

**MINUTES OF MEETING
BOARD OF COMMISSIONERS
SPRINGFIELD TOWNSHIP**

The Board of Commissioners of Springfield Township met in regular monthly meeting on Wednesday evening, March 11, 2015, 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 with the exception of Mr. Harbison. Mr. Dailey presided.

Mr. Dailey 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.

Mr. Dailey led the Pledge of Allegiance.

Motion (Schaum-Wilson) carried 6-0, 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. Dailey announced that Mr. Harbison was unable to attend this evening's meeting due to personal business.

Special Announcement

Mr. Dailey stated that at the request of the Board of Commissioners, the Township Solicitor sent a letter to the CVS Corporation outlining what the Township understood to be the conditions surrounding the property owner terminating the leases for the Flourtown Farmers Market vendors, and requested a meeting with CVS. Mr. Garrity reported that the Board believes that the Farmers Market is a part of the fabric of the Springfield Township community, and stated the Board and community have concerns for the future of the market. The Commissioners are committed to establishing a dialog among all the parties to understand the best approach to permit the market to continue to operate at its current site, or somewhere else in Springfield Township. As a result of the letter, CVS requested a meeting with Mr. Garrity and revealed that CVS does not have any new agreements with the property owner for additional space, but had previously expressed interest in renewing their lease on Bethlehem Pike and possibly expanding. Without notice to CVS, the property owner issued the letters to the Farmers Market vendors which embarrassed CVS due the manner in which the matter was handled. CVS has pledged unspecified assistance for the Farmers Market tenants. CVS has not accepted an invitation from the Board of Commissioners to meet with the Board and discuss the matter further.

Mr. Dailey also noted that during the month, the Zoning Hearing Board granted, with conditions, several variances for 1800 and 1810 Bethlehem Pike, now known as the "Springfield", aka Sorella Rose, in order to accommodate both a residential and retail use at this site. The owners of the Springfield continue to work with the vendors of the Flourtown Farmers Market and the Township to relocate the market to their property. The next formal process for the owners is to create a land development plan for review by the Board of Commissioners.

Genie McClintock, 17 Brookside Road, thanked the Board for hosting a meeting for Brookside Road residents to learn about grant opportunities that will permit the Township to purchase Brookside Road properties located within the floodplain. She also thanked the Board for hosting a second meeting for residents who were unable to attend the first meeting. She also inquired as to the status of a grant application to modify the Hillcrest Pond for stormwater purposes. Ms. McClintock was informed that the Township Engineer is reviewing the possibilities to utilize the pond and that the grant application deadline is June 2015.

Steven Heverin, 1213 Bergan Road, addressed the Board as the Chairman of the Township Environmental Advisory Commission. Mr. Heverin indicated that the EAC endorsed the green roof concept on the proposed Township library. Mr. Heverin outlined several benefits of the green roof including stormwater management, increase in the life expectancy of the underlying roof membrane, being a good neighbor for the visual impact of the large roof, provides a sustainable design as an example to the community, promotes environmental education and is fiscally responsible over the life of the roof.

Joseph Slapinsky, 910 Harston Lane, discussed with the Board of Commissioners the proposed sidewalks along Haws lane. Mr. Slapinsky wished to inform the neighbors of the steps associated with the installation of the sidewalk and reviewed his understanding with the Board. He also inquired as to the meaning of prevailing wage rates as it relates to Township projects. Mr. Slapinsky was informed that it is a published wage rate for various job classifications utilizing both public and private wages in the region. Prevailing wage rates are utilized for government contracts over a particular dollar value. He also discussed the possibility of the property owners appealing the Township's interest in installing the sidewalks. Mr. Garrity indicated that the property owners do have that right.

Mr. Slapinsky also discussed the practical benefits of the green roof at the proposed Library insofar as ultraviolet light, heat, and punctures tend to be the three most common damages to a roof membrane for which the green roof will provide protection. Mr. Gillies accepted Mr. Slapinsky's comments, but noted that a part of the discussion will involve the financial implications for all the taxpayers in the Township.

Mr. Dailey, Chairman of Zoning Committee, reported:

Mr. Dailey announced that the Zoning Hearing Board would next meet on Monday evening, March 23, 2015 at 7:00 PM in the Springfield Township Building. Mr. Dailey summarized the Zoning Hearing Board Agenda.

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

Motion (Schaum-Gillies) carried 6-0, that the Board of Commissioners adopt the March 11, 2015 Emergency Management Plan Update. Mr. Schaum outlined the manner in which the plan was updated.

Motion (Schaum-Wilson) carried 6-0, to authorize the advertisement of an ordinance authorizing Springfield Township to perform certain improvements to Haws Lane including the widening of the roadway, curbing and the installation of sidewalk along the frontage of 350 Haws Lane and 402 Haws Lane in order to assure the safety of the traveling motorists and pedestrians along Haws Lane in the vicinity of Erdenheim Elementary School.

Motion (Schaum-Gillies) motion 6-0, to grant permission to the Wyndmoor Hose Company to conduct a fireworks display at the Township-owned Veterans Park in conjunction with their annual carnival. In addition, provisions of Section 3303.1(12) of the Springfield Township Fire Prevention Code shall be waived in order that the fireworks display may be conducted by the Wyndmoor Hose Company on Saturday, June 13, 2015. The waiver was conditioned upon the following: (1) the pyrotechnical firm and the Wyndmoor Hose Company add Springfield Township as an additional insured on their certificates of insurance for that event, and (2) the pyrotechnical firm and the Wyndmoor Hose Company work closely with the Township Fire Marshal to help prevent an accident and to create a plan of action in the event an accident does occur during the activity.

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

Motion (Gillies-Schaum) carried 6-0, to approve the February check reconciliation in the amount of \$695,699.46, and the March bill listing in the amount of \$552,591.50.

Motion (Gillies-Samtman) carried, 5-1, Gillies opposed, to authorize A. Michael Taylor, Assistant Township Manager, as one of the official signatories of the Township. Mr. Gillies suggested his opposition was related to his desire that an elected officer of the Township should sign the checks on a regular basis.

Motion (Gillies-Wilson) to authorize the inclusion of a green roof on the new Township library building with a bid alternate for both a pre-planted tray system or a plant on-site option. Mr. Gillies outlined nine benefits of a green roof. He also noted that the green roof will increase the installation cost of the roof by approximately \$352,000, but over the 50 year life cycle, the additional investment costs are reduced to approximately \$148,000 principally due to extending the life of the underlying roof membrane. Mr. Wilson made comment on the financial costs of the initial investment in a green roof but believes in the long run, the Township will benefit from the investment. He also noted that there were a multitude of environmental benefits of utilizing a green roof. He also suggested that the new Township library will not be a book warehouse, but a community library to be enjoyed by all. Mr. Gillies stated that he understands both the costs and benefits associated with a green roof. He believes it is easy to raise taxes for these improvements and not as easy to hold the line. He believes the Board should consider the additional \$352,000 of cost to all the taxpayers.

He noted that the Township did consider the neighbors as a part of this project by switching the locations of the library and the public works facilities. There may be some aesthetic benefits to the green roof, but he does not believe all the environmental benefits discussed are realized. He also suggested that the Township could plant a landscape buffer to help the visual impact for the immediate next door neighbor. Mr. Dailey stated his appreciation for the work by the Municipal Campus Advisory Committee, the EAC, and the Library Advisory Committee on the library building design and green roof. He noted that the Board of Commissioners added the design of the municipal building to the project and changed the locations of both the public works and library buildings, all of which have added costs to the project. In addition, during the construction, there will be costs associated with temporary housing of the library and municipal functions. He believes that the landscaping and stormwater management proposals will assist with some of the concerns raised for including a green roof. In addition to the aforementioned additional costs, the Township has hired bond counsel and a construction manager to assist in the overall project. He noted that he has received some input from the community, some in favor of a green roof, and some not. Mr. Standish stated his agreement with earlier comments made by Mr. Wilson and believes there is indeed an environmental benefit to be realized from including a green roof on the library building. He noted that the Township has reviewed other aspects of the proposed project, such as the water cisterns at the Public Works facility and has determined that it is not a good use of Township funds and will not be included in the project. He does not believe, from information received, that the maintenance of the green roof would be too arduous. Mr. Standish believes it is the right thing to do to include the green roof showing that the community is a forward-thinking community. Overall, the additional cost of the green roof is a small percentage of the total project. Mr. Gillies added that the green roof is not necessarily environmentally friendly given the additional steel, concrete and plastic materials that are needed to support the green roof. He noted that the money invested in the project over 50 years will not have a positive financial return for the Township. He concluded by reminding all that the Township raised taxes in 2015. Ms. Samtmann initially viewed the green roof as an emotional issue, but later considered that 1% of the project cost is still a lot of money. She would like to spend those funds on needed sidewalk on Haws Lane. Vote 3-3; Dailey, Gillies, Samtmann opposed.

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

Motion (Standish-Samtman) carried 6-0, to authorize the advertisement of an ordinance amending the Springfield Township Zoning Code map and text, and a public hearing related to the rezoning of the Lloyd tract, 1777 Willow Grove Avenue, related to the rezoning of the subject property to Cluster Residential zoning district, including amendments to the Cluster Residential district regulations. The public hearing would be conducted on the first available date of the Board of Commissioners.

Mr. Wilson reported on behalf of Mr. Harbison, Chairman of Cultural Resources Committee:

Mr. Wilson announced that during the month of February 2015, Springfield Township residents recycled 175.2 tons of materials with a householder participation rate of 75%. The net cost for the month was \$11,844.13.

Mr. Wilson, Chairman of Library Committee, had no report.

Ms. Samtmann, Chairwoman of Human Resources Committee, reported:

Motion (Samtmann-Schaum) carried 6-0, to award a contract to Sucellus Landscaping Design LLC, of Ambler, PA, for their low bid price to cut the grass in specified Township parks for the calendar year 2015 in the amount of \$14,320. There is also a second year option for calendar year 2016 at a rate of \$15,036. On February 26, 2015, the Township received proposals from six firms interested in performing the services.

Motion (Samtmann-Schaum) carried 6-0, to appoint Kerry Boccella of Harston Lane, Erdenheim, to fill an unexpired term of service as a member of the Springfield Township Parks and Recreation Advisory Committee. The current term of service shall expire May 12, 2017.

An unidentified member of the audience inquired as to the outcome of the 3-3 vote on the library green roof. Mr. Dailey stated that the motion did not carry.

Mr. Heverin readdressed the Board and asked if the library building green roof would be a bid option or will the Board move forward with a regular roof. Several Commissioners responded that the project would move forward with a regular roof.

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

Respectfully submitted,

Donald E. Berger, Jr.
Secretary