

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
WORKSHOP MEETING
AUGUST 1, 2019

The Board of Supervisors of Upper Merion Township met for a Workshop Meeting on Thursday, August 1, 2019, in the Township Building. The meeting was called to order at 7:33 p.m., followed by a pledge of allegiance.

ROLL CALL:

Supervisors present were: Greg Waks, Carole Kenney, Bill Jenaway, Greg Philips and Tina Garzillo. Also present were: Anthony Hamaday, Township Manager; John Walko, Township Solicitor's Office; Robert Loeper, Township Planner; Geoff Hickman, Public Works Director.

CHAIRPERSON'S COMMENTS:

Mr. Waks also stated that an executive session was held prior to this meeting to discuss personnel matter and post this meeting there will be an executive session to discuss personnel matters.

DISCUSSIONS:

ENVIRONMENTAL ADVISORY COUNCIL RE: RENEWABLE ENERGY RESOLUTION

Mr. Zachary Davis stated Ready For 100 is an initiative by the Sierra Club being undertaken by large municipalities, cities and townships all across America as a whole. Ready For 100 is a campaign launched nationally by the Sierra Club that encourages municipalities to adopt an equitable and socially inclusive transition to a 100% clean and renewable energy that is mainly wind and solar based. The Sierra Club will provide tools and support for volunteers across the country to advocate for their municipalities for clean energy. To date over 120 municipalities have adopted this resolution and this includes Washington, D.C., and Puerto Rico. There are 19 out of 120 municipalities in southeastern Pennsylvania as well as 10 in Montgomery County alone that have adopted this resolution. It was further noted that the states included are both red and blue states and that this is a conversation that all Americans want to be a part of to transition to one-hundred percent renewable energy to save the planet.

Climate scientist tend to agree that there are 12 years to switch the current path from fossil fuels to a more renewable energy to save the planet, to reduce carbon emissions, and to fix all the issues that we have seen occur over the past 100 plus years. Warming trends and the extreme weather events are

linked to the rising carbon emissions levels. It is projected to be 1.5 degrees Celsius every ten years which is alarming because at 2 degrees Celsius the water levels start to raise too high that coastal towns start to flood. In our region last year, there was record rainfall of over 21 inches above the normal amount. It was noted that this is a very pertinent issue to the region and showed pictures of a storm from last August in the King of Prussia area.

Ms. Alex Moulton explained the consequences if action is not taken as a nation. The extreme weather will negatively impact our daily lives such as our health, causing more asthma and heat strokes and our ability to enjoy the outdoors. Climate change around the world will start to decrease the availability and raise cost of food in our area. Taking the next step to start to change the way energy is created and received will that lead to safer, cleaner and healthier communities. Increased career opportunities, specifically in Pennsylvania. Studies have estimated 70,000 careers within Pennsylvania and 8,900 are within Montgomery County. The jobs range from entry level all the way up to engineer level.

The target is to be one-hundred percent renewable energy by 2035 and specifically wind, solar, and hydro. As time goes on, gas, crude oil and coal will become less efficient as an end use energy. Montgomery County as whole has committed to 100% wind energy. There are programs in place focusing on energy management, sustainability and resiliency. It was noted that there are similar state level efforts. Governor Wolf has established a Green Government Council which aims for a 26% reduction greenhouse gas admission by 2025 and 80% reduction by 2050. In additional, there are two bills in the works that Penn Environment has helped draft and advocate for PA House Bill 1425 and Senate Bill 630 which will devise a statewide plan to transition to 100% renewable energy by 2025. Both of these measures are supported by our local State Representative and Senator Leach. It was noted, the earlier we start the more that can be done over the next ten to fifteen years and can really become a leader in the region for renewable energy.

With no further comments from the Board and none coming from the public, Mr. Waks stated this matter will be placed on the agenda for the August 15, 2019 Board of Supervisors meeting.

Board Comments:

Mr. Waks expressed gratitude for their thorough and compelling presentation. He also stated his only issue was that the plan was not aggressive enough and that he did not see any reason why the Board should not be voting on this on the August 15th Board of Supervisors meeting.

Ms. Garzillo asked for clarification regarding whether the resolution is implementing any of the initiatives that are being planned but just a statement

that we are behind the RF 100. Ms. Moulton responded that they would want to have some timelines included. Mr. Bill Saby, resident of Plymouth Township, stated he has been involved with Ready For 100 for over a year and a half. The first commitment the Township has through the resolution is within the year, twelve months after adoption is that the Township would have created an energy transition plan. Typically, the transition plan can be done with volunteer labor from the Township's Environmental Board and staff or hire an energy planner.

Mr. Jenaway asked how would they get PECO to get ingrained into this so they are a player instead of a challenge and Mr. Davis stated it would be part of the multi-municipal purchasing plan however in terms of PECO he was not completely sure. Mr. Philips stated that the companies want more power in the grid and so selling energy back to them would give them more to sell in the open market to those who are not providing it. Mr. Philips also stated that PECO is actually very much invested in this energy plan. Ms. Kenney also commented that fossil fuels are not renewable and transitioning to clean energy is the future. Also noting that this is a statement showing what changes we would like made.

MANCILL MILL DEVELOPMENT – CONCEPTUAL PLAN/REZONING

Mr. Skip Brion stated in the last two years they have not only met with the Towers representatives but also the Sewer Authority. Mr. Patrick Stewart presented the plan stating they have a 25-foot-wide strip of land they currently have access back to the property owner. They have widened that out and request the easement across the Sewer Authority. What that will enable them to do is put a sidewalk out to Mancill Mill Road which goes back into the community. This is the current driveway that the Sewer Authority has. They are just utilizing that location and essentially extending it to the property line across the trail. It would be gated and just for emergencies. The main cart way would be 28 feet wide, 3-foot verge and 5-foot sidewalk to the west. The plan depicts 119 units, central green open space that would be an area for underground stormwater. Every unit will essentially have three parking spaces, one in the garage and two in the driveway and there are also forty visitor spaces. SM is about three quarters of the site where the townhouse and one quarter of it is SM1 and also the hotel site. If the Board is content with the plan as designed, they will need to meet with Mr. McGrory's team and figure out how to rezone the track for this plan. Some of the units will have basements and some will not. A fence will also be installed along the railroad tracks for security.

Board Comments:

Mr. Jenaway asked what the road width from the inside of the complex and it was responded 26 feet. He also stated that the Board is looking to change the road width requirements.

Mr. Hamaday asked should there be an access road connected to the

hotel just incase the front entrance road gets blocked and it was responded that an emergency access around the back of the hotel is part of the land development.

Mr. Waks stated, he assumed the streets would not be dedicated to the Township and it was responded that is correct.

Public Comments:

Mr. Nick Sloan, a Tower's resident, expressed his concerns regarding basement construction, tree displacement as well as positive feedback regarding residents having accessibility to the river. Mr. Waks did state that every Ash tree does have to be displaced.

Mr. Rich, Vice President of the Towers West Council, stated his building is in support of plan presented.

Another resident, stated they were in support of the project and asked if rezoning does not happen will the land be sold to a developer and it was responded that is correct.

UPDATE TOWNSHIP FEES- COMPOST SITE

Mr. Geoff Hickman discussed the 2018 revenues that were received from the compost fees as well as how many tons were composted and used this information to generate the average fee that was collected from contractors as well as municipalities. Last year, we earned a little over \$50,000.00 last year and the average fee for a contractor was about \$30.00 and from municipality it was \$285.00. Year-to-date for 2019, the amount is lower however, most compost is seen during the fall. Currently, \$0.03 is being charged per pound to contractors and \$0.02 per pound to municipalities. A one cent increase would raise revenue up from \$50,000.00 to over \$70,000.00 and a two-cent increase would raise revenue up to \$90,000.00 per year. Mr. Hamaday stated a resolution would be added to amend the fee schedule to raise the fees.

Board Comments:

Mr. Waks asked how much the new scale would cost and Mr. Hickman responded the lowest quote right now is \$50,000.000 and a temporary mobile scale option is it around \$10,000.00. Mr. Waks asked how long it would take to get a new scale and Mr. Hickman responded several months. The mobile option could be received in a week or two. A discussion ensued regarding the amount the fees should be raised to.

Ms. Kenney asked how long we have had the current fees for and it was responded for at least ten years. She also asked what the warranty was for the

scales and Mr. Hickman stated a twenty-year warranty on the full scale and a one- or two-year manufacturer's warranty on the other scale.

Board Action:

It was moved by Mr. Jenaway, seconded by Ms. Kenney, all voting "Aye" to authorize the purchase of the mobile scale. None opposed. Motion approved 5-0.

AGE REQUIREMENT FOR CITIZEN BOARD STUDENT POSITIONS

Mr. Hamaday stated that the Boards of Commissions does not define the age requirements. Ms. Kenney stated that a 7th grade student reached out and was interviewed for the EAC and then there is an older PHD student who was interested in being a part of a committee or board. It was then stated by Ms. Garzillo that the PHD student expressed concerns regarding age discrimination and that she was a student. For these reasons, Ms. Kenney stated there should be decisions to clarify the limits regarding age or to establish where in their school career they are. Mr. Jenaway stated the purpose for the student positions is for the next generation to participate and Mr. Walko stated the PHD student would be able to be part of the board or committee when there is a vacancy. A discussion ensued regarding the age requirement and what language should be used.

ADJOURNMENT:

Board Action:

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



ANTHONY HAMADAY
TOWNSHIP MANAGER

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Minutes Approved:

Minutes Entered:

