

MINUTES
AGENDA MEETING
May 23, 2016

MARSHALL TOWNSHIP BOARD OF SUPERVISORS
525 PLEASANT HILL ROAD
WEXFORD, PA 15090

The following persons were present:

SUPERVISORS: Thomas Madigan, Chairman
Philip Troy, Vice Chairman
Jason Bragunier
Anthony (Jack) Candek
Bob Edwards

MANAGER: Neil D. McFadden

ENGINEER: Art Gazdik, P.E.

OTHERS: Michelle Bryan, Maher Duessel; Mark Edelman, EPM Architecture;
Heather Cuyler Jerry, Recreation Director; Three Committee Members
and Three (3) Others

Mr. Madigan called the meeting to order at 7:03 p.m.

1. Exit Interview: Marshall Township Annual Audit; Year Ended 12/31/15 - Michelle Bryan, CPA of Maher Duessel reviewed three documents with the Board: The Financial Statements and Required Supplementary and Supplementary Information, the Communication To Those Charged With Governance and the Opinion Letter. The Opinion Letter noted two "material weaknesses": dealing with external financial statement preparation and capital assets. Mr. McFadden responded that the Township has hired a consultant for training in these areas and corrections in both areas are currently underway. In addition, several "other matters" were pointed out as areas to be improved. The Board thanked Ms. Bryan for her report.

2. Presentation by Mark Edelman of E.P.M. regarding Altmeyer Barn; Structural Evaluation, Options. Discussion - Mr. Edelman presented a structural review of the structures on the site, noting that the barn is structurally sound, as is Building Two. Mr. Edelman recommended that buildings Three, Four and Five be removed from the site as they are not sound. He also recommended that the lofts be removed from the barn.

He then reviewed three options for renovation of the barn. Option A would involve seasonal usage with a restroom addition; Option B, a year-round usage with restroom addition; and Option C, a year-round usage with restroom and expanded upper level additions. Costs of each option were identified and discussed. All options include a series of ramps on the west side of

the barn to provide handicapped access between floors. Mr. Edelman and Mr. Gazdik agreed that the ramps could be modified to allow for a connection of upper level deck space.

Upon conclusion of the presentation, Mr. Madigan stated that he was favorably impressed with the options presented. He noted that the marginal cost (between options) was nominal. Mr. Troy questioned the feasibility of phasing the improvements. (Response: not highly feasible). Mr. Bragunier asked about the appearance of the barn when renovations are complete (exterior: repainted wood with battens added, interior: dry wall to twelve feet in height, open beams and rafters above, exposed mechanicals in options B and C). Mr. Troy asked about insulating from the exterior (interior was preferred). Mr. Edwards asked about cost of construction per square foot and a comparison to cost of new construction (cost of building only for Option A: \$203.00 per square foot, Option B: \$260.00 per square foot, Option C: \$247.00 per square foot, new construction of public space was estimated at between \$225.00 to \$240.00 per square foot).

Mr. Madigan asked that staff refine the Park Plan incorporating the barn renovation and additional "known elements" (the signalized entrance, parking, and the natural play area). He again cautioned that the Mackin plan "tries to do too much on the site". A budget is to be prepared based upon these elements.

Mr. McFadden asked if public works should proceed with the demolition of buildings three, four and five. (Answer: "yes"). Ms. Jerry asked about installing perimeter buffering. The Board requested that a planting plan, schedule and costs be presented. The possibility of establishing a 501c3 for tax exempt donations was discussed. The Board thanked Mr. Edelman for his presentation.

3. Guardian Storage Landscaping Proposal. Consideration - Mr. McFadden presented a request from Guardian Storage for some relief from the required planting schedule in exchange for a contribution to the recreation department. Guardian argues that the planting behind the addition is not visible. Mr. McFadden agreed with this assertion, Mr. Candek and Mr. Bragunier did not.

The Board indicated that they would revisit this request upon completion of the structure and asked that photographic depictions be presented with the request.

4. Review and Approval of Proposed June 6, 2016 Agenda - The attached agenda was reviewed and approved for a single meeting on June 6, 2016. Mr. Bragunier noted that he will not be available on this date.

5. Executive Session: One Personnel Matter - The Board convened a brief executive session to discuss one personnel matter. Acting on this matter was deferred until year's end.

6. Mr. Edwards asked about a possible meeting with the pension plan portfolio manager. Mr. McFadden is to arrange a presentation, possibly for 6:30 p.m. on June 27, 2016.

7. ADJOURN

Since there was no further business to come before the Board, at 9:20 p.m., the meeting adjourned. Motion by Mr. Edwards, seconded by Mr. Bragunier; vote in favor was unanimous [5-0].

Respectfully submitted,

Neil McFadden,
Township Manager