

MINUTES OF MEETING
BOARD OF COMMISSIONERS
SPRINGFIELD TOWNSHIP

The Board of Commissioners of Springfield Township met in regular monthly meeting on Wednesday evening, December 9, 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. 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-Gillies) 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. Dailey announced that the Board of Commissioners conducted an executive session at the conclusion of the December 7, 2015 meeting in order to receive legal advice from the Township Solicitor.

Mr. Dailey stated that he would like to take a few minutes to thank Commissioners Robert Gillies and Amy Samtmann for their dedicated service to the Springfield Township community. Mr. Dailey noted that Ms. Samtmann joined the Board in the Spring of 2014 after the passing of Commissioner Tom Bell. She embraced her appointment and dove directly into the issues of the Board. During the past 18 months, the Township faced some of the most complex issues in recent memory. In addition to dealing with the business of the Board, Ms. Samtmann provided daily constituent services including the creation of a survey of Township residents to gauge their needs and concerns township-wide. Robert Gillies was elected to the Board in 1999. Mr. Gillies served as past Vice President and President of the Board of Commissioners. Mr. Gillies lent his expertise in the construction field to the Township which has proven extremely valuable in the Board's decisions in land development, zoning, infrastructure, and stormwater management issues. More recently, his service was valuable as a liaison to the Municipal Campus Advisory Committee. Overall, he always looked at the impact of Board decisions on the taxpayers of the Township. In conclusion, Mr. Dailey expressed his appreciation for the support of both Ms. Samtmann's and Mr. Gillies' families during their time of service to the Township.

David Michelbacher, Redford Road, provided a brief statement of his appreciation for the years of service of Ms. Samtmann and Mr. Gillies. Mr. Michelbacher presented each with a token of his appreciation.

Christopher Tomlinson, Haws Lane, thanked Ms. Samtmann for her time and sacrifice and acknowledged the difficult situation she was placed in given the untimely passing of

Commissioner Tom Bell. Mr. Tomlinson remarked on the long term service of Mr. Gillies and his continued concern for the impact of Board decisions on the taxpayers.

Commissioners Dailey and Schaum read into the record official commendations from the United States Senate to both Commissioners Samtmann and Gillies. The commendations were sponsored by Senator Patrick Toomey.

Special Report

Mr. Dailey noted that the Board of Commissioners received notice that the US Department of Housing and Urban Development funded the Brookside Road drainage project for approximately \$133,000. Mr. Dailey provided an outline of the drainage improvements to be constructed in Brookside Road. Mr. Dailey indicated that the next steps include the creation and execution of a grant agreement and the planning, designing and bidding of the project. It is hoped that construction could begin as early as the summer of 2016.

Karen Roberts, future resident of Oreland, remarked that it did not appear that petitions would influence decisions of the Board of Commissioners on land development applications. Mr. Garrity agreed and indicated that the Board of Commissioners, when making decisions on land development applications, has legal obligations that they must attend to. Mr. Garrity indicated that legislative issues before the Board, public opinions and petitions are valuable. However, when the Board sits in a quasi-judicial function, public opinion is not as valuable as the need for the Board of Commissioners to review land developments against the Township's ordinances. Mr. Dailey commented that during the Planning Commission portion of the review of land development applications, the Planners can accept opinions and consider them as a part of their recommendation. Mr. Gillies stated that this was not the first time Mr. Garrity cautioned the Board on the legal obligations related to the review of land development applications. Mr. Dailey noted that Cheltenham Transportation had recently submitted a traffic engineering study and that study is currently under review by the Township Engineer.

Mr. Dailey, Chairman of Zoning Committee, reported:

Mr. Dailey announced that the Zoning Hearing Board would next meet on December 21, 2015 at 7:00 PM in the Springfield Township Building. Mr. Dailey summarized the Zoning Hearing Board Agenda.

Mr. Dailey remarked, with regard to the application before the Zoning Hearing Board related to 1400 Willow Grove Avenue, that the Board of Commissioners was generally in favor of the proposed use at this location. Mr. Harbison explained that this location is the old Wyndmoor Montessori School. The proposal includes conversion of the existing building into 8 dwelling units and the applicant would like to subdivide two single family dwelling lots to the rear of the property. The building is an historic building for Springfield Township, but any future school use may not be as favorable to the community as the immediate proposal.

Mr. Dailey commented that last month, the Board of Commissioners appointed two residents to fill two unexpired terms of service as members of the Springfield Township Zoning Hearing Board. The unexpired terms of service were due to expire December 31, 2015.

Motion (Dailey-Harbison) carried unanimously that the Board of Commissioners appoint Jennifer Guckin, 8809 Carlisle Road, to fill the position as the alternate member on the Zoning Hearing Board. The new three year term of service shall expire December 31, 2018.

Motion (Dailey-Gillies) carried unanimously to appoint Richard Simmons, 1902 Surrey Road, to fill a position as a full member of the Zoning Hearing Board for a new three year term of service to expire December 31, 2018.

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

Motion (Schaum-Gillies) carried unanimously to enact Ordinance No. 939, an ordinance authorizing the purchase of emergency radios and participation in a no interest loan with Montgomery County. The total value of the proposed loan for Springfield Township, which includes the Springfield Township emergency organizations, is \$419,787.

Motion (Schaum-Gillies) to enact Ordinance No. 940, an ordinance authorizing the sale of the Springfield Township sanitary sewer system to the Bucks County Water and Sewer Authority and the execution of an Asset Purchase Agreement between Springfield Township and Bucks County Water and Sewer Authority. The sale price for the sanitary sewer system is \$16,500,100. Mr. Schaum commented on the long and detailed process to consider the sale and thanked the various professional consultants who assisted the Board through the process.

Mr. Wilson stated that he was not in favor of the sale and felt the Township was rushing through the process. He suggested that it was a bad idea to shift the burden from the tax millage to the sale of the sanitary sewer system. He noted that Bucks County was required to freeze the sanitary sewer rates for two years, but after the two year period they would be free to increase the fees. He also was not convinced that the sale price was appropriate. Mr. Wilson described the Bucks County Water and Sewer Authority system that includes four plants, 100 pump systems and 1200 miles of pipe. He noted that the Upper Dublin rates doubled after their respective rate freeze period with Bucks County. He commented that there is no Springfield Township management representation working with the Bucks County system. Given the cost savings on the municipal campus loans, the sale is not necessary. Mr. Wilson made a motion to table the motion to adopt Ordinance No. 940. There was no second and therefore the motion was not considered.

Mr. Gillies made comment that the professionals estimated the value of the Township system between \$9 and \$12 million and Mr. Wilson suggested the Township would never see that value. He believes the additional income from the sale will provide an opportunity to offset the tax rate associated with capital improvements in the Township. He noted that in the past, the Township had made system improvements including manhole rehabilitation in anticipation of

offsetting fees from the City of Philadelphia but the City fees continue to increase. Regardless, he stated that most other utilities are not under municipal control and that Bucks County is prepared to operate the Springfield sewer system. Mr. Wilson stated his thought that the cost shifting will still remain higher through the sewer rental than if the sewer system was not sold. He expressed his concern with the complaints of residents and overall is concerned with the costs to residents. Mr. Dailey reviewed the fact that the evaluation process took over one year. The Township was fortunate not to have a major repair in the sanitary sewer system. While taxes may need to be raised for the municipal campus renovation project, if the system is not sold, the taxes will need to be raised plus the Township would need to be prepared for future major repairs to the sewer system. Mr. Standish expressed his concern that if the Township does not sell the sanitary sewer system and takes on the loans associated with the municipal campus renovation project, the Township will be close to its limits for borrowing. He also remarked that while the Upper Dublin sanitary sewer rates were raised considerably, Upper Dublin froze their rates for ten years and the operator merely needed to catch up on lost revenues. Mr. Schaum looks for cost savings in the economy of scale being included in the Bucks County system for such things as management, sewer equipment and sewer crews. He believes Bucks County has proven to be a responsible operator for other communities.

Vote on the motion: 6-1; Wilson opposed.

Motion (Schaum-Gillies) carried unanimously to extend a conditional offer of employment as a probationary police officer with the Springfield Township Police Department to R. Calvin Wiley, of Willow Grove, PA, with an employment date of January 11, 2016. The conditions of the appointment include successfully passing a medical and a psychological examination.

Motion (Schaum-Gillies) carried unanimously to extend a conditional offer of employment as a probationary police officer with the Springfield Township Police Department to Edward Gross, of Philadelphia. The employment date shall be May 16, 2016. The conditions of the appointment include successfully passing a medical and a psychological examination.

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

Motion (Gillies-Harbison) carried unanimously to approve the November check reconciliation in the amount of \$1,126,013.56 and the December bill listing in the amount of \$1,596,507.33.

Mr. Gillies announced that on October 22, 2015, the Township opened bids for four prime contracts as well as a specialty bid for environmental remediation for the municipal campus renovation project located at Paper Mill Road and Hawthorn Lane. The Township received 8 general contractor bids, 9 mechanical contractor bids, 7 electrical contractor bids, 8 plumbing contractor bids and 6 environmental abatement contractor bids. In addition to the base bids, 10 bid alternates were also bid. A list of the specific alternates would be made available upon request.

Motion (Gillies-Samtmann) carried unanimously to award a contract to Skepton Construction Inc., of Pennsburg, PA, for their low base bid plus bid alternate nos. 1, 2, 4, 6, 7 and 9 for a total bid price of \$15,911,000.

Motion (Gillies-Schaum) carried unanimously to reject the low bid from All States Mechanical Ltd. due to a material defect in their bid proposal. The material defect relates to an inconsistent posting of the value of their bid.

Motion (Gillies-Samtmann) carried unanimously to award the mechanical contract to Guy Cooper Inc., of Willow Grove, PA, for their low base bid plus bid alternate nos. 1 and 4, for a total bid price of \$1,778,000.

Motion (Gillies-Schaum) carried unanimously to award a contract to Boro Construction, of King of Prussia, PA, for their low base bid plus bid alternate nos. 1, 2, 5 and 7, for a total bid price of \$2,791,800.

Motion (Gillies-Samtmann) carried unanimously to award a contract to J. R. Reynolds, of Willow Street, PA, for their low base bid plus bid alternate no. 1 for a total bid price of \$1,129,500.

Motion (Gillies-Dailey) carried unanimously to award a contract to Prism Response Inc., of Drums, PA, for their low base bid plus alternate no. 1 for a total bid price of \$91,302.

Mr. Gillies summarized the total construction cost for the municipal campus renovation project at \$21,701,602.

In addition to construction costs, proposals were secured for testing, adjusting and balancing of the equipment within the buildings. Three proposals were received.

Motion (Gillies-Schaum) carried unanimously to award a contract to Butler Balancing Company Inc., of Downingtown, PA, for their low bid price of \$33,300 to provide testing, adjusting and balancing services.

The Township also secured proposals for construction testing services for soils, asphalt, concrete, steel and fireproofing. Eight proposals were received.

Motion (Gillies-Schaum) carried unanimously to award a contract to provide construction testing services to David Blackmore & Assoc., of Pottstown, PA, for a price not to exceed \$59,107.50.

Motion (Gillies-Schaum) carried unanimously to approve an amendment to the D'Huy Engineering Inc. construction management proposal to extend their scope of services to a 34 month period to provide construction management services for the municipal campus renovation project for a price not to exceed \$159,866.

Mr. Gillies summarized the total project costs including construction and soft costs at \$26,329,029. The total project was delivered \$1,230,430 under budget.

Mr. Dailey thanked the Municipal Campus Advisory Committee and all the professional consultants who helped the Township through the design and bidding process.

Mr. Gillies announced that the Board of Commissioners will close the business of 2015 and adopt the 2016 budget at a meeting scheduled for December 16, 2015 at 8:00 PM in the Springfield Township Building.

Motion (Gillies-Samtman) carried unanimously to authorize the advertisement of a draft ordinance establishing a defined contribution pension plan for new salaried employees.

Mr. Gillies announced that the meeting schedule for all the township boards, commissions and committees in 2016 will be similar to that of 2015, with two exceptions. Those two exceptions are: (1) the Board of Commissioners business meeting will begin at 7:30 PM on the second Wednesday of each month, and (2) the workshop meeting of the Board of Commissioners will begin at 7:00 PM on the Monday preceding the second Wednesday. Both of the aforementioned meetings currently commence one-half hour later. The 2016 meeting schedule will be duly advertised, posted on the Township website and copies are available in the office of the Township Manager.

Mr. Gillies announced that during the municipal campus renovation construction period, the municipal offices including the police will be temporarily relocated. After several months of consideration, suitable office space for the Police Department was found at 717 Bethlehem Pike, Erdenheim.

Motion (Gillies-Schaum) carried unanimously authorizing the execution of a lease for temporary police offices with MC 260 NYD L.P. to lease 3000 gross square feet in suites 100, 110/120, and 140 at 717 Bethlehem Pike, Erdenheim. The term of the lease is for two years at a rate of \$3,000/month. The lease may be extended on a month to month basis up to an additional six months at \$3,000/month.

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

Motion (Standish-Gillies) carried unanimously to adopt Resolution No. 1362, a resolution denying the preliminary/final land development plan of the Tank Car Corporation of America and Cheltenham Transportation LLC related to 1725 Walnut Avenue, Oreland. The land development plans were prepared for Cheltenham Transportation LLC by ProTract Engineering Inc. consisting of a plan set of 6 sheets dated April 9, 2015. The Resolution contains 21 points identifying specific sections of the Springfield Township Zoning Ordinance, Subdivision and Land Development Ordinance, and the Stormwater Management Ordinance with which the plans do not comply. The developer has failed to revise the plans to address issues not in compliance with the Township Code, which were outlined in a letter from the Township Engineer dated July 6, 2015. In addition, on

October 30, 2015, Springfield Township condemned the subject property and is now the legal owner of the property and, therefore, the developer lacks standing to proceed with its application for land development approval for 1725 Walnut Avenue, Oreland.

Motion (Standish-Gillies) carried unanimously to accept a letter dated November 23, 2015 from Jim Cassidy, owner of 902 Pleasant Avenue, extending the 90 day subdivision plan review period without limitation as to time for the proposed five lot residential subdivision located at 902 Pleasant Avenue, Wyndmoor.

Mr. Harbison, Chairman of Cultural Resources Committee, reported:

Mr. Harbison announced that during the month of November 2015 Springfield Township residents recycled 188.9 tons of materials with a householder participation rate of 76.2%. The net cost for the month was \$10,786.08.

Mr. Wilson, Chairman of Library Committee, reported:

Motion (Wilson-Gillies) carried unanimously to reappoint Ramona Salotti and Marianne Sunderland to new three year terms of service as members of the Springfield Township Library Advisory Committee. The new terms of service shall expire December 31, 2018.

Ms. Samtmann, Chairwoman of Human Resources Committee, had no report.

There being no further business, the meeting was adjourned at 8:55 PM.

Respectfully submitted,

Donald E. Berger, Jr.
Secretary