

UPPER MORELAND TOWNSHIP
Community Development Committee
May 21, 2018 - Meeting Minutes

Community Development Committee Members - Commissioner and Chair Joseph A. Lavallo; Commissioners Kip McFatridge and Kevin Spearing; Paul E. Purtell, Director of Code Enforcement; David Elsier, Director of Public Works

I. Moment of Silent Meditation:

- Commissioner Lavallo requested a moment of silence to remember all those and their families who fell victims of gun violence in our country over the past week. He quoted Mother Theresa, winner of the 1979 Nobel Peace Prize and canonized a saint in 2016, by stating, "if we have no peace, it is because we have forgotten each other".

II. Pledge of Allegiance

III. Call to Order - The meeting was called to order by Commissioner and Chair Joseph A. Lavallo at 7:00 p.m.

IV. Presentations/Announcements:

A. Mr. Dodies announced that the Township is the recipient of two grants:

1. \$195,000 was awarded by the Montco 2040 Initiative for use in the construction of the Fair Oaks Park stormwater detention facility. Thanks was given to Gilmore & Associates for preparing the application. The Township's award is the second in three years from the Montco 2040 Initiative. \$200,000 was previously received from the State. Based on the cost estimate of \$600,000, there is now approximately \$400,000 in grant funding available for this project.
2. \$55,000 was received from the State for the Recycling Program.

V. Roll Call: Commissioner and Chair Lavallo, Commissioners Spearing and McFatridge. Members: Messieurs. Elsier and Purtell. Also present: Erik Garton, Township Engineer; David A. Dodies, Township Manager; Jennifer Prior, Township Solicitor.

VI. Approval of Minutes – April 9, 2018 meeting minutes were unanimously approved as submitted.

VII. Acceptance and Approval of the following reports:

A. Code Enforcement Department Reports - Nothing to report.

B. Public Works Department Report:

- Commissioner Spearing inquired on the status of paving Maryland Road. Mr. Elsier stated that it will be paved without using concrete.
- Commissioner Lavallo inquired on the status of Madison Road and Russell Road spur and if the weather has affected the paving application. Mr. Elsier stated that the milling contractor is two days behind schedule.

C. Public Works Recycling Report - Nothing to report.

D. Engineer's Report - Erik Garton, Gilmore & Associates, provided the following updates:

- Growing Greener Grant will be pursued to make up for the balance of funding the Fair Oaks Park stormwater detention facility project.

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- Plans are being prepared for the parking lot expansion at Mason's Mill Park and recommendations for waiver of land development to present at a future Community Development Meeting.
 - Commissioner Spearing inquired on the status of the maintenance agreement of the streambank at the YMCA development at Davisville Road. Mr. Garton will provide an update at at future Community Development Meeting.
- E. Landscape Architect's Report - Commissioner Lavalley read the list of updates from McCloskey & Faber.
 - Commissioner Lavalley inquired on the status of 2405 Maryland Road. Mr. Purtell stated that the grading permit application has been received, reviewed and is awaiting issuance upon confirmation of a site contractor. Construction drawings have not been received, however, the developer is concentrating on completing approximately six months of site work. All other approvals have been received.
- F. Traffic Engineer's Report: Commissioner Lavalley and Mr. Dodies reviewed the list of updates from McCloskey & Faber.
- G. Upper Moreland School District – Construction/Other Items:
 - Commissioner Lavalley commented on an article from the Washington Post and a statement made by the Lieutenant Governor Dan Patrick of Texas, regarding safety concerns at school buildings that experienced recent school shootings in Florida and Texas. Commissioner Lavalley stated that safety with public buildings is a huge topic and would like to discuss these issues with the School District at at future Community Development Committee Meeting.
 - Commissioner Spearing commented that he has attended meetings with the School District, Chief Michael Murphy and Lieutenant Timothy Troxel to discuss preparedness solutions.
 - Commissioner Lavalley stated that he will contribute his time as a professional and as a Commissioner to facilitate safety measures in school and public buildings.
 - Donald Warner, 437 Tanner Road, commented that he was previously Chairman of the Facilities and Maintenance Committee and stated that the School District has been diligently working on safety issues for over 10 years.
 - Thomas McLaughlin, a resident of Mill Road, commented on blast proof materials for windows.
 - Commissioner Scull commented that the real issue is the right to have guns.
 - Commissioner Whiting commented that the Florida shooter and other individuals who have carried out this type of violence, were experiencing mental health issues, which needs to be recognized and addressed.
 - Commissioner Lavalley thanked everyone for their comments. He stated that there are many components to the problem and that his focus is on the safety of buildings.
- H. Horsham Land Redevelopment Authority {HLRA} – to monitor status of redevelopment of former Willow Grove Naval Air Station property:
 - Mr. Garton and Commissioner Lavalley commented on a recent Intelligencer newspaper article that Warminster, Warrington and Horsham municipal authorities have sued against the manufacturer of the firefighting foams that were released during accidental hanger and training exercises.

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- Commissioner Lavelle commented that there was an article in the Philadelphia Inquirer concerning the Environmental Protection Agency wanting to block a report on the military water contamination.
 - Commissioner Spearing commented that the biggest discharge of Perfluorooctane acid (PFOS) and Perfluorooctanoic acid (PFOA) are directly from the military base into the sanitary system by orders from the Department of Environmental Protection. Horsham has been monitoring their facilities' discharges and concentrations have been receding due to government intervention to control the contaminants.
- I. Environmental Advisory Council (EAC): Lynette Saunders, Chairman, provided the following updates:
- "Ready For 100", a group that promotes townships to declare switching to 100% renewable energy, was presented by Bill Sabey and the EAC decided that it will initiate a campaign to promote energy conservation within the Township and will be discussed at a future EAC meeting.
 - Outdoor Environmental Education Center conducted two school field trips and held two community presentations on stormwater that meet the requirements of the Department of Environmental Protection Grant.
 - Two learnings stations were installed and 18 learning stations are anticipated between the Library and Veterans Memorial Park. Additional grants will be pursued in order to complete a story area behind the Library.
 - In conjunction with the relocation of the train station to the area of Veterans Memorial Park, the EAC suggests that the Park's educational signage be funded by SEPTA. Commissioner Lavelle stated that Commissioner McFtridge has been in contact with SEPTA and suggested that the EAC attend a future Community Development Meeting with SEPTA in order to present their requests.
 - "Roll-N-Stroll" was held on May 5, 2018 where information was distributed on native plants, Bird Town and the EAC. Children also planted native-milkweed to take home.
 - Storm drain labeling will be rescheduled due to rainy weather.
 - Members attended a Pennsylvania Land Trust conference and learned more about Project Learning Tree, which is an initiative with the Outdoor Environmental Education Center.
 - Growing Greener presentation will be held at the Library on June 2, 2018 at 10:30 a.m., and will discuss butterflies, hummingbirds and plants.
 - Commissioner Spearing commented in regards to additional funding for Fair Oaks Basin and requested that the EAC provide feedback on how to best install an Audubon feature in the basin.
- J. Pennsylvania Review Advisory Council - Commissioner Lavelle provided the following updates:
- An Advisory Board report was submitted on May 1, 2018 to Governor Wolf's office to update the 2015 Statewide Building Code.
- K. Upper Moreland Historical Commission - Susan Worth La Manna, Member At Large, provided the following updates:
- The annual Educational Event will be held on September 30, 2018 and there will be a tour starting at Boileau Park.
 - Ms. LaManna commented that Willow Grove was in need of redevelopment and noted how work is being performed in keeping with the historical aspects of the area.

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- Commissioner Scull suggested creating a new ordinance that preserves architecturally significant buildings and also suggested creating an ordinance that requires developers commit a half percent to historical preservation in Upper Moreland.
- Commissioner Spearing commented that it is difficult to recommend an ordinance that protects commercial buildings that deteriorate over time without the Township's means to properly fund their maintenance. Commissioner Lavelle stated that standards are enforceable through the Property Maintenance Code. Commissioner Scull stated a brief summary of the current ordinance and stated that there was no prior consideration for the historical buildings being demolished for the new development of the Station At Willow Grove.

VIII. **Land Development/Subdivision** - Nothing to report.

IX. **Old Business:**

- A. James Faber, McCloskey & Faber, P.C. - Update on draft ordinance of Native Plant Species – Information will be presented at a future Community Development Committee Meeting.
- B. James Faber, McCloskey & Faber, P.C. - Update on recommendations for Veteran's Memorial Park Fountain - Information will be presented at a future Community Development Committee Meeting. Commissioner Lavelle stated that fountains in other municipalities are conventionally constructed and it is difficult to find the appropriate kit to fit this particular application.

X. **New Business:**

- A. **15 Woodlawn Avenue – Request for waiver from requirement to complete full lane restoration for Road disturbance resulting from Sanitary Service Connection.** The Committee directed Solicitor to draft a resolution for consideration at the June 4, 2018 Regular Meeting of the Board of Commissioners, that will require the restoration of the trench in the roadway according to Township Code specifications. A fee will be imposed to be paid to the Township for cost to mill and pave the same area in 2019, when the street will be milled and paved by Aqua on one side and the Township Public Works Department on the other.
 - Commissioner Scull commented on the responsibility of the cost and Commissioner Spearing stated that the previous property owner would be held responsible for the cost.
 - Commissioner Lockard commented that the property owner should not be charged for this large, unexpected expense which could pose a hardship, since the Township is already planning to mill and pave the roadway as part of future road maintenance. Commissioner McFtridge stated that the contractor may have already charged the property owner and they are just now submitting a waiver request to save costs. He further added that this information might be found on the permit.
- B. The Committee moved for action at the June 4, 2018 Regular Meeting of the Board of Commissioners, the proposed **Renovations to the Police Department Detention Facility and Evidence & Storage Garage**, as outlined in Chief Murphy's memorandum dated April 10, 2018.
 - Chief Michael Murphy summarized the premise, costs of construction and scope of work, which will create secure detention areas within the Police Department facility.
 - Commissioner Spearing inquired whether the work is an overlap of previous discussions and existing conditions. Chief Murphy stated that any additional

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equipment and replacements would integrate into the current system and be installed by the same contractor.

- Commissioner Spearing inquired on the benefits of accreditation. Chief Murphy stated that by operating under established standards, policies and best practices of the profession, based upon the Pennsylvania Law Enforcement Accreditation Commission (PLEAC) system, which has approximately 140 standards, the Police Department, municipality and officers are protected against legal liability. Fees are reimbursed to the Police Department by their insurance carriers in support of participating in the program.
 - Commissioner McFatrige inquired if there are any additional needs to proceed with the accreditation. Chief Murphy stated that the applications have been completed, policy has been reviewed and returned to his office and ready for a secondary review by the Township Manager, Human Resources, labor attorneys, work management and civil service attorneys, then proofs of compliance will be collected to submitted. A response is expected within 12 months.
 - Commissioner McFatrige inquired if there are other police departments in the area that are not accredited. Chief Murphy stated that Hatboro is not accredited, but all other police departments in the area are accredited.
 - Mr. Dodies stated that the Bond Issue will fund the renovations and inquired on plans to pay for design and need for bidding. Chief Murphy stated that he will seek the advice of the Township Solicitor prior to moving forward. Commissioner Lavallo suggested compliance with Davis-Bacon Act for prevailing wage determinations when utilizing public funds. Ms. Prior will meet with Chief Murphy to discuss these issues.
 - Commissioner Lavallo inquired with Mr. Purtell if there are Code compliance issues on the proposed renovations. Mr. Purtell stated that the renovations will comply with International Building Code (IBC) requirements.
 - Commissioner Lavallo inquired on the managing of contractors with the renovations. Chief Murphy stated that Matt Hocker will assist in managing the contractors. Mr. Dodies noted that use of professional services may be required for this project.
- C. The Committee directed the Solicitor to draft a resolution for consideration at the June 4, 2018 Regular Meeting of the Board of Commissioners, that grants a **request for waiver of a 12-month extension of time for 2405 Maryland Road Owner, LLC, on the permitted time limit for use of portable units, dumpsters and trailers kept on construction site at any one time.**

XI. **Other Items** - Nothing to report.

XII. **Redevelopment:** Karen Houck, Chair, provided the following Revitalization Task Force report updates:

- Mike Narcowich, Principal Planner II for Montgomery County Planning Commission, requested that the Task Force meet every other month to finish the Comprehensive Plan. The public is invited to participate in the next meeting on June 27, 2018, 7 p.m., in the Township Building where they will review the Implementation Plan for action items and to create a prioritization recommendation list. Mr. Narcowich is seeking additional time for expert peer review at the Commission while meeting deadlines. A draft presentation will

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be provided in the Fall to the Community Development Committee for review and approval.

- The Committee was agreeable to allowing extra time to complete a draft and meet the deadlines of the Comprehensive Plan.
- The Task Force would like to use the Comprehensive Plan to create a marketing document to private sector developments and bring attractive projects to the Community Development Committee.

XIII. Visitor Comments:

- Thomas McLaughlin, a resident of Mill Road and member of the Police & Fire Civil Service Commission, commended the Second Alarmer's and the Police Department for their timely and professional response to a sick individual during the 9 a.m. Mass held on May 20, 2018, at St. David's Church.
- Mr. Purtell stated that he received a request today from the School District for a waiver of permit fees to replace the roof at the Upper Moreland Middle School and the Committee directed the Township Solicitor to prepare a resolution for consideration at the June 4, 2018 Regular Meeting of the Board of Commissioners.

XIV. Commissioner Comments:

- Commissioner Lavallo announced that the June Fete will be held on June 7, 8, and 9, 2018.

XV. Adjournment - There being no further business to discuss, the meeting was adjourned at 9:15 p.m.

Respectfully submitted by Kathleen Kristire.