

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS  
BUSINESS MEETING  
JUNE 18, 2020

The Board of Supervisors of Upper Merion Township met for a Business Meeting on Thursday, June 18, 2020, in Freedom Hall, in the Township Building in King of Prussia. The meeting was called to order at 7:47 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.

CHAIRMAN'S COMMENTS:

Mr. Jenaway stated an executive session was held to discuss personnel and litigation matters prior to this meeting. Mr. Jenaway mentioned that on Tuesday there was a town hall meeting held in the park area behind the Upper Merion Township Building to discuss race, diversity and inclusion. Another meeting was scheduled for Wednesday, July 8, 2020, more information to follow.

Mr. Jenaway reminded the public that questions or comments to the MYUMT location on the Township's website or call 484-636-3930. Mr. Jenaway reviewed the process of how the meeting will run. The matters will be listed item by item and during that time, the public will have the opportunity to submit their questions or comments.

NEW BUSINESS

Resolution 2020-23 – Authorization to sign PennDOT Traffic Signal Permit Application (TE-160) for proposed improvements at South Gulph Road and Arden Road to include new mast arm signals, pre-emption and video detection equipment.

Board Action:

It was moved by Mr. Waks, seconded by Mrs. Kenney, all voting "Aye" to approve Resolution 2020-23 as presented. None opposed. Motion approved 5-0.

Financial Security Reduction # 1, Davis Development Group, LLC, Summit Street Townhome Development – Approve the Letter of Credit Reduction # 1 for the completion of required Public Improvements to date by the Davis Development Group as part of the Summit Street Townhome Development in the amount of \$148,519.50

Mr. Hamaday stated there is still \$14,851.95 left in escrow that is available if needed.

Board Action:

It was moved by Mrs. Kenney, seconded by Mr. Philips, all voting "Aye" to approve Financial Security Reduction # 1 as presented. None opposed. Motion approved 5-0.

Financial Security Escrow Release # 2, Craft Custom Homes, LLC, 504 Wood Street Subdivision – Approve Escrow Release Request #2 to Craft Custom Homes, LLC, for the completion of required public improvements to date as part of the 504 Wood Street Subdivision in the amount of \$318,825.50.

Mr. Hamaday stated remaining in escrow is \$47,900.48 for contingencies

Board Action:

It was moved by Mr. Philips, seconded by Mrs. Garzillo, all voting "Aye" to approve Financial Security Escrow Release # 2 as presented. None opposed. Motion approved 5-0.

2020 Revenue Stabilization Fund - Ratifying the Designation of \$2,000,000.00 in the Township Revenue Stabilization Fund as a Committed Fund Balance in the 2019 Upper Merion Township Financial Statements in accordance with the Government Accounting Standards Board (GASB) Statement No. 54.

Board Action:

It was moved by Mrs. Kenney, seconded by Mrs. Garzillo, all voting "Aye" to approve 2020 Revenue Stabilization Fund - Ratifying the Designation of \$2,000,000.00 as presented. None opposed. Motion approved 5-0.

2020 Montgomery County Consortium Fuel Contract Bid Award - Awarding of the 2020 Consortium Fuel Contract, as bid by Upper Merion Township on behalf of the Consortium, to Riggins, Inc of Vineland, NJ for the bid prices as follows:

1. Regular Unleaded Gasoline (87 oct) - Oil Price Information Service (OPIS) Philadelphia weekly average plus \$0.128 /gal.
  2. Super Unleaded Gasoline (93 oct) – OPIS Philadelphia Weekly average minus \$0.043 /gal
  3. B2 Diesel - OPIS Philadelphia Weekly average plus \$0.188 /gal
- Mr. Jenaway stated this resolution is to coincide with IRS regulations.

Board Action:

It was moved by Mr. Philips, seconded by Mrs. Kenney, all voting "Aye" to approve 2020 Montgomery County Consortium Fuel Contract Bid Award as presented. None opposed. Motion approved 5-0.

Authorization for Township Manager to sign Real Estate Tax Appeal Settlement Stipulations as negotiated by the UMASD:

1. GSMS Warner Road Limited Partnership, 200 N. Warner Road, King of Prussia, for the tax years 2014-2020, resulting in an overpayment of taxes for the years 2014 -2016 and an underpayment for the years 2018-2020.
2. Tri-Murti Assoc, LLC & Bank of America, 625 W. DeKalb Pike, King of Prussia, for the tax years 2015-2020, resulting in an underpayment of taxes for the years 2016-2020.
3. VF Center Associates, LP, 160 W. Dekalb Pike, King of Prussia, 2014-2020, resulting in an underpayment of taxes for the years 2015-2020.

Mr. Hamaday stated that for Item 1, they are owed from the Township, \$207.29. Item 2, actually underpaid and will owe the Township \$33,001.84 for years 2015-2020 and an extra \$1,061.01 for 2020 for a total of \$34,665.17. For Item 3, the underpayment is \$33,665.17 for 2015-2020 and for 2020 alone, \$28,030.12 for a total of \$61,695.17.

Board Action:

It was moved by Mr. Waks, seconded by Mr. Garzillo, all voting "Aye" to approve the Authorization for Township Manager to sign Real Estate Tax Appeal Settlement Stipulations as presented. None opposed. Motion approved 5-0.

Burgess Arboretum Tree Assessment Proposal – Consideration of a proposal from the Morris Arboretum, as recommended by the Shade Tree Commission, for the assessment of trees and related services at the Burgess Arboretum, 720 Moore Road at a cost not to exceed \$4,175 utilizing funds awarded to the Shade Tree by the BCA.

Mr. Jenaway stated the Shade Tree Commission is looking to do a review and an evaluation of the tree health there. They have requested and obtained funds of \$4,175.00 from the Board of Community Assistance and they would like to use that fund to evaluate those trees, to cut trim and remove them as may be appropriate to improve tree health.

Board Action:

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

Homestead Exemption Request, Unit 211, 10211 Valley Forge Circle – Approval of the Homestead Exemption Request by the property owner of Unit 211, 10211 Valley Forge Circle for the 2020 Township Real Estate Tax in the amount of \$202.27.

Board Action:

It was moved by Mrs. Garzillo, seconded by Mrs. Kenney, all voting “Aye” to approve the Homestead Exemption Request as presented. None opposed. Motion approved 5-0.

Resolution 2020-24 re: Overlook at Town Center Land Development Plan, Toll Bros PA VIII, 125 Valley Green Lane, Village of Valley Forge - Approval of the Preliminary /Final Land Development Plan, pursuant to the terms of the Settlement Agreement with Realen Homes on the Valley Forge Golf Course Property, for the proposed Overlook at Town Center development, prepared by ESE Consultants, dated January 29, 2020, last revised May 7, 2020, for the development and construction of 142 stacked townhomes on Lot C at the Village of Valley Forge.

Mr. Fry, from Realen Valley Forge Green Associates, the owner of the property, stated this plan is for a development by Toll Brothers. Toll Brothers have already two projects at the Village of Valley Forge. The first one is Brown Stone with 132 stacked townhomes. The King of Prussia Business District Multifamily Housing report stated the townhomes are sold out. It was also noted the property is also the only for sale product in the Township. The second property is the Condominiums that Toll Brothers is building. The property is 50% sold out. The Overlook at Town Center is another project Toll Brothers wants to do in the Township. The first two floors are one home, and the third and fourth floors are the second home. There are 11 buildings. A submission to the Township Engineer has been made. There are three access points from Valley Green Lane into this project. There is also better circulation now that avenues have been adjusted between all the townhomes. It will be about a three-year build-out. The average price of these homes will be about \$400,000.00. There will be a total of 373 parking spaces. It was also noted that visitor spaces are not required to have ADA. Mr. Fry reviewed the site plan. He asked if curb was needed if there would be sidewalk being put in on Guthrie Road and it was responded that Mr. Fry speak to Mr. Beach and provide a visual.

Board Action:

It was moved by Mr. Philips, seconded by Mr. Waks, all voting “Aye” to approve Resolution 2020-24 as presented. None opposed. Motion approved 5-0.

## ACCOUNTS PAYABLE & PAYROLL:

### Board Action:

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

## ADDITIONAL BUSINESS:

### Juneteenth

Mr. Waks reminded the public that Juneteenth represents the freedom that the last slaves in the United States received on June 19, 1865.

### Citizen Board Vacancies

Mrs. Kenney encouraged anyone who is 18 years old or over to think about becoming involved with the Township. Vacancies are as follows:

- Economic and Community Development Committee, one vacancy
- Environmental Advisory Council, one vacancy
- Human Relations Committee, two alternate vacancies
- Park and Recreation Board, one vacancy
- Property Maintenance Board, two alternate vacancies
- UCC Board of Appeals, two vacancies and two alternates
- Upper Merion Foundation Subcommittee, one vacancy

Applications are available on the Township website as well as in the Township Building.

### Community Pool

Mrs. Garzillo mentioned the Community Pool opened this past Monday and it appears everyone is respecting social distancing.

### Farmers Market

Mrs. Garzillo stated the Farmer's Market is still running and encouraged musicians to join the line-up starting in July by contacting Vince Lattuca, Farmer's Market Manager.

### Township Library

Mrs. Kenney announced the Library will be contacting patrons who have placed orders in the past three months to pick up the books if available. Pickup will be by driving up in front of the library and calling the library for pickup to have your bag of books brought to you via trunk or backseat. Identification is required through the window.

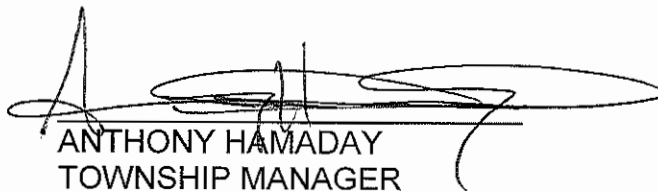
### Chairman's Comments:

Mr. Jenaway stated based upon anticipation of moving to the Green Status, July meetings are planned to be held in Freedom Hall. The number of individuals in the room will be based upon the social distancing requirements and the number of individuals permitted on the DOH guidelines in the Commonwealth of Pennsylvania at those dates. The Community Center, the Library, and the playgrounds remain closed as per the requirements of the Department of Health. All of the traditional Fourth of July Township activities are cancelled. Certain activities such as the fireworks and concerts may be rescheduled in October on Community Day depending on the Coronavirus status. In regards to the Township curfew that was placed for a few days, it was done for reason beyond the potential for looting that existed at the time at various commercial properties.

Upper Merion Township was hit very hard by the derecho storm and as a result many areas of the Township were without power, and roads were blocked by fallen trees with wires tangled within them. Traveling in and out of those areas would be problematic for those traveling within the community. The curfew was beneficial in allowing the electrical workers to work to get power back within the Township without dealing with added vehicles and pedestrians. Also, when power lines were re-energized, it caused a dramatic increase in electrical fires which had put more emergency responders on the roadways. Residents were urged to put tree debris on the curb and bundle it. Public Works trucks will be running through the Township through June 30, 2020. There has been a lot of work in the past couples with a company in Conshohocken to get ready for an opening. Staff has put together a series of checklists working with the consultants and have developed a series of tools to use to make sure everything is cleaned to the CDC standards and is documented as such. QR codes will be placed in Township buildings that will give the public the ability to view this documentation and ensure safety. Mr. Jenaway encouraged residents to complete the 2020 Census. The Annual Ambulance Subscription Program is being offered to Upper Merion Township residents and continues to be paid for by user fees and insurance companies.

ADJOURNMENT:

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



ANTHONY HAMADAY  
TOWNSHIP MANAGER

mm  
Minutes Approved:  
Minutes Entered:

