

**WHITEMARSH TOWNSHIP BOARD OF SUPERVISORS
PUBLIC MEETING MINUTES
February 25, 2016**

A Regular Monthly Meeting of the Whitemarsh Township Board of Supervisors was called to order on Thursday February 25, 2016 at 7:00PM in the Whitemarsh Township Building, 616 Germantown Pike Lafayette Hill, Pennsylvania.

Supervisors Present: Amy Grossman, Chair; Missy Sterling, Vice Chair; Laura Boyle Nester; Robert R. Hart and James A. Totten

Also present: Richard L. Mellor, Jr., Township Manager; Sean P. Kilkenny, Esquire, Township Solicitor; Charles L. Guttenplan, AICP and James C. Sullivan, P.E., Township Engineer.

PLEDGE OF ALLEGIANCE AND A MOMENT OF SILENCE FOR TROOPS SERVING HERE AND ABROAD

SWEARING-IN CHIEF OF POLICE - Christopher P. Ward

Chair Grossman thanked those attending the swearing in of Chief Ward. She spoke of his history as an officer in the Police Department in Whitemarsh Township and his ties to the community of Whitemarsh Township.

On a motion by Supervisor Sterling, seconded by Supervisor Nestor (Vote 5-0) the Board of Supervisors appointed Christopher P. Ward as Chief of Police of the Whitemarsh Township Police Department.

District Justice Deborah Lukens swore in Chief Ward. His wife Sandy and his children Cassandra, Samantha and Christopher assisted with the swearing-in.

Chief Ward stated he was honored and humbled by the appointment and thanked the Board. He spoke of the officers and colleagues in the Police Department and stated they are some of the best and the brightest and will make his job easier.

ANNOUNCEMENTS

Supervisor Sterling announced:

UPDATE TO THE TOWNSHIP ELECTRONICS PROGRAM

For the convenience of our residents, the Township has changed the electronics collection program from a drop-off program to a PICK UP program. The Township Public Works Department will pick up electronics left out on the front curb of the residence (just like trash collection) on designated dates throughout the year. The next pick up date is WEDNESDAY, APRIL 20, 2016. For more information on the recycling pick up program, visit the Township website.

APPROVAL OF MINUTES

- 1. February 11, 2016**

On a motion by Supervisor Nester, seconded by Supervisor Hart (Vote 5-0) the Board of Supervisors approved the February 11, 2016 meeting minutes.

PUBLIC HEARINGS

BOARD PUBLIC DISCUSSION ITEMS

1. DVRPC Street Light Upgrade Program

Mike Bayesa, Johnson Controls, Inc., made a presentation about the regional street light procurement program. He spoke about the Guaranteed Savings Account (GSA) funding option with the Pennsylvania Sustainable Energy Finance Program (PennSEP) and the monetary savings in energy usage from the conversion to LED lights that DVRPC has been coordinating to obtain the most competitive pricing available. He spoke about the Preliminary Audit performed by Johnson Controls, Inc. based on existing usage and inventory data provided by the Township. He stated the audit included various projections for LED purchase and conversion costs, loan payback period and costs for the investment grade audit, which will provide a more in depth analysis of the Township's current electricity usage and inventory to ensure that the Township is maximizing on all energy savings opportunities.

Supervisor Hart asked how many municipalities in Montgomery County have joined. Mr. Bayesa stated it is expected that 95% of municipalities in the area will join.

Tom Sivel (Whitemarsh resident) asked what relationship does Johnson Controls have with PECO. Mr. Bayesa said there is no working relationship. Mr. Sivel asked about the PECO poles. Mr. Mellor interjected the Township took ownership of all of the street lights and poles.

Linda Doll (Fairway Road) asked about the issue with LED lights in the ice and snow. Mr. Bayesa explained an LED is not hot, but the power going to the bulb is hot in order to deal with ice and snow.

Supervisor Totten asked about the controls. Mr. Bayesa explained in a large municipality with street light decoration it may be cost effective, but not for the number of traffic and street lights in the township. Mr. Mellor explained it was discussed by Staff as a want as opposed to a need. Once the numbers were presented, it is not something the township needed.

Mr. Kilkenny asked what would happen in an emergency situation. Mr. Bayesa explained in an emergency situation there will be a direct line of communication with the light. He stated the Police Chief in another municipality said if there would be a shoot-out and personnel was surrounding the house would it be possible to dim the lights around the house. Mr. Bayesa said yes, it would be possible to dim the lights.

Supervisor Nester stated this was discussed at the Environmental Advisory Board and it was very well received by the Board.

ACTION ITEMS

Ordinances

None

Resolutions

None

Motions

1. DVRPC Street Light Upgrade Program - Johnson Controls Initial Audit

On a motion by Supervisor Nester, second by Supervisor Sterling (Vote 5-0) authorized Johnson Controls, Inc. to perform the Investment Grade Audit in the amount of \$25,623 in order to obtain a more detailed and accurate price projection for the Township's conversion to LED streetlights under the DVRPC LED Streetlight Conversion Program.

2. Waiver of Damage Rights - 829 Spring Mill Avenue – Parking in the Right-of-Way

Mr. Guttenplan explained the owners of the townhouse at the corner of 829 Spring Mill Avenue would like to install two off-street parking spaces off Sandy Street. There is an old curb cut and remnants of pavement in the location and the curb cut is more than wide enough to accommodate both spaced. He stated the two spaces will encroach into the ultimate right-of-way.

On a motion by Supervisor Hart, second by Supervisor Nester (Vote 5-0) approved a waiver of damage rights for off-street parking in the ultimate right-of-way at 829 Spring Mill Avenue.

3. Advertisement of an Ordinance to Purchase Real Estate - Joshua Hill, Inc./Joshua Road

Mr. Mellor explained the opportunity to purchase the 11.63 acre parcel is located on Joshua Road between National Label and Andorra Woods.

Mr. Mellor explained the background, the Township entered into a settlement agreement for the property in 2007. As a result of the property being located in the LIM – Limited Industrial Zoning District, the agreement provided a plan to permit 36 single-family attached dwelling units which would be marketed as age-targeted for 55 and over. Due to environmental issues at the site and as part of the agreement, the owner was required and has obtained the necessary Pennsylvania Department of Environmental Protection Act 2 clearances for the property. This parcel is near the 50 acres of Kline Park dedicated by National Label as well as the 7.5 acres of open space being dedicated to the Township as part of The Oaks at Lafayette Hill townhouse development. If you include the 23-acre Gambone Tract and 25-acre Cedar Grove Park the Township will control a total of approximately 117 acres of open space in this area of Whitemarsh, if this parcel is purchased.

He stated the Township recently commissioned an appraisal of the property to determine the fair market value. Based on the appraisal, an offer of \$2,000,000.00 was made to the property owner for the fee simple acquisition of the property. This offer was accepted with the request that settlement occur no later than April 1, 2016. In order to accommodate this request, we are recommending the ordinance be approved for advertisement at the Board during this meeting.

Supervisor Sterling stated she believes the residents of that area will be happy to see that space preserved.

Supervisor Hart stated he believes the piece of property is really important for that area. He stated the area is densely populated with Andorra Woods townhomes and the recently approved townhome development, the Oaks. He said given the opportunity to purchase the parcel made sense.

On a motion by Supervisor Hart, second by Supervisor Sterling (Vote 5-0) authorized the advertisement of an Ordinance for the purchase of real estate for the property known as Joshua Hill on Joshua Road.

4. Re-Advertisement of Ordinance Amendment - Reserved Handicap Parking

Mr. Mellor explained there was a technical mistake made when the Board approved the handicapped parking previously. He said the original ordinance had the measured direction of the sign was incorrectly listed as “westerly” and should read “easterly”.

On a motion by Supervisor Sterling, second by Supervisor Hart (Vote 5-0) authorized the re-advertisement of the Reserved Handicap Parking Ordinance Amendment for 916 East Hector Street.

5 Escrow Release No. 1 - Toll Brothers/The Oaks at Lafayette Hill/Cedar Grove Road

On a motion by Supervisor Nester, second by Supervisor Totten (Vote 5-0) authorized escrow release #1 for Toll Brothers/The Oaks at Lafayette Hill, Cedar Grove Road in the amount of \$116,070.75.

6. January 2016 Expenditures and Payroll and Pension Plan Paid Costs

On a motion by Supervisor Sterling, second by Supervisor Nester (Vote 4-0, Supervisor Hart recused) approved expenditures totaling \$839,464.28; payroll totaling \$597,181.40 and pension paid costs totaling \$8,400.06 for January 2016.

AMEND AGENDA

On a motion by Supervisor Hart, second by Supervisor Nester (Vote 5-0) the Board of Supervisors amended the agenda to add an action item.

7. Resignation of Supervisor Robert R. Hart

Chair Grossman said tonight is an emotional evening. She shared her thoughts about Supervisor Hart. Each member of the Board, Rick Mellor, Township Manager and Sean Kilkenney, Township Solicitor spoke about his hard work and dedication to the residents of Whitemarsh Township. Mr. Guttenplan, Director of Planning and Zoning and James Sullivan, Township Engineer also thanked Supervisors Hart. They all thanked him for his service to the Township. The Board presented Supervisor Hart with a clock and a plaque.

Linda Doll (Fairway Road) thanked Supervisor Hart for his work on the Board.

Joe Gale (County Commissioner and resident) on behalf of the County Commissioners thanked Supervisor Hart for his service and wished him the best.

Eileen Behr (LaFrance Road) thanked him for his service.

Tom Sivel (resident) thanked Supervisor Hart for his service.

Supervisor Hart thanked everyone he served with over the years, staff and residents.

On a motion by Supervisor Totten, second by Supervisor Sterling (Vote 5-0) accepted the resignation of Robert R. Hart as Supervisor for Whitmarsh Township effective March 1, 2016.

PUBLIC COMMENT PERIOD

None

BOARD MEMBER COMMENTS

Supervisor Sterling thanked Mr. Mellor and staff for the fantastic job they did during the storm of 2016 to keep the residents safe and plowed.

ANNOUNCE EXECUTIVE SESSION

Chair Hart announced the Board of Supervisors held an Executive Session before the public meeting where the Board discussed personnel.

ADJOURNMENT

On a motion by Supervisor Nester, seconded by Supervisor Totten, the meeting was adjourned at 8:45 PM.

Respectfully submitted,

Richard L. Mellor, Jr.
Township Manager