

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS  
WORKSHOP MEETING  
JULY 11, 2019

The Board of Supervisors of Upper Merion Township met for a Workshop Meeting on Thursday, July 11, 2019, in the Township Building. The meeting was called to order at 7:30 p.m., followed by a pledge of allegiance.

ROLL CALL:

Supervisors present were: Greg Waks, Carole Kenney, Bill Jenaway, and Tina Garzillo. Also present were: John Walko, Township Solicitor's Office; Dan Russell, Director of Parks and Recreation; Robert Loeper, Township Planner; Kyle Brown, Associate Planner. Absent: Greg Philips.

CHAIRPERSON'S COMMENTS:

Chairperson Waks stated an executive session was held prior this workshop meeting to discuss a personnel matter.

APPOINTMENT OF ANTHONY HAMADAY AS UPPER MERION TOWNSHIP MANAGER

Mr. Waks as for a motion to approve the Appointment of Anthony Hamaday as Upper Merion Township Manager and also noted he would begin on Monday, July 15, 2019. Mr. Jenaway and the Board gave thanks to Rosanne who was working with the citizens group which helped do the preliminary review of applicants and Sibyl Bryant, Director of Human Resources, for their work in the process of the search for a new manager. The Board also welcomed Mr. Hamaday.

Board Action:

It was moved by Ms. Kenney, seconded by Ms. Garzillo, all voting "Aye" to approve the Appointment of Anthony Hamaday as Upper Merion Township Manager. None opposed. Motion approved 4-0.

DISCUSSIONS:

DVRPC KOP RAIL STATION AREA PLANNING REPORT

Andrew Svekla, Planner with the DVRPC, stated they recently conducted a study entitled Stationary Planning for the Norristown High Speedline Extension. The study focused on bicycle and pedestrian mobility in and around the proposed

King of Prussia Rail Stations. A question arose whether people can take their bicycles onto the trains and it was said that they can only be used at a certain time and only two bicycles per vehicle. It was further noted that having space available for riders bicycles is a point well taken and one of the things DVRPC tries to do is make it easier to live without a car or to use a car less in every community. Mr. Svekla noted that recommendations about where anything from sidewalks, multi-use trails, intersection improvements, and road diets might have the biggest impact are also highlighted on the report. A brief discussion ensued regarding the difficulties of The Village's proximity to the closet station and it was noted that there is a connection challenge in that area and so it was mentioned that it has been communicated to them to have an open line of communication with SEPTA regarding the bus routes that exits when development comes through. With no further comments or questions, Mr. Waks thank DVRPC for their presentation.

#### Board Comments:

Mr. Jenaway asked how DVRPC interfaces with SEPTA in this project regarding the rail line because it seems that much of what was spoken of are things the Township should be doing whether or not SEPTA brought the rail here. Mr. Svekla responded and stated that a lot of the strategies here make sense if the trains were to be developed here and the stations were to be built in those locations these are ways to make those connections safer. He also noted that this study is valuable whether the train comes or not since some of these ideas have been somewhat supported in pass township planning documents and long standing goals for the Township. Mr. Jenaway asked if there is anything to coordinate a transit study to this study and Mr. Svekla stated traffic modeling was not part of the study but that may be done by through the DVRPC Office of Traffic Monitoring and Modeling. Mr. Jenaway then asked if they had met with the Upper Merion Police Traffic Safety or the Community Oriented Policing to get any of perspective from them and Mr. Svekla responded that they were not attendants at those workshops held. Lieutenant Elverson, on behalf of Chief Nolan, clarified that it would be more complicated because there are state roads in which case PennDOT would have to be involved too.

Ms. Kenney asked if Henderson Road is the absolute best and necessary stop given the concerns of how congested the area already is. Mr. Jenaway further agreed with Ms. Kenney's point and expressed his concerns with the traffic situation in and around the Henderson Road area. Ms. Kenney also commented on SEPTA looking at the access and parking at Hughes Park Station. Mr. Svekla said there were a number of recommendations from the local residents at a meeting where they brought many things to the attention of planners at DVRPC and a lot of that is contingent on redevelopment. Both Mr. Jenaway and Ms. Kenney expressed being happy to see the suggestions about the infrastructure improvements for bikers and pedestrians.

Ms. Garzillo asked if there have been overlays with the proposed additional trails and Mr. Svekla responded that yes, they are reinforcing those where possible and try to point out the transportation benefits of those not just the recreation benefits.

ARMENIAN SISTER ACADEMY: 442 UPPER GULPH ROAD, CONSTRUCT 20' X 120' STORAGE ADDITION TO GYMNASIUM. REQUEST WAIVER OF LAND DEVELOPMENT

Mr. Loeper introduced Sister Emma who is the Principal of Armenian Sister Academy located in Gulph Mills. Mr. Loeper stated that a few years ago they came and put an addition that included a gymnasium and referenced the presentation to show its isolated location. What is being requested is to build a building in the rear area that is 120 feet by 20 feet and 135 feet from the property line. Mr. Loeper presented a rendering of what the building would look like from the outside. He also noted the additional impervious would not be much more and there is a concrete slab that is about 17 feet wide and proposing to go 3 feet beyond that with the new structure. It was noted that if the Board was inclined to do the waiver of land development it would have to be done as a resolution for waiver of land development and can include conditions to meet the stormwater requirements through the permitting process along with any other conditions.

Board Comments:

Ms. Garzillo asked if the stormwater management in place now would be sufficient for the new building and Mr. Loeper responded that is one thing that would have to be double checked.

Ms. Kenney asked what the current total impervious is and Mr. Loeper stated he would get that information. Ms. Kenney and Mr. Jenaway expressed that as long as the Armenian Sister Academy met the stormwater requirements, they were not opposed to the waiver.

TOP GOLF DEVELOPMENT PLAN: 588 N. GULPH ROAD, DEMOLITION OF EXISTING ABC CENTER AND CONSTRUCTION OF A 68,000 SF TOP GOLF ENTERTAINMENT/RESTAURANT FACILITY. 23.61 ACRES, KPMU KING OF PRUSSIA MIXED USED DISTRICT. PLAN EXPIRATION: 7/31/19

It was noted they have met with the Planning Commission twice and have also been working closely with the King of Prussia BID to compliment the Linear Park along First Avenue and as it turns the corner onto North Gulph. They are also working with them on the possibility of a nice entrance feature into Moore Park. The plan has been reviewed with the Township Engineer. Mr. Todd Walden from Top Gulph was introduced and gave a brief introduction about Top Golf. Mr. Walden stated Top Golf is a global sports entertainment community with a 19-year operating history. Top Golf concept originated in London and came over to

the United States in 2005 and opened their first venue outside of Washington, D.C. Today there are 55 venues with 51 of those in the United States and 4 international locations. The project will bring an estimated \$35 million investment into the community, creation of 270 jobs during construction, and about 415 jobs after the venue has opened for business with a third of the jobs being fulltime and others will be part-time. Over a ten-year period, an estimated impact would be upwards of \$30 million and a local economic impact over a ten-year period would be upwards \$250 million. Mr. Walden mentioned the affordability and easy access to Top Golf also noting how the climate control makes Top Golf a year-round entertainment center. He then presented a video of what happens on a daily event at Top Golf. In addition, Mr. Walden briefly went over Top Golf's youth program initiative which allows growth of the game of golf at the youth level and allows area school golf teams to free play at their venues during the week days. Another initiative is the heroes' discounts that provide discounts to active military, veterans, and first responders. It was also noted that once established, the Director of Operations strategically aligns with local charities and community groups to get the venue more involved in the community. Mr. Walden stated this is very critical to the success of the venue due to the fact that most of the associates are from the local area. Mr. Walden went over some of the services and events Top Golf offers at its most updated venue in Arizona which include instructing programs for adults and youths, kid zones, corporate events, Top Golf nights that are designated for various fundraisers and charities, birthday parties, restaurants, and high-quality technology. Mr. Walden presented Top Golf's layout and brief discussion ensued regarding details over their 20-year lease. Mr. Loeper presented slides with planning's that Top Golf had agreed to do at the National Park. The stormwater plan was briefly presented and reviewed. It was noted that the stormwater currently is unmanaged road and property to and it will be transitioning into a complete modern stormwater controls with above ground features. It was noted there would be bioretention centers with plantings and ground covers as major features.

#### Board Comments:

Ms. Garzillo asked in regards to the guest experience, what are the options and Mr. Walden responded there are memberships, walk-ins, bays are charged by the hour and hold up to eight people. She also inquired about the operating hours and Mr. Walden stated Sunday through Thursday is generally 8 a.m. to midnight and Friday and Saturday have extended hours of 8 a.m. to 2 a.m. Ms. Garzillo asked if the food resources at Top Golf have to be used or can it be catered and Mr. Walden responded there is a full catering service at the venue and there are some restrictions on what you can and cannot bring. She also asked if the outdoor space can be rented out and it was said the whole venue can be rented out and that has happened. Ms. Garzillo asked if Top Golf ever works along with Park and Recreation departments for any kind of programming and Mr. Walden stated they are very involved with First Tee and although it is not a municipality the Director of Operations engages the

community and forms those partnerships. Ms. Garzillo asked if the perimeter sidewalk would connect to First Avenue and it was stated there would be.

Ms. Carole if people come solely for lunch and dinner and Mr. Walden responded people do come for that as well as for happy hour nothing they cater to all different crowds. She also asked how one keeps track of what they're doing and what is taught at the venue. Mr. Walden stated the balls have microchips inside them and so when you hit the ball in the playing surface to a target, there is technology in that target that registers points to the user at the hitting bay where it is displayed.

Mr. Waks asked if they estimate for guests annually and Mr. Walden stated approximately 450,000. He then asked for the maximum height of the facility, poles and roof top terrace and Mr. Walden stated about 52 or 53 feet for the entrance, highest poles are 170 feet and the rest range from 90 feet to 150 feet, and the terrace is about 30 feet or so. Mr. Waks asked what the outfield consisted of and Mr. Walden stated it was artificial turf. Mr. Waks inquired if collaboration was had with the Park Alliance and Mr. Walden responded they reached out to Eric Goldstein and were able to collaborate on attributes to enhance the plan. He also mentioned he was put in contact with Mr. Goldstein's landscape design and were able to design the extension of the Linear Park all the way down First Avenue, around and down to North Gulf Road. Mr. Waks asked what the current impervious is as opposed to redevelopment plan and it was responded 15% reduction of the impervious coverage.

#### Public Comments:

Mr. Anthony Hamaday, resident of the Township, asked for clarification and expressed his concerns regarding the grade for the service because if it is lower, then it will be cutting down on the tv screens and will not be as high and visible. It was responded that the target is 7 Grade, surface is 8 Grade and the plain surface is 8 Grade, and there will be artificial turf and concrete targets with various netting to capture the golf balls. Mr. Hamaday expressed his concerns regarding the lighting hazards on a section at First Avenue and it was stated that the Linear Park Extension will include lighting all along the path and a flashing light at the actual crosswalk is also being proposed.

#### UPPER MERION COMMUNITY CENTER ROOFING PROJECT

House Firm has been retained to do the design construction ministrations for the Community Center roofing project. The project was put out to bid and only one bidder was received which was extremely over budget and the bid was rejected at the last BOS meeting. Mr. Lipman stated the bid that was received was for \$1.8 million and the budget was \$1.5 million. The contractor stated to Mr. Lipman that the price was high because a lot of things were added to the bid package that were not roofing related. These were things that had to do with

other water type and structural issues for the general contractor not specifically related to the roof. Some specific reasons that caused the bid received to be high is due to the building being occupied; The structural steel work for the extension of the two roof areas overtop of the existing mechanical equipment became extensive; Caulking around all the windows on the downslope side of the building was added; Replacing the expansion joints in the synthetic stucco surface along the Senior Center side of the building; Downspouts on the high side of the building and that caused additional underground piping work to collect that water and take it into the creek; Walkway pads on the two mechanic roofs; Covered walkway inside the building around the walkway area to protect it so people could use the walkway during construction; Remove, reinstall and caulk around all the existing penetrations of the duct work coming into the building. Mr. Lipman stated there was no competition due perhaps to contractors not wanting to deal with all the reporting requirements of prevailing wage. Mr. Lipman stated the options now are to strike all these additions from the bid and rebid it which will mean shutting down the gymnasium area, some areas on the upper level and including some portions of the Senior Citizen Center while the work is being done. Doing this would eliminate all the temporary things that have to be done. Mr. Lipman emphasized the amount of clean up that would have to be done due building being occupied. A discussion ensued regarding having the center closed or opened during construction. It was also noted that a \$1 million grant is also in the process and Mr. Lipman stated he is to meet the state auditor in about three weeks.

#### Board Comments:

Ms. Kenney asked how the budget got to \$1.5 million from the original \$900,000.00 and Mr. Lipman stated it increased because the original budget was based on just doing something overtop of the existing roof not having to remove the existing roof. Then when going through the structural analysis phase it was found out that nothing could be added to the roof without removing something and so the existing metal roof had to be removed and the insulation underneath it in order to put on a new roof. Ms. Kenney asked if there is no way to strengthen the roof structurally somehow with additional beams in order to allow for another layer instead of removing the roof and Mr. Lipman stated that would all have to be done inside the building and that would be much more expensive. Ms. Kenney asked if the overhang is recommended or not and how much that portion would be and Mr. Lipman estimated it would be about \$75,000.00 due to the work involved to complete the job.

Mr. Waks asked what Park and Recreation's opinion is as to the best time to proceed whether the center is closed or not and it was said that after extensively meeting as a staff, the absolute best time to start would be the middle to the end of March and have it finished by the time school is let out.

## MOORE-IRWIN HOUSE UPDATE

The report that was commissioned for USA Environmental to do is the report being used to base the bid specifications on. It was noted the building was built in four different stages but it has been vacant since 1992. The only work that has been done to it has been patching of the roof, new windows and some stucco patching. There is asbestos, lead paint but the major concern is the growing mold. It was noted that a lot of mitigation is not done by public bidding. Mr. Lipman mentioned an idea that was talked about was taking this out of a mitigation contract and put it into a demolition contract and have a contractor go in and remove everything down to the studs, joints, and the rafters. A question arose regarding why this information was not known before it went out to bid since the building was evaluated in 2017 and 2018 and Mr. Lipman stated he should have approached the matter differently. A discussion then ensued regarding the difficulty of tearing down the building and options for restoring it. Mr. Lipman stated the bid is frozen and the next step is to terminate it. Mr. Waks stated he would have this matter be part of the Chairman meeting for Tuesday.

### ADJOURNMENT:

#### Board Action:

It was moved by Mr. Kenney, seconded by Mr. Jenaway, all voting "Aye" to adjourn the meeting. None opposed. Adjournment occurred.



NICHOLAS HIRIAK  
ASST. SECRETARY/TREASURER

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Minutes Approved:

Minutes Entered:

