

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS  
BUSINESS MEETING  
JANUARY 14, 2021

The Board of Supervisors of Upper Merion Township met for a Business Meeting on Thursday, January 14, 2021, in Freedom Hall, in the Township Building in King of Prussia. The meeting was called to order at 7:40 p.m., followed by a pledge to the flag.

ROLL CALL:

Supervisors present were: Bill Jenaway, Carole Kenney, Tina Garzillo, Greg Waks and Greg Philips. Also present were: Anthony Hamaday, Township Manager; Joe McGrory, Township Solicitor and Leanna Colubriale, Township Engineer.

MEETING MINUTES: - None.

CHAIRMAN'S COMMENTS:

Chairman Jenaway stated that an Executive Session was held prior to the business meeting to discuss personnel matters.

NEW BUSINESS

Presentation by the Community Center Pool Consultants

Mr. Todd Chambers, MKSD, LLC, gave a power point presentation of MKSD's Township Pool Feasibility Study to the Board of Supervisors. Mr. Chambers reviewed the Feasibility Study Scope and indicated that he included existing condition reports, resident and user surveys as well as reuse and new construction sketches that included cost estimates. He indicated that the reuse and renovation of the existing facility would cost around \$2,141,211. However, based on survey results and user input requested amenities that include ADA compliance, zero entry pools, lap and swim pools as well as upgraded locker rooms and new offices/lifeguard areas as well as a snack bar expansion. It was determined that the preferred option was to construct a new facility with a potential cost of \$10,700,000. The Supervisors thanked Mr. Chambers and the Community Center Advisory Board for their hard work on the study but noted that due to the current economic conditions, the project, while important to the Board and community would be on hold for the foreseeable future.

Conditional Use Hearing (continued) – Mancill Mill Road Company, 850 Mancill Mill Road. Application of the Mancill Mill Road Company, 850 Mancill Mill Rd. seeking Conditional Use Approval, pursuant to Section 165-135, Use Regulations, of the Township Code to permit a Residential-Oriented Development (ROD) to be located on the SM-1 zoned property

Solicitor McGrory opened and closed the hearing.

Board Action:

It was moved by Mr. Waks, seconded by Mrs. Garzillo, all voting "Aye" to continue the Mancill Mill Road Company Conditional Use Hearing to the February 18, 2021 Business Meeting. None opposed. Motion approved 5-0.

CONSENT AGENDA RE:

1. Crow Creek Trail Project Contract Payment # 1 in the amount of \$65,799.00 to Kenney Excavating for work to date on the Crow Creek Trail Project.
2. Crow Creek Trail Project Contract Payment # 2 in the amount of \$236,542.50 to Kenney Excavating for work to date on the Crow Creek Trail Project.
3. UMT Fire Station 56HQ General Construction Contract Payment #5 in the amount of \$54,912.00 to the Fayette Group for work to date on the Fire Station.
4. UMT Fire Station 56HQ Plumbing Contract Payment #4 in the amount of \$20,853.00 to F.W. Houder for work to date on the Fire Station.
5. UMT Fire Station 56HQ Mechanical Contract Payment # 5 in the amount of \$7,380 to A-Duct Mechanical for work to date on the Fire Station.
6. UMT Fire Station 56HQ Elevator Contract Payment #3 in the amount of \$ 39,240.00 to F.W. Houder for work to date on the Fire Station.
7. UMT Fire Station 56HQ Electrical Contract Payment # 5 in the amount of \$6,885.00 to Whitmarsh Electric for work to date on the Fire Station.
8. UMT Fire Station 56HQ Construction Management Contract Payment in the amount of \$4,630.00 to A&E Construction for work to date on the Fire Station.
9. Community Center Roof Project General Construction Contract Payment #3 (Final) in the amount of \$59,350 to Detwiler Roofing for work to date on the Community Center Roof Project.
10. Community Center Roof Project Roofing Contract Payment #4 (Final) in the amount of \$105,525 to Detwiler Roofing for work to date on the Community Center Roof Project.
11. Water Pollution Control Painting and Maintenance Contract Payment #5 in the amount of \$125,030.88 to G.C. Zarnas, Inc for work to date at the Trout Run and Matsunk Treatment Plants.
12. Water Pollution Control Painting and Maintenance Contract Payment #7 in the amount of \$182,642.58 to G.C. Zarnas, Inc for work to date at the Trout Run and Matsunk Treatment Plants.
13. Authorization for the Township Manager to sign Real Estate Tax Settlement Stipulations:
  - a) Liberty Property LP & IPX 2100 Renaissance Investors, LLC, 2100 Renaissance Blvd, for the tax year 2016, resulting in an underpayment of real estate taxes in the amount of \$663.78.
  - b) Liberty Property LP & IPX 2201 Renaissance Investors, LLC, 2201 Renaissance Blvd, for the tax year 2016, resulting in an underpayment of real estate taxes in the amount of \$663.78
  - c) D&P Associates, 197 E. Dekalb Pike, for the tax years 2012-2013, resulting in an underpayment of real estate taxes for the years 2012- 2013 in the amount of \$6,957.98.
  - d) Liberty Property & King of Prussia Property Investors, LLC, 151 S. Warner Rd, for the tax years 2016-2020 resulting in an underpayment of real estate taxes for the years 2016-2020 in the amount of \$31,188.55.

- e) ESS Prisa II Subsidiary, ESS Prisa II & ESP 135 LLC, 282 S. Gulph Road, for the tax years 2016-2020, resulting in an underpayment of real estate taxes for the years 2016-2020 in the amount of \$5,283.26.
  - f) PECO Energy Co & Sovran HHF Storage Holdings LLC, 318 S. Henderson Road, for the tax years 2017-2020, resulting in an underpayment of real estate taxes for the years 2017-2020 in the amount of \$19,441.
  - g) Nilkanth Hospitality, 550 W. Dekalb Pike, for the tax years 2017- 2019, resulting in an underpayment of real estate taxes for the years in the amount of \$7,088.
  - h) Sugartown Worldwide 781 First Ave, for the tax years 2016-2020, resulting in an overpayment of real estate taxes for the years 2016- 2020 in the amount of \$8009.74.
  - i) PA-SC West Chester Project LLC, 601 River Road, for the tax years 2016-2020, resulting in an underpayment of real estate taxes for the years 2016-2020 in the amount of \$62,030.12.
  - j) CPUS KOP Town Center LP, 200 Village Drive, for the tax year 2019, resulting in an underpayment of real estate taxes in the amount of \$19,606.98.
  - k) CPUS KOP Town Center LP, 200 Main Street, for the tax year 2019, resulting in an underpayment of real estate taxes in the amount of \$58,477.46.
  - l) Blue Star/Henderson Enterprises LP, 125 W. Dekalb Pike for the tax years 2019-2020, resulting in an underpayment of real estate taxes for the years 2019-2020 in the amount of \$4,919.75.
  - m) PS Court Associates LP, 640 W. Dekalb Pike, for the tax years 2018-2020, resulting in an underpayment of real estate taxes for the years 2018-2020 in the amount of \$8,904.53.
14. Financial Escrow Security Release No. 2, Park Ridge Hotel, North Gulph Road to Park Ridge Hotel Development LP in the amount of \$297,238.43 for the completion of required site improvements to date as part of the Park Ridge Development as recommended by the Township Engineer.
  15. Financial Escrow Security Release No. 2, Losty Subdivison, 231 W. Matsonford Rd to James Losty in the amount of \$48,605.00 for the completion of required site improvements to date as part of the Losty Subdivision as recommended by the Township Engineer.
  16. Financial Escrow Security Release No. 3, Losty Subdivision, 231 W. Matsonford Rd. to James Losty in the amount of \$31,444.00 for the completion of required site improvements to date as part of the Losty Subdivison as recommended by the Township Engineer.
  17. Resolution 2021-02 – Authorization to sign PennDOT Traffic Signal Permit Application (TE-160) for proposed signal re-timing and pavement marking changes on River Road and Swedeland Road, Swedeland Road & Holstein Road, Swedeland Road & Renaissance Blvd. as well as River Road & Fedex Drive.
  18. Resolution 2021-03 – Authorization to sign PennDOT Traffic Signal Permit Application (TE-160) for proposed signal re-timing and pavement marking changes on Henderson & Church Rds., Henderson Road & Saulin Blvd., Henderson Road & Monroe Blvd, and Henderson & Shoemaker Roads.

19. Resolution 2021-04 – Authorization to sign PennDOT Traffic Signal Permit Application (TE-160) for minor southwest corner widening and signal timing changes on Church Road & Horizon Drive and Church Road & Crooked Lane.
20. Resolution 2021-05 - Act 537 Plan Revision – Authorizing the submission of Sewage Facilities Planning Module to PA DEP for the installation of a small flow treatment facility at 370 Balligomingo Rd.
21. Resolution 2021-06 – Compensation of the Tax Collector for the years 2022 through 2025.
22. Delaware Valley Health Trust Agreement Addendum for the Township’s guaranteed participation in the Trust’s Health Benefit Plan from January 1, 2021 to December 31, 2022 which will provide for premium credits in 2021 and a rate cap in 2022.

Board Action:

It was moved by Mr. Philips, seconded by Mrs. Kenney, all voting “Aye” to approve the Consent Agenda as presented. None opposed. Motion approved 5-0.

Authorization to Advertise Proposed Ordinances:

1. Amendment to Chapter 165, Zoning, Section 165-145 of the Township Code to provide for a Heavy Industrial Redevelopment Overlay District and to permit certain research and development uses by right within the HI Zoning District
2. Amendment to Chapter 165, Zoning, Section 165-145, to modify the general height regulations and to provide for restaurants as a permitted use in the LI Zoning District

Board Action:

It was moved by Mr. Waks, seconded by Mrs. Kenney, all voting “Aye” to authorize the advertising of the proposed ordinances as presented. None opposed. Motion approved 5-0.

Resolution 2020-42 – Preliminary/Final Subdivision Plan – Gen Terra Corporation Subdivision, 624 Columbus Street. Consideration of a preliminary.final subdivision plan submitted by the GenTerra Corporation, as prepared by Wilkinson & Associates, dated April 20, 2020, last revised July 21, 2020 for the subdivision of the existing R-3 Residential parcel into 4 residential lots and the construction of 4 new townhouse units.

Board Action:

It was moved by Mr. Waks, seconded by Mrs. Garzillo, all voting “Aye” to table Resolution 2020-42. None opposed. Motion approved 5-0

ACCOUNTS PAYABLE & PAYROLL:

Board Action:

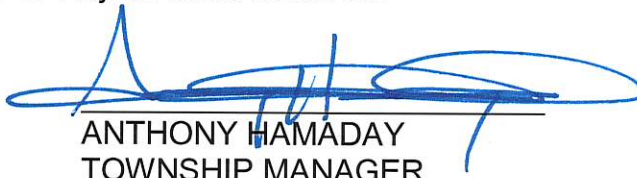
It was moved by Mr. Philips, seconded by Mr. Waks, all voting “Aye” to approve the Accounts Payable and Payroll. None opposed. Motion approved 5-0.

ADDITIONAL BUSINESS:

Chairman Jenaway gave an update on COVID-19, focusing on how the Township is adhering to all health and safety guidelines from the CDC and State Health Department.

ADJOURNMENT:

There being no further business to come before the Board, it was moved by Mr. Philips, seconded by Mrs. Garzillo, all voting "Aye" to adjourn the meeting. None opposed. Motion approved 5-0. Adjournment occurred.



ANTHONY HAMADAY  
TOWNSHIP MANAGER

cd

Minutes Approved:

Minutes Entered:

