

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
WORKSHOP MEETING
NOVEMBER 7, 2019

The Board of Supervisors of Upper Merion Township met for a Workshop Meeting on Thursday, November 7, 2019, in the Township Building. The meeting was called to order at 7:40 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; Joe McGrory, Township Solicitor; Rob Loeper, Township Planner.

CHAIRPERSON'S COMMENTS: - None.

DISCUSSIONS:

WAIVER OF FEES RE: RENOVATIONS FOR FIRE AND EMS STAFF
QUARTERS AT THE KING OF PRUSSIA FIRE COMPANY

Mr. Hamaday stated the King of Prussia Fire Company submitted a permit application for the construction of the staff quarters in the lower level of the station on Allendale Road. The total construction will cost \$160,000.00 which will equate to permit fees of about \$5000.00 and they are requesting the Board waive those fees.

Board Action:

It was moved by Mr. Philips, seconded by Mrs. Kenney, all voting "Aye" to Waive the Permit Fees. None opposed. Motion approved 4-0. One abstention.

JOINT REQUEST FOR CERTIFICATION RE: UPPER MERION TOWNSHIP
PROFESSIONAL FIREFIGHTERS ASSOCIATION

The firefighters have approached the Township to form a union which would be the Upper Merion Township Professional Firefighters Association. Initially, they wanted the Board of Supervisors to acknowledge the union but they went back and both the Township and Upper Merion Township Professional Firefighters Association to make a joint application to the Pennsylvania Labor Relations Board. This will include all the career firefighters ranging from lieutenants to lower ranks as part of the firefighter bargaining unit.

With no further comments from the Board and none coming from the

public, Mr. Waks stated this matter be placed on the agenda for the next Board of Supervisors meeting.

Board Comments:

Mr. Jenaway asked if there was any discussion about the inclusion of paramedics once they are out of the probationary period and Mr. Hamaday responded at this point it is not included but could very well be in the future.

Mr. Philips asked who would not be included and Mr. Hamaday answered the Chief and the two Assistant Chiefs.

RAMBLER SHUTTLE SERVICE CONTRACT EXTENSION

Mr. Hamaday stated this will be year three and the last year of the contract for the Rambler. There will be a price increase of approximately \$8.00. Transnet has proposed to extend the contract an additional year at the 2020 prices in exchange for that new vehicles will be provided. This is one option to continue with year three of the contract which is approximately an \$8.00 increase. The second option is to move forward with a fourth year and they will replace both vehicles for us.

Board Comments:

Mrs. Garzillo stated she would like to see a marketing strategy from them as well. A brief discussion ensued regarding marketing the service.

AMENDMENT TO LOCKHEED MARTIN SERVICE CONTRACT WITH UMPD – YEAR 2 OPTION

Lockheed Martin is asking the Board of Supervisors to approve the amendment which to increase the costs. Lockheed Martin will pay us for an officer \$15,798.00 a month plus \$7,500.00 for vehicle, equipment and administrative costs. This would be the second of the three-year contract with Lockheed Martin. It was clarified that this is a dedicated police officer to the facility.

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

MEMORANDUM OF UNDERSTANDING WITH THE KING OF PRUSSIA MALL FOR UMPD COVERAGE FOR THE YEAR 2020

Mr. Hamaday stated we are looking at providing 832 hours to the facility at a cost of \$89.50 per hour for 2020. Chief Nolan has developed this plan so we

are able to provide this service. Money is not lost and we are not pricing ourselves out of the market for the Mall to then go to a private security firm.

Board Comments:

Mr. Waks asked if these were the holiday season hours and Mr. Hamaday responded they are the annual hours. The holiday hours are separate but the Township is reimbursed for that.

Mrs. Garzillo asked if the police officer was outside or inside and Mr. Hamaday responded it includes both patrol and walking through the Mall. During the holiday season there are about two or three and those hours go up to 2000. A brief discussion ensued regarding further security measures that would help patrolling officers.

PENNDOT HIGHWAY OCCUPANCY PERMIT APPLICATION – CROW CREEK TRAIL CROSSING ON KEEBLER ROAD

The study that we are undertaking is moving toward a stop sign on Keebler Road at the entrance of the Middle School. Mr. Hamaday stated they are moving forward and signing off on the permit application with PennDOT.

Board Comments:

Mrs. Garzillo asked if it was decided what type of stop sign it would be and Mr. Hamaday stated that is to be determined but if it is a stop sign it will be a sign with the LED lights and that will depend on what PennDOT permits us to do.

TRANSFER OF FEES FOR REPLACEMENT OF GARAGE HVAC HEATER

Mr. Hamaday stated that it was found out today there is a HVAC heater at the garage is no longer functioning and needs to be replaced and we are looking to transfer \$13,000.00 to \$15,000.00 to replace the heater.

AMBULANT SERVICE TO BRIDGEPORT

Mr. Hamaday stated he was looking for guidance for ambulant service to Bridgeport. Right now, this service is provided at a very low cost. Chief Nolan has come up with an increased cost in the range of \$25,000.00. Mr. Hamaday wanted to confirm that they could move forward and discuss this with Bridgeport if the Board is agreeable. A concern is that Bridgeport rejects it and move onto a different provider.

Board Comments:

Mr. Waks asked if what is being paid to us now, reimburses us and Mr.

Hamaday replied, no it does not and they currently pay \$1000.00.

Mr. Jenaway stated that the dialogue with Bridgeport has to occur. Mr. Hamaday stated he would set up a meeting with Bridgeport.

KRAVCO – DEKALB PLAZA REZONING

Mr. Loeper gave a brief background of DeKalb Plaza. The nature of the development is such that it is governed by a settlement agreement rather than zoning. The settlement agreement is somewhat unusual in that there are provisions in it that no longer make sense such as not being able to sell shoes or any kind of leather good. It is very restrictive for the owner to do anything with the property. Last August, Kravco approached the Township about the possibility that they had purchased and the Acme was closing and they wanted to know what kind of options they had. Hobby Lobby went in that space and now Kravco is looking at further options. One option that was discussed was abolishing the settlement agreement and rezoning the property into one of the commercial districts and Kravco has also agreed to certain conditions that were in the settlement agreement. One of the uses the Board has stated they did not want to see would be for example a convenience store with a gas station. This is permitted in the commercial general district but not permitted in the shopping center district. The shopping center district is slightly more restrictive in the number of uses than the commercial general district. Largely related to things such as automotive type uses. Mr. McGrory stated the last time they met, he had asked the Board to let him know of uses they did not want because he is in the process of drafting a covenant but at this point they do not even know what zoning district they are dealing with. A zoning district needs to be chosen. Mr. McGrory stated he was going to carry forward the settlement agreement terms and put that in the covenant except for the ones that cannot be worked with. This would be temporary until master rezoning is done. A discussion ensued regarding uses and setbacks for the plaza. Mr. McGrory stated he would work with Mr. Loeper to make a draft.

CATALYST EXPERIENTIAL – VISUAL COMMUNITCATIONS FACILITY

There have been several meetings within the last year regarding this matter. An extensive amount of time has been spent on the design process over the last couple months. A brief background of Catalyst Experiential was given and the presentation for the new library followed. The design for Bob White Park was presented a few details regarding construction include the three-quarters of a mile of new trail, a new picnic pavilion, and new permanent accessible restrooms. In addition, it was noted that there would be a lease that Catalyst Experiential would enter into with the Township for a length of 29 year and 11 months. The light effect on the community was explained and a brief discussion regarding the details of the installation ensued.

The proposed design for the Gulph Road location was presented. A few details regarding the design include installing a monument that is similar to the one that would be in Bob White Park however this one would have three tiers of infinity edge water that would cascade over the structure. There would also be an extensive amount of landscaping that right now is impervious and the plan is to turn the entire site pervious. It was asked if the house that stands there now would be demolished and it was confirmed it would be.

The presentation for the proposed design along Route 422 followed. The plan consists of having spiers with visual technology on both sides. The visual communication technology on the one side is viewable to traffic traveling in the Township. The height of the structure was questioned and it was responded the height of the VCT is 30 feet and width of 17 feet and 500 square feet and maximum permissible under Pennsylvania law is 1000 square feet. Overall height from the paved cart way is 53 feet to the top and overall height from the ground is 88 feet. The lease would be \$1.8 million with two displays not four (\$2.55 million).

A discussion ensued regarding each options pros and cons. Mr. McGrory stated he would need the specifications for the signs, design for the dog park, pavilion, and trails. As well as all the leases and will go over all the numbers with Catalyst Experiential.

Public Comments:

Resident, Rob Futrell, of Bob White Farms expressed his concerns regarding potential lighting disturbance regarding to the Bob White location.

Resident, Matthew Knight, asked if stormwater has been studied in regards to the Bob White location and it was responded not yet.

Resident, Carolyn Turner of Brentwood Road, regarding the Bob White location, asked if there was any noise pollution and it was responded there are cooling fans but next to a roadway like Route 76 you would hear nothing even if you were standing within a foot of the fans.

In regards to the Bob White location, a resident, Mark, asked if hazardous merges were liability of the Township and it was responded that all these things have to get approval from PennDOT and one of the requirements is that you have to be 500 feet from the egress of a limited access highway so this location as well as the others complies with PennDOT.

A resident asked what length the lease is for the Gulph Road location and it was responded it is 29 years and 11 months.

A resident asked where the old Walker Farm was located and multiple


responses were given however the exact site was not confirmed.

ADJOURNMENT:

Board Action:

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

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Minutes Approved:
Minutes Entered:



ANTHONY HAMADAY
TOWNSHIP MANAGER