

TOWNSHIP OF LOWER MAKEFIELD
BOARD OF SUPERVISORS
MINUTES – MARCH 4, 2015

The regular meeting of the Board of Supervisors of the Township of Lower Makefield was held in the Municipal Building on March 4, 2015. Ms. Tyler called the meeting to order at 7:30 p.m.

Those present:

Board of Supervisors: Kristin Tyler, Chair
Jeff Benedetto, Secretary
Dobby Dobson, Treasurer
Ronald Smith, Supervisor

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

Absent: Dan McLaughlin, Vice Chair

RECOGNITION OF ALLISON SCHAEFFER FOR EXEMPLARY CITIZENSHIP

Ms. Tyler stated while maintaining an excellent scholastic record and taking part in numerous extra-curricular activities, Ms. Allison Schaeffer has contributed to the community and is a Bronze Award Recipient from the Girl Scouts of America. Ms. Tyler reviewed the many activities Ms. Schaeffer has done on behalf of the community. She stated that Ms. Schaeffer has been awarded a \$1,000 scholarship from Shop Rite. Ms. Schaeffer was recognized as an outstanding citizen of Lower Makefield Township by the Board this evening.

Ms. Tyler stated if anyone has a notable citizen they would like to bring to the Board's attention, she asked that she be contacted.

PUBLIC COMMENT

Ms. Judi Reiss stated she has a question concerning the Garden of Reflection adding people who have been to the Park & Recreation meetings are aware of some of the issues with the Garden. She stated she would like to know when the Supervisors are going to help resolve the issue with financing of the Garden. Ms. Tyler stated they have asked Park & Recreation to mediate and report back their recommendations.

Mr. Dobson stated he felt they were also going to find out from past experience what it has cost the Township to maintain the Garden of Reflection and go back to them and tell them they will owe this amount to the Township on an annualized basis.

Ms. Reiss stated there needs to be an agreement on the name "Garden of Reflection" as there are people donating to the Garden of Reflection who have the understanding that their donation is going to the Township for maintenance of the Garden when currently it is being held in an escrow account.

Mr. Fedorchak stated they have completed the financial analysis, and the next step is he and Dave Fritchey, Chairman of the Park & Recreation Board, will meet with the various parties and hopefully go through these issues in the next two months.

Mr. Joe Menard, 917 Putnam Drive, stated in November the Board of Supervisors approved an appropriation of \$15,000 regarding the Airport. He stated part of the discussion revolved around the fact that there was concern over the compliance with the Noise Ordinance by those who were promoting the expansion of the Airport. He asked if they are entitled to get updates on what legal papers have been filed. Mr. Garton stated it is not compliance with the Noise Ordinance, but has to do with the proponents of increasing service being obligated to do an Environmental Impact Statement so that the effect of the increased service upon the residents that are subject to the fly pattern can understand if any mitigation can be done to alleviate that. Mr. Garton stated while he is only monitoring this and is not directly involved, he knows that certain Briefs were filed in the Federal District Court; however, the Judge assigned is retiring so no decisions will be made until the Case is reassigned to a new Judge in the Federal District Court. Mr. Menard asked if the Township has received copies of the Briefs, and Mr. Garton stated the Briefs have been provided to the Township.

Mr. Art Widmann, 510 Stony Hill Road, asked about the Railroad crossings. Mr. Eisold stated they are in the process of preparing the design plans, and the Applications are being put together for submission to the PUC. He stated in three to four weeks they will be scheduling a meeting with the public to go over each of the crossings and the impact for the residents around each of those crossings. Mr. Widmann asked what kind of crossings will be put in. Mr. Eisold stated two of the roads will have a concrete center island, and the third will have a small mountable curb with plastic edge line markers on them to prevent cars from going around the gates. Mr. Widmann asked how long the barricades will be, and Mr. Eisold stated lengthwise the requirement is 100 feet although they can go down to 60 feet if there is a conflict with a driveway, and what they are putting together

now is the exact length and locations. Mr. Eisold stated once they know what the plans are, they will send out letters to the adjacent neighbors who are near the crossings; and they will have a meeting with them in three to four weeks.

Mr. Widmann stated he understands from CSX and SEPTA that Stony Hill Road has no option for a four-gate system, and Mr. Eisold stated they are not proposing that since that is a much more expensive project. He stated they are working with a consultant who believes that the system of channelizing the traffic will meet all the requirements to allow them to create the Quiet Zones.

Mr. Widmann stated in August he had a video of cars going around other cars starting at the bridge on Stony Hill Road because of the gates, and he does not feel a barricade will stop them.

Mr. Widmann also stated if the barricade is 60 feet or longer it is going to block his driveway, and Ms. Tyler stated they are aware of his property and are going to work with him and come up with a solution that is acceptable to all. She stated the only way they can get the Quiet Zone at that intersection is to prove that the system they are proposing is as safe or safer as what presently exists.

Mr. Alan Dresser, 105 E. Ferry Road, stated he is the Chairman of the Environmental Advisory Council (EAC) and would like to discuss the running bamboo Ordinance and whether they should proceed with it. Mr. Dresser stated at the February 4 Board of Supervisors meeting, Ms. Tyler asked that anyone listening to the meeting interested in the bamboo issue should attend the EAC's next meeting and express their opinion on it. He stated at their meeting on February 11, they discussed this issue for over an hour. He stated Mr. Benedetto indicated at the last Board of Supervisors meeting that two residents were present and actually there were seven residents present. Mr. Dresser stated at the end of the discussion six of those seven were in favor of some type of Ordinance, and the other resident was neutral. Mr. Dresser stated that Mr. Bray also sent the Board sample Ordinances for the control of running bamboo from nine other Municipalities. He stated the Solicitor also sent the Board the Ordinance he drafted for Newtown Township.

Ms. Tyler stated she is hoping that this will be an area of study at the PSATS Conference, and for now she feels the EAC has done everything they have been asked to do; and it will be up to the Board of Supervisors to put this back on the Agenda when it is felt that there is enough information to make a decision.

Mr. Dresser stated possibly the EAC could come up with a list of options for existing bamboo and another for newly-planted bamboo, and Ms. Tyler stated this would be appreciated.

Mr. Benedetto stated with regard to the number of residents at the EAC meeting his point was that there were two residents who were impacted by the bamboo, and he agreed to have the meeting Minutes corrected to indicate there were seven individuals present. Mr. Benedetto stated he understands that there is discussion about the State adding running bamboo to the noxious weed list. Mr. Dresser stated in the EAC's environmental lecture series, they will have an expert from the State come to discuss invasive plants on Saturday, April 25 or May 2; and he will advise the Board once the date is determined.

Mr. Fedorchak stated SEPTA has notified the Township of the dates that the four Railroad crossings will be closed this spring for reconstruction as part of the installation of the third line, and the dates are as follows:

Stony Hill Road will be closed from 7 p.m. Friday, April 10 to
4 a.m. Monday, April 13

Edgewood Road will be closed from 7 p.m. Friday, April 17 to
4 a.m. Monday, April 20

Heacock Road will be closed from 7 p.m. Friday, April 24 to
4 a.m. Monday, April 27

Township Line Road will be closed from 7 p.m. Friday May 1 to
4 a.m. Monday, May 4

Mr. Fedorchak stated this alert has been posted on the Township Website and also includes the approved detours.

Mr. Zachary Rubin, 1661 Covington Road, asked if there are plans while these intersections are closed to upgrade the crossings; and he specifically noted the Heacock crossing. Mr. Eisold stated they had a meeting with SEPTA approximately one month ago, and one of the items that was brought up was the concern by the Township about the condition at the crossings with the wood adjacent to the rails which is deteriorating and creates noise especially on the higher-speed roads. Mr. Eisold stated the Township also sent an e-mail to SEPTA after the meeting, and SEPTA indicated that while the crossings were closed, they will be taking care of this. Mr. Rubin suggested that something else be put in beside wood, and Mr. Eisold stated he will follow up on this adding that rubber seems to work best.

Mr. Larry Conner, 524 Stony Hill Road, stated he is concerned about the work at the Railroad tracks. He stated he hopes there will be sufficient notice about the meeting with the public Mr. Eisold discussed. He thanked Mr. Fedorchak for the clarification about the closing of the crossings. Mr. Conner stated his home is approximately

sixty to seventy feet off the Railroad Crossing, and he hopes that he will be able to get in and out of his property when the crossing near his property is closed. Mr. Eisold stated they cannot block access to his property, but he will not be able to go across the crossing. Chief Coluzzi stated they will also have Police out there at all the locations making sure safety issues are abided by.

APPROVAL OF MINUTES

Mr. Benedetto made recommended for changes to the Minutes. Mr. Benedetto moved, Mr. Dobson seconded and it was unanimously carried to approve the Minutes as amended.

REVIEW OF COMMUNITY/SENIOR CENTER FINAL DESIGN AND AUTHORIZATION TO PLACE PROJECT OUT TO BID

Mr. George Hibbs, Clarke Caton Hintz, was present to review the final Plan Elevation and request authorization to go out to Bid. Mr. Hibbs stated they have been before the Board of Supervisors and the Planning Commission eight to nine times over the past year. He stated the Planning Commission recommended approval to the Board of Supervisors on September 22, and the Board of Supervisors approved the Land Development Plan on October 1, 2014. Since that time, they have been working with Mr. Eisold and his firm and met with several agencies throughout the Township. On November 11, they were approved by the Park & Recreation Board, and on January 7 they met with Mr. Dresser of the EAC. He stated on February 6 they had a meeting with local Code officials.

Mr. Hibbs showed the finished floor plan. He noted the entry vestibule, public lobby, reception/office off the lobby, and a meeting/conference room on the right hand side. He showed a number of classrooms noting that while they are labeled classrooms, they are multi functional. He showed the large multi-purpose room which is a double height space and can be divided by a folding partition. He also noted the residential kitchen, storage, restrooms, and mechanical spaces. The exterior elevations were shown, and Mr. Hibbs stated it is a traditional building with a stone base. He showed the columns and the gabled roof, as well as large windows to let daylight in.

Mr. Hibbs stated the Board was provided with a cost estimate. He stated they are now seeing a lot of construction activity, and design professionals and contractors are getting busier. He stated they have tried to be conservative with their numbers. He stated in terms of building costs, they have an average cost per square foot of \$215 per square foot, and there is 8,000 square feet under roof which would be \$1.7 million. He stated site costs reflect all of the modifications that came out of the planning process and total \$534,000. He stated they also put a line item in for furniture, fixtures, and equipment which the facility will need, and there is a place holder line item for that. He stated they are estimating a total cost for the project of \$2.4 million.

Mr. Hibbs stated he also provided the Board with a hand out with regard to the LEED issues and the environmental sustainability concerns with the building. Mr. Hibbs stated they knew that the costs were paramount with this facility, and they looked at every part of the project so that they could be judicious with the Township funds.

Mr. Hibbs stated with regard to LEED, in the Township Ordinance there is an equivalency issue so that while the project itself does not need to be submitted to the U.S. Green Building Council for a formal approval and review, they need to be equivalent to this. He stated the Ordinance indicates that if the Township is to pursue this, they would like to see a LEED Silver level. Mr. Hibbs stated there is a cost associated with all of the levels. He stated the first step in LEED is Certification.

Mr. Smith asked Mr. Hibbs to explain to the public what LEED means.

Mr. Steve Doyle with Clark Caton Hintz stated he is the Director of Sustainability. He stated LEED is a green rating system that was established in the late 1990s, and has gone through a number of iterations. He stated it was meant to help leverage the building industry to go into the direction such that the buildings were designed to use less energy, use less water, and generally use less resources as well as to encourage the development of buildings that are tied to the communities in a meaningful way. He stated this changed the way they build buildings, to use more recycled materials in the building, and to think about the way the construction can impact the space after it is occupied. He stated there is an emphasis during construction on pollution prevention, and that materials in the building not be used that go airborne or have cancer-causing qualities. Mr. Doyle stated it is a voluntary system, and generally Municipalities, State, and Federal organizations may require a certain level of Certification for their buildings. He stated in Lower Makefield it is an equivalency approach, and they go through the checklist to make sure that the building is designed in such a way that it meets the goal, but they do not go through the full LEED process which can be an expensive administrative process and takes some time. Mr. Doyle stated LEED has a series of ranks from Certified which is up to

forty points, LEED Silver which is fifty points, LEED Gold which is sixty points, and Platinum which is seventy points and above. He stated it is a ranking system with a total of one hundred twenty-eight points currently. He stated there is a new version of LEED which will take effect this summer; and after August, everyone is going to Version Four. This version will have monitoring, and they will be able to tie into the building to see the energy use.

Mr. Hibbs stated for this project they have been working with Mr. Fedorchak, as the Green Advisor, and the Environmental Advisory Commission. He stated in terms of the LEED Equivalency, they look for "low-hanging fruit" or what is already part of the design that is the most cost effective approach to the building. He stated in each of the Levels as you go up, there is a cost associated with those Levels. He stated in this project, they are at a Certification Level, and they feel that the building is environmentally sensitive and sustainable. He stated to obtain a Silver, they would need \$125,000 to \$200,000 of additional capital that would be above and beyond the cost estimate. Mr. Hibbs stated they would like to discuss whether or not the Board feels comfortable with the LEED Certification level or if they are looking to attain the LEED Silver.

Mr. Benedetto stated the Township Ordinance requires that they obtain LEED Silver equivalency which would cost the additional \$125,000 to \$200,000. He stated they could decide not to pursue this because it would be cost prohibitive. Mr. Benedetto stated he likes the design and the Seniors have been waiting for this for a long time, but he is concerned with the cost of \$2.4 million; and this does not include the professional services which have been estimated to be approximately \$250,000 so the cost for construction and professional services would be \$2.65 million. He stated they have already spent money for ball fields, and he estimated the cost of the ball fields, the tennis courts, the playground, and the Community Center would equal \$4.25 million for Township projects of which \$2 million is to be paid from the State grant. He stated the Township would therefore be paying an additional \$2.25 million.

Mr. Benedetto stated in 2015 they Budgeted \$2 million, and now they are at \$2.4 million. He asked where they would find this additional money. Mr. Fedorchak stated he recommended during the Budget Workshops that they cover the remaining costs with a loan.

Mr. Dobson stated he also did not feel that they were going to have to spend this much money.

Mr. Benedetto stated this also does not take into consideration the maintenance of the Community Center.

Mr. Dobson asked about the accuracy of the number since every time they have a presentation, the amount goes up. Ms. Tyler stated she feels they will have to look into this when the Bids come in and consider Bid Alternates.

Mr. Benedetto stated he does not feel that they should spend the additional money to get to LEED Silver since they are already over by so much. Mr. Dobson stated he would agree to go out to Bid, but he would not vote to add on to get to LEED Silver. Mr. Smith asked if they should try to bring the cost estimate back down before it goes out to Bid. Mr. Dobson stated he would prefer that they go out to Bid, and see what they get.

Ms. Tyler asked Mr. Hibbs if \$215 per square foot is a conservative number, and Mr. Hibbs stated it is. He stated if they have good competition, hopefully that number will come down. He stated this is a one-story building, and is not a steel-frame building so it is a fairly simple building in its approach. Ms. Tyler asked Mr. Hibbs about the approach of Bid Alternates, and Mr. Hibbs stated they will have to have some additional discussion as to where to take out an area of the building, and what that will look like from an elevation standpoint.

Ms. Tyler asked Mr. Fedorchak to remind the Board about their finances with respect to this project. Mr. Fedorchak stated he feels they will get \$1.1 million from the State so they are looking at \$1.3 million to be financed. Mr. Dobson stated this is still more than he thought they were going to have to spend. He asked that they look into whether there is anything else available in Grant money. Mr. Fedorchak stated they could reach out to the State Representatives and others to see if there are other Grant opportunities for furniture or other pieces of the construction.

Mr. Benedetto asked about the maintenance costs. Mr. Fedorchak stated he feels the annual maintenance costs would be less than \$100,000 a year. He stated with regard to staffing and having a presence at the Community Center, he feels it would be possible to move the Park & Rec Department to that building. He stated as to general maintenance, he feels they could use their Park & Rec personnel. He stated he does not see the need for additional staffing.

Mr. Smith stated he was also hoping that they will get volunteer hours there as well from people utilizing the building. Ms. Tyler stated the Seniors are going to bring \$50,000 to the Community Center since they have been saving for this for a number of years.

Mr. Dobson moved and Mr. Smith seconded to authorize placing the project out to Bid subject to the Bid Alternatives.

Mr. Zachary Rubin stated the issue with LEED Certification is not to have a plaque, rather it is to have an environmentally-sound building for the construction and the maintenance. He asked who will monitor this if they go for the LEED equivalency to make sure that it conforms. Mr. Hibbs stated the specifications will detail every area of the building, and the Bid documents will be constructed such that the contractor knows going in what they are required to do; and he and Mr. Eisold will manage that process through the construction to make sure that they are following all the procedures.

Mr. Rubin asked Mr. Fedorchak what does a 1 mill increase in the Real Estate Tax bring in to the Township, and Mr. Fedorchak stated it brings in a little more than \$500,000. Mr. Rubin stated if there was a two and a half mill increase in the Park & Rec millage, it would pay for it completely, and Mr. Fedorchak agreed. Mr. Rubin stated this would be a one-year tax increase as opposed to getting a loan for five to twenty years. Mr. Fedorchak stated that would be one way of financing it. Mr. Rubin asked the last time the Township increased its millage for the Real Estate Tax, and Mr. Fedorchak stated it has been at least seven years. Mr. Rubin stated he feels it is time for the Township to look at how to fund their social services, infrastructure, and other things that will increase the value of the community.

Mr. Joe Menard, 917 Putnam Drive, asked how the new building will compare to the existing Municipal Building in terms of operating costs. Mr. Hibbs stated the building will be zoned so that you do not have to heat and cool the entire facility if you are only using a certain section of the building at night. Mr. Menard asked about electrical versus gas versus solar versus thermal; and Mr. Hibbs stated from a cost perspective geo-thermal and solar were not a possibility. Mr. Menard asked if there are gas lines to the property, and Mr. Hibbs stated they will double check this.

Mr. Colin Marsh, 1378 Yardley-Newtown Road, stated he feels there is a need for a Community Center. He stated he is involved in the local Lions Club, and they do not have a place to hold events. He stated he does not understand why they have only a residential kitchen when there is seating for 160 people. He stated he feels renting out the facility could create a source of income. He stated there should be some consideration for increasing the budget to make it a more attractive place for the community to use. He stated he has thirty-five years experience as a chef and has opened commercial kitchens, and he would be willing to volunteer his time to be involved in this. He stated they would not need that much more equipment and during construction they could make a few changes such as installing larger gas lines, different drains, etc. He stated it would be more expensive in the future if they were to put in a residential kitchen now and then wanted to upgrade it later based on the needs.

Mr. Hibbs stated the kitchen was a topic of considerable discussion over the past year, and it was determined that the Township did not want to have competition with the Golf Course. It was determined they would not have a commercial kitchen as there was not going to be constructing of meals in the kitchen. Mr. Marsh stated there have been emergency situations recently, and this would be a place for the community to go to when they need it; and they should consider having certain things in there so that they could make food in bulk. He stated he does not feel that it needs to be a place to be rented for weddings, etc. but there could be community events where they could go and heat food up en masse so upgraded electric and equipment would be needed. Mr. Benedetto stated this could be put in as a Bid Alternate.

Mr. Smith asked what type of kitchen was implemented when the Golf Course was originally built, and Mr. Fedorchak stated it was the equivalent of a grill with hamburgers, hot dogs, etc. Mr. Smith stated he agrees with Mr. Marsh that in the event of an emergency they need a place where the community can come to; and he is concerned that if they install a residential kitchen now, in a few years they may have to upgrade it. Mr. Smith stated he feels they made mistakes at the Golf Course, and now they have to upgrade that kitchen. Mr. Fedorchak stated they are in the process of doing that now at the Golf Course and will be spending approximately \$200,000. Mr. Smith stated he does not feel upgrading the Community Center kitchen would make it be in competition with the Golf Course.

Mr. Hibbs stated this would be an added cost. He stated they had previously discussed having Bid Alternates to take money out of the project, and now they are discussing a Bid Alternate to add money back into the project. Mr. Smith stated he understand this but wants to make this a "first class facility." He stated hopefully they can accomplish this when the Bids come in. Mr. Hibbs stated the drawings do not exist for an upgraded kitchen, so they cannot go out to Bid for that and it would have to be added to the Bid which could impact the timing.

Ms. Tyler asked what the current plans provide for in terms of the kitchen. Mr. Hibbs stated there are counter tops, cabinetry, a double sink, refrigerator, dishwasher, and a stove. He stated it is very simple, and this was agreed to after a number of meetings.

Mr. Benedetto noted Mr. Hibbs had previously referred to the busier construction environment; and the longer they wait, it could move into the direction that the costs would go higher, and Mr. Hibbs agreed.

Ms. Judi Reiss, 969 Princess Drive, stated she does not feel a four-burner stove would feed her family. She stated she also looked at the restroom situation, and she feels there are insufficient restrooms for the women. Mr. Hibbs stated the bathrooms as designed meet the current State and Federal standards. Ms. Reiss stated she is more concerned with the number of women having to stand in line. She stated she also did not notice if there were diaper-changing facilities, and Mr. Hibbs stated they have provided those facilities.

Mr. Menard stated he feels there needs to be a public discussion about who is going to use the building since this would help decide what they need to do with regard to Bid Alternates. He stated there are commercial establishments in the area that have huge commercial kitchens, and the Golf Course is being upgraded; and they need to take the resources already in the Township into account. He stated they also need to decide if they are going to rent it out or not. Ms. Tyler stated they have had these discussions for some time, and what was represented to the residents was that there was no intent to rent it out; and it is not a money-making venture. She stated they had discussed whether they would use the Center as a shelter if there was a storm situation, but what the Red Cross has experienced throughout Bucks County for the last ten to fifteen years is that people do not come to the shelters.

Ms. Tyler stated they have discussed at length who they expect the user groups to be, and it will primarily be the Seniors during the day. She stated what they wanted to be able to accomplish with this design which they discussed with the architects was to allow people to bring in food if they like which they could warm up. Ms. Tyler stated possibly they could add a second stove and second refrigerator, but they would not really have to design a commercial kitchen. She asked Mr. Hibbs to make sure they have the electrical availability for a second stove and refrigerator.

Mr. Benedetto stated this project has been discussed at great length by the Planning Commission and the Board of Supervisors, and the Seniors are anxious to get this project moving.

Ms. Lisa Grayson-Zygmunt, 344 Saly Road, stated she has a background in LEED and green building and she helps to run LEED workshops. She stated she met with Mr. Hibbs a few months ago. She congratulated Lower Makefield Township and the Board of Supervisors for having this Ordinance which was passed in 2009 and was one of the first passed in the State, and it set the Township out as a leader in green building in the Commonwealth; and she was proud to have been part of the process. She stated this is the first opportunity that the Township has had to enact the Ordinance, and she feels they should set a precedent to do it right. Ms. Zygmunt stated she was also involved in a School District project, and the School was initially not slated to be a LEED building; but once the idea was introduced, they embraced it and they built it on Budget at a higher Certification level than originally targeted.

Ms. Zygmunt stated she feels there are a lot of things they can look at for the Community Center that should not cost any more as she agrees with the Board that LEED should not cost them any more money. She stated green building is good building and it will save the Township money in the future in maintenance and energy costs.

Mr. Smith asked Mr. Garton the Township requirements with respect to LEED, and Mr. Garton stated the Township is required to comply with the Ordinance. Ms. Zygmunt stated the Ordinance states that the Township needs to build to a LEED Silver equivalency. Mr. Garton stated he has not reviewed the Ordinance, and he asked Mr. Hibbs if they are meeting the Ordinance. Mr. Hibbs stated the LEED Certification is a rung of the ladder below LEED Silver. He stated they have advised the Township that it would cost the Township a certain amount of additional money to be able to attain the LEED Silver equivalency. He stated they have tried to find the "lowest hanging fruit" to get the highest score they can for the lowest possible cost, and this is where they feel they are today with regard to trying to conserve Township dollars and trying to be as sustainable as possible.

Ms. Tyler advised Ms. Zygmunt that if they could get up to the Silver without any additional money, they would be in favor of this; and Ms. Zygmunt stated she feels there are a number of opportunities. She stated she and Mr. Dresser have reviewed the LEED checklist; but since they did not have enough time, they would suggest that there be an additional meeting so they can meet with Mr. Hibbs. Ms. Zygmunt stated the area she feels would have the best opportunity would be the energy efficiency area where she feels they can do better. She stated any cost would be returned tenfold in the years to come in terms of energy savings.

Motion carried unanimously.

DISCUSSION AND AWARD OF CONTRACT FOR REPAVING OF TOWNSHIP LINE ROAD

Mr. Eisold stated on February 13 they opened Bids for the paving of Township Line Road from Yardley-Langhorne Road to Big Oak Road at the Railroad tracks. He stated this portion of the road is evenly divided between Middletown and Lower Makefield so both Municipalities will share basically 50/50 of the cost. Mr. Eisold stated they received ten bids with the low bidder being Joseph Sucher & Sons, Inc. in the amount of \$379,889.88 which would be divided by two so it is approximately \$190,000 per Municipality. Mr. Eisold stated they reviewed the Bid and found it to be in order, and they reviewed their references and received positive responses.

Mr. Dobson asked when the work would be done; and Mr. Eisold stated if the Bid is awarded, he believes it is proposed that they would start in May.

Mr. Eisold stated they have prepared the Notice of Intent and put the information on the Township Website which is what is required by the Responsible Contractor Ordinance. He stated this must be posted for thirty days. Mr. Eisold stated he has been in contact with Middletown Township's engineer and supplied him with the information, and Middletown agreed that the contractor was a responsible contractor to do this work.

Mr. Dobson moved and Mr. Benedetto seconded to award the Bid to Joseph Sucher & Sons Inc. pending compliance with the Responsible Contractor Ordinance and approval of Middletown Township.

Mr. Benedetto asked if this is more than the initial cost estimate, and Mr. Fedorchak agreed. Mr. Fedorchak stated it was intended to be a \$150,000 to \$150,000 split; and Mr. Eisold has advised that it is at \$190,000 for the Township's share. Mr. Fedorchak stated what happens is when they start to open up the existing wearing surface, they often find that the base is worse than originally anticipated so the number could exceed the \$380,000. Mr. Eisold stated they did estimate the base repair which could be modified as they identify the condition. He stated it was a 5% base repair for the Lower Makefield side and a 10% for the Middletown side. He stated if it is found one side is worse than the other the Township which has that side would be responsible for that increase.

Motion carried unanimously.

DISCUSSION AND MOTION TO GO OUT TO BID FOR THE 2015 ROAD PAVING PROGRAM

Mr. Eisold stated they have put together a list of the recommended roads to be paved for 2015. He stated it was put together based on the twenty-five year plan that was put together eighteen months ago, on current roadway conditions based on discussions with Township staff including Mr. Fedorchak and Mr. Kall, and based upon being within the estimated Township Budget for this work. Mr. Eisold stated this portion of the work will be based on the Liquid Fuels Budget, and he understands from Mr. Fedorchak that the Township Line Road project will not be within the Liquid Fuels Budget.

Mr. Eisold noted a number of the roads on the list are to complete the remainder of the Sandy Run Development since last year they did approximately half of the roads; but the Budget did not allow them to do the full development, and this work is estimated to cost approximately \$220,000. He stated another area is the Oakdale/Hickory Hills area in the lower portion of the Township at an estimated cost of \$196,000. He stated the third area is Woodland Drive and S. Crescent Boulevard and those would cost approximately \$65,000. He stated the last is Fox Hollow Drive and would cost approximately \$67,000. He stated the total estimated cost is \$546,000 to complete the project.

Mr. Dobson stated he felt they Budgeted more than this amount. Mr. Fedorchak stated these projects added to the Township Line Road project brings them to \$740,000. Mr. Fedorchak reminded the Board that once they peel back the wearing surface, they look at it much more closely; and he feels that they will have spent over \$800,000 once everything is completed.

Mr. Benedetto stated they Budgeted \$828,500 for the 2015 Road projects. Mr. Benedetto stated last year there was discussion about Flint Court, and he received a message from one of the residents there; and he asked if Flint Court is part of the project since they did not get to this in 2014. Mr. Eisold stated it was a Bid Alternate last year, but there was not enough money to do it last year. He stated they have had to make tough decisions on what to include, and at this point it is not in the Base Bid, but they could decide whether to put it in as a Bid Alternate if the costs come in lower. Mr. Benedetto stated last year the number to repair and resurface Flint Court was \$80,000.

Ms. Tyler stated it is important that the residents know that there are many roads that need to be resurfaced, and they have tasked the engineer with an ongoing evaluation of the roads as they change. She stated this winter has been very difficult on the roads, and Mr. Kall and his crew will be out as soon as the roads are dry enough to permit filling in potholes. Ms. Tyler stated the Township is funding the roads at unprecedented levels. She stated in 2007 the Township spent approximately \$198,000 on the road resurfacing program, in 2010 it was \$225,000, in 2012 \$455,000, in 2013 \$674,000, and for 2014 and 2015 in excess of \$800,000. She stated they are making the repaving of the roads a consistent and continuing priority, but they cannot do them all at once. Ms. Tyler stated Mr. Eisold and his team will continue to advise the Township as to the roads most in need of repair based on the condition of the road and the number of people that use the road. She stated they come up with a list, and the list is ever changing.

Mr. Dobson asked when the asphalt plants will open, and Mr. Eisold stated typically they open the end of March/beginning of April. Mr. Dobson stated he understands that currently they are only patching with cold patch; and Mr. Eisold stated they should check with Mr. Kall on this, but he feels that they are using the cold patch currently on the potholes. Mr. Eisold stated he feels there are possibly one or two plants in the area where you can get material, but he feels it is quite expensive; and he is not sure what Mr. Kall has been using. Mr. Dobson asked Mr. Fedorchak that as soon as the plants open up, they have Public Works spend some extra time trying to get the potholes patched. Ms. Tyler asked that residents call Public Works with the location of potholes they are aware of.

Mr. Benedetto asked if they could provide information to the residents as to where their road is on the list recognizing that this could change. Mr. Fedorchak stated they could post this, but before he does, he would like Mr. Eisold to revisit the list. Mr. Eisold stated the list is always changing, and Mr. Fedorchak stated they should have a disclaimer indicating this. He stated he still feels that the list is a valuable tool.

Mr. Dobson asked if they can start working on the roads earlier than August or September; and Mr. Fedorchak stated they are trying to get them done earlier, and this is why they have Township Line Road already out to bid. Mr. Eisold stated they have put together a tentative schedule for 2015, and they are hoping to start work in May. He stated typically in the summer it is easier to get the work done since there are not School buses on the roads. He stated last year they had a situation with the contractor which caused a delay.

Mr. Benedetto stated last year they did have an issue with the contractor, and he asked what they can do if he is the low bidder. Mr. Eisold stated he was the third low bidder on the Township Line Road project; and if he is the low bidder on the other project, he will work with Mr. Garton as to how to deal with that.

Mr. Benedetto moved, Mr. Dobson seconded and it was unanimously carried to go out to Bid for the 2015 Road Resurfacing Program.

Mr. Garton stated the Board met in Executive Session for approximately one hour to discuss a Zoning Hearing Board matter and the continuing discussions with respect to the ongoing litigation associated with Aria Hospital.

ZONING HEARING BOARD MATTERS

With regard to the George Fox, III, Variance request for the properties located at 417 and 425 Stony Hill Road in order to permit demolition of an existing single-family home and to construct a new single-family home so that its front wall will be located approximately where the rear wall of the existing dwelling is located which will reduce the extent of the current lawful nonconformity of the front yard setback of the existing dwelling, Mr. Smith moved, Mr. Dobson seconded and it was unanimously carried to authorize the Township solicitor to participate in this matter and report back to the Board following the first Hearing for the Board to take further action if appropriate.

SUPERVISORS REPORTS

Ms. Tyler stated the Seniors celebrated their 20 Year Anniversary on Tuesday at the Township Building. Ms. Tyler thanked the Public Works Department employee who helped one of their Seniors who had a dead battery. She announced that there is a food drive through March 9 sponsored by the Lower Makefield Township Lions, and one of the drop off points is in the Township Building. Ms. Tyler stated early registration deadline for the Pool for the discounted rate is this Friday. She stated the discount is only available for Lower Makefield Township residents. Ms. Tyler stated this Saturday night the Bucks County Performing Arts will have an evening of Irish Dance and Music at the Yardley Community Center.

Mr. Smith stated on the next Park & Recreation Board Agenda they will be discussing the Dog Park, and anyone interested should come to that meeting. Mr. Smith stated the Economic Development Committee would like to come before the Board of Supervisors. He stated EMAC has begun the process of trying to gather as many e-mail addresses they can in the Township so that communication can be enhanced from the Township to the residents. Ms. Tyler stated the Township does not share e-mail addresses.

Ms. Tyler stated Newtown Township was able to find a buyer for the Lockheed property, and the issue they had discussed at length concerning a study is on indefinite hold.

APPOINTMENTS

Mr. Smith moved, Mr. Benedetto seconded and it was unanimously carried to re-appoint Kevin Treiber to Emergency Management.

March 4, 2015

Board of Supervisors – page 17 of 17

Mr. Smith moved, Mr. Dobson seconded and it was unanimously carried to re-appoint Margaret Fine Levy to the Economic Development Committee.

Mr. Dobson moved and Mr. Smith seconded to appoint Bryan McNamara to the Park & Recreation Board. Motion carried with Mr. Benedetto opposed.

There being no further business, Mr. Dobson moved, Mr. Benedetto seconded and it was unanimously carried to adjourn the meeting at 9:25 p.m.

Mr. Dobson moved, Mr. Benedetto seconded and it was unanimously carried to reopen the meeting at 9:29 p.m.

CANCEL MARCH 18 BOARD OF SUPERVISORS MEETING

Mr. Dobson moved, Mr. Benedetto seconded and it was unanimously carried to cancel the March 18 Board of Supervisors meeting.

There being no further business, Mr. Dobson moved, Mr. Benedetto seconded and it was unanimously carried to adjourn the meeting at 9:30 p.m.

Respectfully Submitted,

Jeff Benedetto, Secretary

