACT BALLFIELDS FINAL PLAN

Mr. Mark Eisold and Ms. Maryellen Saylor, Township engineers, were present. Mr. Eisold stated a small-scale of the Plan set was provided in the Board's packet. He stated the Sketch as shown is close to what was shown previously with some slight modifications to the shape of the basin. He stated he has spoken to the Water Company about a grading easement at a location he showed on the Plan, and they are open to that.

Mr. Newbon stated he saw there was a little bit of change in the grading so that they are going to have one field down more, and Mr. Eisold agreed. He stated they found that they would need to bring in a lot of material for one of the fields, and so they lowered the field approximately one foot in order to get the earth work balanced and so that they would not have to truck in a lot of extra material. Mr. Newbon stated even though it will require more excavation, it will balance out because there will be savings by not bringing

in fill; and Mr. Eisold agreed. Mr. Eisold showed the location of the 25' construction easement on the Water Company property in order to make the grade. Mr. Eisold noted an area where they will have to take out some scrub trees.

Mr. McDonald stated in reviewing past Minutes saw there was a creek, and he asked if dropping the field will create a water problem, and Mr. Eisold stated they have been soil testing to see where the rock was, and there should not be an issue.

Mr. Newbon asked if they anticipate that there will be a problem getting the easement from the Water Company, and Ms. Liney stated she does not anticipate a problem as they have a good relation with them.

Mr. McDonald stated there was also previous discussion about water service and drilling a well, and Mr. Eisold stated they are looking into this issue. He stated they included water service costs of \$21,000. He stated they are looking at the potential of drilling a well. Mr. McDonald asked the benefit of a well; and Mr. Eisold stated even though the initial costs may be the same with a well or public water, with a well you do not have to pay for water usage. He stated if they connect to the public system, they will have a meter and will get charged for water. He stated the problem with a well is that if it is a dry summer and the well level goes down, it could present a problem. Mr. McDonald asked if there is a difference in the timeline if they drill a well, and Mr. Eisold stated it should not be a problem as they have sufficient time.

Mr. Eisold stated they would like to discuss some options with regard to the dugouts, especially as to the location of the gates to the dugouts. He provided information on the two options this evening. Ms. Bunn asked if PAA has a preference, and Mr. Caiola stated PAA was in favor of Option 2.

Mr. Eisold provided an updated cost estimate this evening. He stated they should consider what they want to include in the base bid and what should be included in the bid alternates. He stated he understands that they want to have the under drains as part of the base bid although it is shown as a bid alternate.

Mr. McDonald asked how much is left in the Grant, and Ms. Liney stated the last she heard the total number they were targeting for this project was \$575,000.

Mr. Eisold stated there may be savings in landscaping as he feels there will be trees from the Bright Farms project that could be utilized.

Mr. Caiola noted the \$90,000 for parking lot paving, and he stated he felt that they were going to do stone. He stated PAA feels that the under drain system is very important because they want to do this project right. He stated PAA would consider making up some of the difference if they come up a little short in some places. Mr. Caiola stated the problem they have with the existing fields is due to the fact that they were done years ago, and not how it would have been done today.

Mr. Caiola noted the \$21,000 for water service is listed as an alternate, and he asked what they would do if this is not included; and Ms. Bunn stated they would not have water service. Ms. Tyler asked if PAA feels that water service is something that they would want to contribute to if they feel this is critical, and Mr. Caiola stated there is water service at the existing facilities. Mr. Eisold stated he does not feel they would be able to get enough water from those facilities to service five fields.

Mr. Newbon asked Mr. Caiola if PAA should look at this cost update and determine what they feel is necessary and where they would be willing to make a contribution; and Mr. Caiola stated he could make this available to his Board. He stated they recognize that want to be a partner, and they may be able to contribute \$20,000.

Mr. Eisold stated he feels the under drain system should be put in the base bid, and Ms. Bunn stated she does not feel that is correct. She stated they have a finite amount of money; and if it is put in the base bid, they may not be able to afford it and then they would have to out to bid again because they did not structure it correctly. She stated she feels the base bid should be the minimum that they can do and the alternates could then be considered if funds are available.

Mr. Caiola stated he does not feel that they need the \$90,000 for paving the parking lot, and people could park on stone. He stated they would like to have the under drain system because this will be a benefit and because of what they know about the fields that do not have those systems.

Ms. Liney noted the bleachers are listed at \$10,000, and these could be added at a later time. Ms. Tyler stated she feels they could get corporate sponsorships for bleachers.

Mr. McDonald asked if they have to pave the walking path, and Mr. Eisold stated this bid includes the paved walking path and the paved handicap spaces, and they do have to include these in the base bid.

Ms. Liney stated if Mr. Eisold can e-mail the information he provided this evening on the cost estimates, she will e-mail it to PAA tomorrow.

Mr. Newbon stated there was a high cost for the brick pavers, and Mr. Eisold stated this is a frill. Mr. Caiola stated this is something that in the future they could get contributions for, and Ms. Bunn stated it could also be an Eagle Scout project.

Mr. Caiola stated if they take out the parking lot paving and some of the items in miscellaneous, they are very close to the amount of money that has been set aside; and if PAA gives a little, he feels they will be able to get the project done. He stated the most important thing is to get a good, safe field with fencing and systems that work.

Ms. Tyler stated she feels PAA should consider whether the under drains are more important than the water system. Mr. Eisold stated a well could be drilled later.

Mr. Eisold stated the base bid does include the foul line fencing and the yellow safety fence toppers.

Mr. Gordon stated he feels that they need to have the foul poles done as part of the original construction.

Mr. Eisold stated he feels the landscaping could be taken out of the base bid since he feels they will be able to get this elsewhere except for the seeding which should be left in.

There was discussion on the bases and other equipment needed. Mr. Eisold stated he would like to know what they currently use, and Ms. Liney stated she can provide this information.

Mr. McDonald stated he feels the under drains and the water service are extremely important for the fields. Mr. Newbon stated here have been summers where there was not sufficient rain and the fields were destroyed. He stated he feels the water is as important as the under drains. Mr. Caiola stated he feels his Board will respond back quickly, and that they will be able to help pay some of these costs even if they have to pay the Township back over the next two years. He stated he feels the under drain system is more important than the water.

Ms. Tyler asked Mr. Eisold if there are any opportunities for shared facilities with the Senior Center such as parking and the water service. She noted on the Plan areas where the fields could be moved; however, after review of the Plan, it was noted that there would be grading problems moving the fields. Ms. Bunn stated she feels the only opportunity for shared parking is at the Roelofs facility.

Ms. Tyler stated with regard to the water supply, assuming the Community Center goes adjacent to Oxford Valley Road they could run an extension back to the Cal Ripkin field and have a shared water source, and Mr. Eisold stated they could do this. He stated the water costs are really just running pipe and there would not be that big a difference lengthwise between running it from Edgewood Road or from the Community Center. Ms. Tyler asked if there is a feasible way to capture rainwater; and Mr. Eisold stated the problem is that when you need the rain, it is usually when there is a drought, and they would not be able to store that much water for a number of months.

Ms. Bunn asked if there is a reason why there is no handicap access to any of the existing ball fields. She stated while there is a path, it is gravel and she asked if something could be paved. Ms. Liney stated she does not have that much money available for paving. Mr. Caiola stated there may be ADA Grant money. Ms. Liney stated possibly they could have Harris look at it. Ms. Bunn stated there is also a grade problem from the path off of Mill Road to Field 3. Mr. Eisold agreed to look into the compliance requirements, and to get a quote from Harris.

Ms. Bunn asked about coaches doing water mitigation work on the fields. Ms. Liney stated Park & Rec does this once a week and PAA does prep the fields. Mr. Caiola stated PAA is going to do much more training of the coaches and they will show them what to do and what not to do on the fields.

Ms. Saylor provided information on the timeline for the ball fields. Mr. Eisold stated it is basically the same as previously indicated. He stated they have started the Permit process and will have to go to the Planning Commission. Mr. Eisold stated they recommend two growing seasons, and they hope to be able to use the fields in the fall of 2014 or spring of 2015.

Ms. Tyler asked if the under drains are still necessary if there is going to be a grass infield, and Mr. Caiola stated the drainage system is still necessary; and he feels it is still well worth the money. He stated this is only in the in field, and they would not be doing the outfield.

Ms. Tyler asked if they would be better served to use the money to do the under drain system on the three existing fields since the new fields will have grass in fields. She stated in this way, they could try to remedy the problems on the existing fields. Ms. Bunn stated they did discuss doing this on one of the existing fields. Ms. Liney stated \$25,000 was Budgeted in the Grant for Stoddart 2. She stated Stoddart 2 is the main field and was the one they wanted to address.

SUPERVISOR LIAISON REPORT

Ms. Tyler stated they will be moving forward with the Community Center on the Samost Tract. She showed the two proposed locations on the Plan. Mr. Newbon asked the impact of the Center on the proposed tennis courts for this area, and Ms. Tyler stated she feels there is still room for some tennis courts. She stated possibly they could have a Phase II for the Community Center that would include tennis courts. Ms. Tyler stated they are considering what they would like to see at the Center; and she added that while the primary use is for the Seniors, it is not exclusive use and they want it to be a multi-use Center. She stated they are considering bocce courts, a putting green, and community Gardens. She stated she would like to have the back of the building be the focus with umbrella tables out back and stairs leading down into the amenities she just discussed. She stated they want to be sensitive to the residents in the area. She stated she has had discussions with an engineer about lighting and parking lot lighting is not as obtrusive as it used to be, and it is much more focused; and she assumes the lights would be out by 10:00 p.m. at the latest at night.

Mr. Gordon asked about the size of the building, and Ms. Tyler stated they are looking at square foot building costs between \$155 and \$175 per square foot and they estimate it will be between 7,000 and 7,500 square feet. She stated architects were engaged five years ago for a 10,000 square foot building, and they are using those plans as a guide. Mr. Gordon asked if it will be a one-story or two-story building; and Ms. Tyler stated it will be one-story because of the elevator costs for a two-story building. Ms. Bunn stated it will probably be about the size of the Library.

Ms. Tyler stated they are working on interior design, and they want to have sufficient storage. She stated they are not going to have a commercial kitchen. She stated they are going to try to find partnerships with local builders and landscape artists and ask them for donations of services.

Mr. Gordon asked if they are considering renting out the facility for parties, and Ms. Tyler stated she feels this could be considered if they bring in their own food. She stated they currently rent out the Township Municipal Building space; and they anticipate doing the same and hopefully more in the new Center.

RECREATION DIRECTOR'S REPORT

Ms. Liney stated that Park and Recreation was honored to provide support of the recent remembrance and fundraising ceremonies at the Garden of Reflection in Memorial Park. She stated the Garden of Reflection Committee was issued a Permit from the Township in August to host their activities from September 1 through September 15 in Memorial

Park. She stated all the events were successful, despite the misinformation in the press incorrectly stating that the Committee could not obtain a Permit, which was not the case. Ms. Liney stated events included a morning ceremony, the Annual 5k Fundraiser, and a candlelight ceremony the evening of 9/11.

Ms. Liney stated we are mid way through the fall season in the Park system, with football, baseball, soccer, and tennis all Permitted for use of Township facilities. As in the past, three of the user groups are sharing time on the lighted field, Macclesfield H, in an effort to meet their need for space.

Ms. Liney stated another successful Columbus Day Soccer Tournament was held this past weekend. This event involved thousands of participants, families, and friends enjoying the use of Township facilities and would not have been possible without the outstanding coordination of the Yardley Makefield Soccer Club.

Ms. Liney stated the Pennsbury High School Boys and Girls Soccer Teams are scheduled for games each on the turf field at Macclesfield next week – 10/15 and 10/17.

Ms. Liney stated Pennsbury High School Frisbee will host a tournament this weekend at Memorial Park. Park & Recreation is working with this group to insure a successful event.

Ms. Liney stated the Lower Makefield Seniors group will be holding their Annual Fall Craft Boutique Fundraiser at the Township Building on Saturday, October 20 from 9 a.m. to 3 p.m. Crafts, Chinese auction, and baked goods will be available.

Ms. Liney stated the weekly Farmers Market will hold its final session October 25th at Veterans Square. The Market has expanded vendors this season, and the farmers appreciate the Township's assistance with this venue.

Ms. Liney stated the Veterans Committee will be accepting delivery of the flag pole for the Veterans Monument at Veterans Square on Thursday, with the installation planned for the following week in time for the Annual Veterans Day Parade on Sunday, November 4th.

Ms. Liney stated the resurfacing of Township roads and bike paths is underway for this year. She stated they have received a competitive price for these repairs, and were able to expand the resurfacing to include a section of the Pool parking lot entrance and a section on Big Oak Road by Derbyshire, as well as the planned Sutphin Pine Road area.

Ms. Liney stated the Community Pool closed its gates on another fun summer season on September 3rd. The Pool serves over 1,400 families in Lower Makefield, as well as 500 Individual and Senior members. The Park crew is in the process of the normal season ending maintenance items at the Pool.

Ms. Liney stated Preliminary drafts of the Park & Recreation and Pool Operating Budgets for 2013 have been submitted to the Township Manager. No major changes are anticipated from this year's 2012 Budget to the 2013 Budget.

Mr. Gordon asked about the final numbers for the Pool, and Ms. Liney stated they were down about 2%. She stated surrounding pools were down even more than this. She stated recently it was indicated in the newspaper that there is a decline in enrollment in the Pennsbury School District which could be a variable that is effecting the Pool. Ms. Tyler stated there has been a 2% to 3% decline a year for the past five years at the Pool. Ms. Tyler stated she read about the declining enrollment, and she feels it is tied to the real estate market and people who have grown children are not selling their house as they are waiting for the markets to rebound; and when the houses sell, new families will be moving in.

LEAGUE LIAISON REPORTS

Mr. Newbon stated YMS was named one of the top thirty boys soccer clubs in the Country. He stated the Columbus Tournament was again a success with over 310 teams attending. He stated this is one of the top boys tournaments in the Country.

OTHER BUSINESS

Mr. Newbon asked when they will be installing the bricks people purchased at Veterans Square. Ms. Tyler stated they have not yet met their fundraising goals even though they scaled back the project. She stated she has provided them with the name of a stone mason who was used at Ashley Estates when they put up a sign and two pillars, and hopefully they will call him as he was very reasonable and did all the work himself over three days and did an excellent job.

There being no further business, Mr. Bunn moved, Mr. Newbon seconded and it was unanimously carried to adjourn the meeting at 8:55 p.m.

Respectfully Submitted,

Patricia Bunn, Secretary

