

MINUTES OF MEETING
BOARD OF COMMISSIONERS
SPRINGFIELD TOWNSHIP

The Board of Commissioners of Springfield Township met in regular monthly meeting on Wednesday evening, September 11, 2013 at 8:00 PM in the Springfield Township Building for the purpose of transacting the general business of the Township. All members of the Board were present. Mr. Gillies presided.

Mr. Gillies asked everyone to join the Board of Commissioners in a moment of silent reflection honoring the service men and women who have placed themselves in harm's way in order to help preserve our safety. He also noted that on this date, we commemorate the 12th anniversary of the September 11, 2001 terrorist attacks in New York, Washington DC, and the attempted attack that ended in Pennsylvania by remembering the thousands of lives that were lost in those attacks.

Mr. Gillies led the pledge of allegiance.

Motion (Schaum-Standish) carried unanimously dispensing with the reading of the minutes of the previous meeting and approving same as written and recorded in the official minute book of the Township.

Mr. Gillies noted that both Ms. Peirce and Mr. Dailey had other obligations that would delay their attendance, but both were expected to participate in the meeting later.

Mr. Gillies called on Al Comly of Vitetta Architecture and members of the Springfield Township Municipal Campus Renovation Advisory Committee to make a presentation on the master plan for proposed renovations to the Springfield Township municipal campus.

Mr. Comly addressed the Board of Commissioners and introduced other members of his staff and consultants who were engaged to assist with creating the plan. Mr. Comly presented a powerpoint presentation that began with background information which included the effort of his firm and the advisory committee to review and confirm an earlier study for renovations and spatial requirements of the municipal campus. The scope of the master plan study included the confirmation of the program for the various departments at the municipal campus, an analysis of the campus site for opportunities and challenges, an assessment of the conditions of the existing buildings for future use, and the development of a site concept reflecting the best use for the site. There were four major uses on the site that were studied. Those uses included administration, police, public works and library. It was noted that a community building which was once considered for the site was tabled by the committee for possible inclusion for a different site. Mr. Comly presented a program summary outlining the existing usable square feet of each operation, space standards, the Kimmel Bogrette program spatial study and the variance between the standard space requirements and that of Kimmel Bogrette. The variance is approximately 1.5%. Therefore, the committee and architects felt that the previous spatial study matched well with the standardized space requirements. In summary, there is approximately 22,000 sq.

feet of building and it is projected that 54,000 sq. feet is required. Mr. Comly reviewed the conditions and challenges of the existing buildings and while he opined that while they were well maintained, the useful life of the buildings had expired. Mr. Comly also reviewed the current off-street parking spaces available on the Township campus and created an analysis of the Township vehicles, current employees, and projected future employees and believed the current 129 parking spaces should be increased to 188. It was noted that a good deal of the parking on the future campus would be shared by various uses at different times of the day or night. An actual master site plan was presented which would maintain the existing administration and police building in its current location, but would require building additions and parking improvements. The library and public works facilities would switch positions to relocate the public works use the farthest from the residential neighborhood, and the library structure itself could be utilized as a buffer or break between the campus and the residential neighborhood. A five phase construction master site plan was presented to help demonstrate how the new campus would be constructed, but limiting the disruption to ongoing municipal operations. A total funding budget, including construction, furniture, fixtures, and equipment might range between \$20,000,080 and \$25,000,095. In review of phases 1 and 2, which only include the library and public works buildings, the funding budget, including furniture, fixtures and equipment ranged between \$14,000,800 and \$18,000,900.

Mr. Comly was thanked for his presentation and individual members of the Advisory Committee were introduced.

Mr. Standish inquired what was meant by further documentation for the project. Mr. Comly indicated that a true site survey, including topography and geo-technical information, is required as well as schematic drawings of the buildings and the design and development of the site improvements. Mr. Gillies inquired whether construction management was included with the cost estimates. He was informed that it did not include construction management.

Mary Holland, a resident and member of the Municipal Campus Advisory Committee, thanked Vitetta for their work with the Advisory Committee.

At this time, the Board convened a public hearing to consider the request to transfer a liquor license into Springfield Township for a proposed theatre/restaurant at 1844 Bethlehem Pike (Flourtown Shopping Center).

At the conclusion of the aforementioned public hearing, the Board of Commissioners continued its regular business meeting.

Special Reports

Mr. Gillies reported that under the date of August 28, 2013, the Township received notice that the Township prevailed in a preliminary injunction involving Springfield Township, Cheltenham Transportation LLC, and Tank Car Corporation of America. Oversimplified, Cheltenham Transportation believed they could utilize the Tank Car Corporation of America property to conduct a school bus depot without the need to follow

the Township subdivision and land development code. Springfield Township objected to that assertion. A summary of the activities leading up to the issuance of a preliminary injunction by Judge Bernard A. Moore was provided. In addition, Mr. Gillies summarized a ten point draft agreement between Cheltenham Transportation and Springfield Township outlining under what conditions Cheltenham Transportation could operate a bus depot at the Giuliani property on Oreland Mill Road. It was noted that at the conclusion of the discussion, the Commissioners would authorize execution of the draft agreement between the two parties.

Ms. Peirce wished to clarify that Cheltenham Transportation was engaged by the Cheltenham Township School District and not Cheltenham Township to provide school bus service.

Christine Hesser, Orlemann Avenue, inquired whether Cheltenham Transportation had provided a copy of their lease with the Giulianis. Mr. Garrity indicated that they had not, but he would ask for a copy. It was his understanding it was a five year lease, with an additional five year option. Ms. Hesser inquired whether a letter was sent to the US EPA regarding their future monitoring. She was informed that it had been sent. She asked if there was anything the neighbors might do to assist with future review and amendments to the Township Zoning Code. The neighbors were invited to participate in any future reviews and discussions on the Zoning Code. Ms. Hesser inquired whether copies of the draft agreement would be available. Mr. Garrity indicated that the draft agreement would not be available, but the final agreement would be a court document, and therefore, a public document, and Ms. Hesser was welcome to have a copy. Ms. Hesser inquired whether a bus route was a part of the draft agreement. Mr. Garrity indicated that it was not.

Genie McClintock, Brookside Road, stated her understanding that the drainage project for Montgomery Avenue and Terminal Avenue would soon be designed then bid, and eventually construction. Ms. McClintock stated she understood that that process has begun. She was told she was correct. She inquired as to the status of the Carlisle Road detention basin, and was informed that meetings with the adjacent neighbors are currently being established.

Mr. Gillies, Chairman of Internal Affairs Committee, reported:

Motion (Harbison-Bell) carried unanimously to authorize the Township manager to execute a draft settlement agreement between Cheltenham Transportation LLC and Springfield Township which outlines the ten points under which Cheltenham Transportation may operate a bus depot at 50 Oreland Mill Road while proceeding through the land development planning process.

Motion (Gillies-Schaum) authorizing the transfer of a PA LCB restaurant liquor license #R-20937 from Lower Frederick Township, Montgomery County, to Tavern

Beverage Company, 1844 Bethlehem Pike, Flourtown, Springfield Township. Mr. Dailey asked if the motion might be amended to include conditions that would be conveyed to the PA Liquor Control Board. Those conditions included: (1) no seating shall be permitted on the exterior of the theatre/restaurant building, (2) no audio transmissions should be permitted on the existing of the theatre/restaurant building, and (3) the applicant shall obtain the approval of the Board of Commissioners for any change in the business model involving restaurant liquor license #R-20937, or any proposed transfer of restaurant liquor license #R-20937 outside of the Tavern Beverage Company or the Movie Tavern Corporations. Messrs. Gillies and Schaum accepted the amendment to the motion. A vote on the motion was 7-0 in favor of the motion.

Motion (Gillies-Peirce) carried unanimously to approve the August check reconciliation in the amount of \$901,512.95, and the September bill listing in the amount of \$583,381.50.

Motion (Gillies-Peirce) carried unanimously that in compliance with Act 205 of 1984, known as the Municipal Pension Plan Funding Standard and Recovery Act, to adopt Resolution No. 1305, a resolution pledging that the Board of Commissioners will make appropriate provisions in its 2014 proposed budget to cover the costs associated with funding the police, salaried and hourly employees pension plans for the year 2014. The current minimum municipal obligations are preliminary MMOs, which will be finalized prior to the adoption of the 2014 budget.

Mr. Gillies announced the budget meeting schedule through the adoption of the 2014 budget:

<u>Purpose</u>	<u>Date</u>	<u>Time</u>
Meeting w/Support Agencies	9/18/13	7:00 PM
Budget Workshop Meeting	10/23/13	7:00 PM
Budget Presentation	11/13/13	8:00 PM
Budget Hearing	12/11/13	8:00 PM
Budget Adoption	12/18/13	8:00 PM

All meetings will be held in the Springfield Township Building.

Motion (Gillies-Peirce) carried unanimously to engage Bee Bergvall and Company, CPA, to audit the 2013 general fund reports of the Township, and the 2013 pension plan financial reports consistent with the requirements of the Commonwealth of

Pennsylvania, and with the US Generally Accepted Accounting Principles. The costs for these services are \$17,650 to audit the 2013 general fund financial statements, a price not to exceed \$5,000 for the single audit required by the Hazard Mitigation Grant Program, and \$3,600 for the 2013 pension fund audit.

Mr. Schaum, Chairman of Public Works and Safety Committees, reported:

Motion (Schaum-Peirce) carried unanimously to acknowledge the attendance of the Flourtown and Oreland Fire Companies at the Pennsylvania State Convention and Parade in West Chester, PA, on September 28, 2013. Mr. Schaum explained that the acknowledgement is related to the Township providing vehicular liability insurance coverage for the fire companies and that the fire companies are to inform the Commissioners when they plan to leave Springfield Township for such events. He also noted that fire coverage arrangements were made during the absence of the two fire companies.

Motion (Schaum-Dailey) carried unanimously to adopt Resolution No. 1306, a resolution authorizing the execution of an agreement of sale to acquire 500 Hemlock Road, Flourtown, through the use of funds from the Pennsylvania Emergency Management Agency Hazard Mitigation Grant Program. The settlement on this Hemlock Road property is tentatively scheduled for November 1, 2013.

Mr. Standish, Chairman of Human Resources Committee, reported:

Motion (Standish-Peirce) carried unanimously to grant permission to the Susan G. Komen Foundation to utilize Cisco Park as a rest stop as a part of the Susan G. Komen 3-Day Walk through the Philadelphia region. The Foundation applied for a park permit and supplied a certificate of insurance adding Springfield Township as an additional insured.

Ms. Peirce, Chairwoman of Library Committee, had no report.

Mr. Dailey, Chairman of Zoning Committee, reported:

Mr. Dailey announced that the Zoning Hearing Board would next meet on Monday evening, September 23, 2013 at 7:00 PM in the Springfield Township Building. Mr. Dailey summarized the Zoning Hearing Board Agenda

Motion (Dailey-Bell) carried unanimously to appoint conflict counsel to represent the interest of Springfield Township through the creation of a proper record related to the Zoning Hearing Board application of 9425 Stenton Avenue. Mr. Dailey also clarified the fact that the Township need not take a position at the Zoning Hearing Board meeting in order to be a party to the proceedings. Mr. Garrity also explained

that his office could not represent the Township in this matter as his office represented the applicant in the Commonwealth Court when he was not the Springfield Township Solicitor. Therefore, he made the recommendation to the Board of Commissioners that they appoint a conflict counsel for this matter.

Mr. Harbison, Chairman of Cultural Resources Committee, had no report.

Mr. Bell, Chairman of Community Development Committee, reported:

Mr. Bell announced that during the month of August, Springfield Township residents recycled 190.8 tons of materials with a householder participation rate of 81.9%. The net cost for the month was \$8,992.43.

The Board of Commissioners excused itself from the room in order to conduct an executive session regarding the appointment of conflict counsel before the Zoning Hearing Board. Upon reconvening the business meeting, Motion (Dailey-Schaum) carried unanimously to appoint Christen Pionzio to serve as conflict counsel representing Springfield Township in the case involving 9425 Stenton Avenue.

Joan Parsons, 526 Ramsey Road, addressed the Board of Commissioners related to a seminar she attended earlier in the evening related to property taxes levied by school districts. She indicated that there was both a house bill and a senate bill in Harrisburg entitled "Taxpayers Independence Act", which is an act that provides provisions for local tax relief associated with the school district tax levies. Ms. Parsons was not certain of all the details surrounding the two bills.

Mike Lawrence, 1202 Malinda Road, addressed the Board and remarked that 54,000 sq. ft. of building coverage for the municipal complex is rather large and the Township certainly needs to address parking and stormwater management in association with this development. Mr. Lawrence also asked when he might be able to view the video recordings of past board meetings. Mr. Lawrence was informed that the recordings are posted on the Township website.

Margaret Mary Burke, Orlemann Avenue, suggested that the minutes of the Board of Commissioners meetings should be posted on the website. Ms. Burke was informed that the minutes are available on the website.

There being no further business, the meeting was adjourned at 9:30 PM.

Respectfully submitted,

Donald E. Berger, Jr.

Secretary

DEB:cmt
9/30/13