

special meeting to receive proposals from qualified bidders on the proposed sale of the sanitary sewer system was held by the Board of Commissioners of Upper Dublin Township on Tuesday, April 17, 2001, in the Township Building; William Gift presiding.

In attendance were Commissioners Herold, Gift, Pesavento, Cassidy and Derr. Also present were Paul Leonard, Township Manager, Jonathan Bleemer, Finance Director, Chuck Oyler, Public Works Director, and Bob Jones and Howard Woods, Bond Counsel.

Mr. Gift convened the meeting at 7:00 p.m. by asking those present to pledge allegiance to the flag.

Mr. Gift stated that this is a special meeting of the Board of Commissioners to receive proposals from qualified bidders on the proposed sale of the sanitary sewer system. Two bidders were properly qualified: Suburban Wastewater Company, Inc. and Bucks County Water & Sewer Authority.

Upper Dublin Township has been very deliberate in its consideration of the future of the sanitary sewer system. The proposed sale of the system was advertised in January. The Township received expressions of interest from fourteen potential bidders and issued contract documents to those firms and public agencies on February 12th. A pre-proposal conference was held on February 26th with seven of the fourteen entities formerly registered to participate in the bid process. These seven firms exercised their opportunity to inspect the Township's facilities and review the records of the system. Ultimately, two entities submitted complete qualifications statements required by the Instructions to Bidders. Suburban Wastewater Company of Bryn Mawr, Pennsylvania, and Bucks County Water & Sewer Authority of Warrington, Pennsylvania were properly qualified and were invited to offer proposals at this meeting.

The procedure followed this evening was described in the Instructions to Bidders dated February 12th. The bidders were asked to provide the bid security described in the Instructions. Each bidder was asked to submit a bid security in the amount of \$20,000.

Proposals from the qualified bidders were then submitted to the Board of Commissioners. Messrs. Jones and Woods reviewed the submissions to assure that they comply with the requirements of the Instructions.

Bids were then opened and approved by Messrs. Jones and Howard. The highest bidder was Bucks County Water & Sewer Authority in the amount of \$20,000,000. The low bidder of \$5,750,000 was offered by Suburban Wastewater Company.

Because no additional bids were submitted, the auction process was closed. The Board of Commissioners will take the proposals under advisement.

Ample opportunity for public comment on the proposed sale of the sanitary sewer system will be accomplished via public meetings scheduled on April 25th, May 9th and June 13th at 7:00 p.m. in the main meeting room of the Township Building.

ADJOURNMENT:

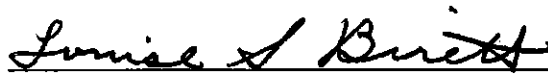
Mr. Pesavento motioned, with Mrs. Herold seconding, to adjourn the meeting at 7:08 p.m.

VOTE ON MOTION

ALL YES

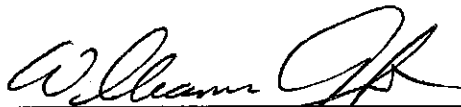
MOTION CARRIED

Respectfully submitted,



Louise S. Birett, Recording Secretary

ATTEST:



William Gift, Chairperson

A hearing to discuss the proposed sale of the sanitary sewer system was held by the Board of Commissioners of Upper Dublin Township on Wednesday, May 9, 2001, in the Township Building; William Gift presiding.

In attendance were Commissioners Bryers, Mermelstein, Herold, Gift, Pesavento, and Derr. Also present were Paul Leonard, Township Manager, Bob Jones, Bond Counsel, and Howard Woods, Consultant.

Mr. Gift opened the meeting by asking those present to pledge allegiance to the flag.

Mr. Gift said this is the second of three public hearings to discuss the proposed sale of the Upper Dublin Wastewater Treatment Plant, with the primary purpose to receive a presentation from the apparent high bidder for the purchase of the Upper Dublin Township Sanitary Sewer Systems, Bucks County Water and Sewer Authority.

Mr. Ben Jones and Mr. Jeffrey P. Gardner, the Solicitor for the Authority made a lengthy presentation to the Board of Commissioners detailing their proposal. A copy of that proposal was, upon request of the Board of Commissioners incorporated into the official record for this matter and would also be included in any potential closure agreement for the sale.

Questions and comments from the public focused on ongoing sewer projects on Fort Washington Avenue and the pre-existing hookup permits for the Miller property on Camp Hill Road.

ADJOURNMENT:

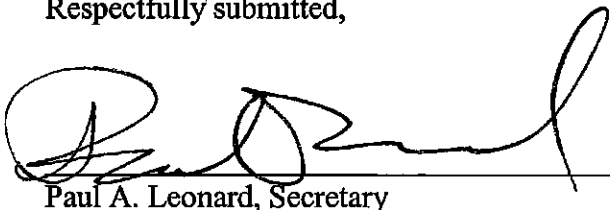
Upon motion and approval of the Board of Commissioners the meeting was adjourned at 8:20 p.m.

VOTE ON MOTION

ALL YES

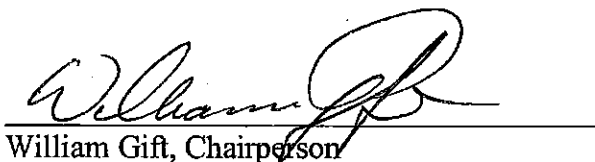
MOTION CARRIED

Respectfully submitted,



Paul A. Leonard, Secretary

ATTEST:



William Gift, Chairperson

A Special Meeting of the Board of Commissioners of Upper Dublin Township was held on Tuesday, May 29, 2001 in the Township Building; H. William Gift presiding. In attendance were Commissioners Bryers, Mermelstein, Herold, Gift, Pesavento, Cassidy, and Derr. Paul A. Leonard, Township Manager and Jonathan Bleemer, Assistant Township Manager; were also present.

Mr. Gift convened the meeting at 6:30 p.m. by asking those present to pledge allegiance to the flag.

Cynthia R. Bergvall from Bee, Bergvall & Co., Certified Public Accountants presented the 2000 Financial Analysis. Ms. Bergvall reviewed the General Fund Operations, Tax Revenues-General Fund, Total Revenues-All Funds, Expenditures-General Fund, Expenditures-All Funds, Fund Balances and Capital Project Funds-Outlays.

Ms. Bergvall responded to several questions from Commissioners and stated that the revenues and expenditures have increased side by side. Approximately one-half of the townships' revenue comes from taxes, one-quarter from fees, permits, licenses, and assessments and one-quarter comes from grants and interest.

The Public Safety area represents the majority of expenses in the budget and as expected, has been steadily increasing. Our capital outlays have been constant and Ms. Bergvall recommended that we "Stay the Course."

The impact of anticipated declining revenue from the Earned Income Tax was discussed. Staff advised that alternatives to this eroding revenue base included raising taxes, charging higher and more user fees and/or reducing services.

The GASB (Governmental Accounting Standards Board) implementation is looming and will include a significant change in municipal financial statements. The plan is to have public sector statements move closer to the business world. Additionally, things like roads, sewer systems and other infrastructure would have to be valued and included on the books.

Mr. Bergvall reviewed their March 1, 2001 Management letter. Their examination included Escrow Management, Bid Procedures, Grant Management, Accounting Operations Manual, Fund Balance Policy and the Tracking of Delinquent Real Estate Taxes.

Discussion Items:

- Mr. Bryers suggested language to stop action on a project if a developer's escrow account is insufficient. Additionally he suggested adding language to the developer's agreement to provide for interest assessments for any late escrow payments.
- Mr. Bleemer stated that bid procedures and timing issues would be addressed and corrected.
- Mr. Bleemer will provide information on a \$25,000 Grant from the Pennsylvania Department of Community and Economic Development.
- Mr. Pesavento asked that the Fund Balance Policy come through the Finance Committee.

ADJOURNMENT:


Mr. Derr motioned, with Mr. Mermelstein seconding, to adjourn the meeting at 7:00 p.m.

VOTE ON MOTION

ALL YES

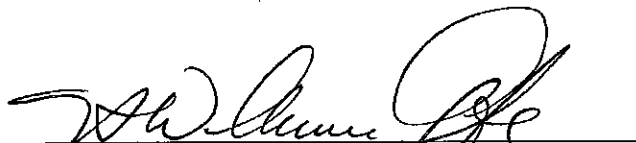
MOTION CARRIED

Respectfully submitted,



Frances S. Amey, Recording Secretary

ATTEST:



H. William Gift, Chairperson

A third hearing to discuss the proposed sale of the sanitary sewer system was held by the Board of Commissioners of Upper Dublin Township on Wednesday, June 13, 2001, in the Township Building; William Gift presiding.

In attendance were Commissioners Bryers, Herold, Gift, Pesavento, and Derr. Also present were Paul Leonard, Township Manager, Jonathan Bleemer, Assistant Manager, Bob Jones, Bond Counsel, and Howard Woods, Consultant and various representatives of the Bucks County Water and Sewer Authority, press and members of the public.

Mr. Gift opened the meeting by asking those present to pledge allegiance to the flag.

Commissioner Gift reviewed documents available to the public including a question and answer sheet and a summary of the auction and sale process as it was developed.

Also presented was a letter dated June 13, 2001 from Bucks County Water and Sewer Authority (BCW&SA) providing additional detail requests by the Board of Commissioners. BCW&SA was requested to provide copies of their strategic plan. Commissioner Bryers also asked for a list detailing what improvements BCW&SA would contemplate deferring at the Wastewater Treatment Plant as part of their operation of that facility.

Commissioner Gift opened the public comment portion of the hearing. Present was Mr. Frank Costanzo, 506 Applewood Drive, who advised the Commissioners that he was against the sale. He questioned the viability of BCW&SA's offer and if it was a viable offer of twenty million dollars, why would Upper Dublin Township sell such a valuable asset. He referenced a general rule that a municipality should "never sell its utilities".

Mr. Visher of 1564 Temple Drive was present and he explained that he moved to the Township in 1964 and went from an onsite system to a public sewer system. He asked if his portion of the public sewer system, particularly Temple Drive, was for sale. A brief answer was given that both the conveyance and treatment system was for sale including the Township's rights at the Ambler Wastewater Treatment Plant where Mr. Visher's sewage was treated.

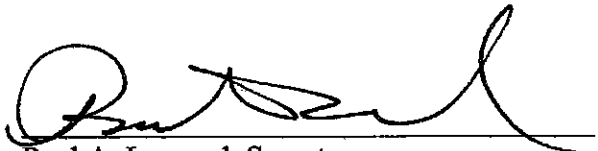
Mr. Harold Myers of 1115 Fort Washington Avenue questioned the Board of Commissioners sale, suggesting that they may be giving away the goose that laid the golden egg. He also asked why the Commissioners were jumping so fast at this sale. Commissioner Gift advised Mr. Myers that this was not something the Township was taking lightly and reviewed the lengthy process that evolved over the last six years on this project.

Mr. Kevin McCann of 1065 Fort Washington Avenue was also present. Mr. McCann had questions for Township staff regarding the status of a potential project on Fort Washington Avenue to provide public sewers for twelve homes. He questioned why official notice had not been given to the residents of this project. Mr. Woods explained the implication of capital projects such as this for the asset sale and the potential of financial impact. Mr. McCann wanted to be sure that the project proceed on a lease/cost basis with either BCW&SA or Upper Dublin Township and that there was no "windfall" to either entity as the result of the improvements or expansion of the improvements being transferred. Township staff committed to work with the Fort Washington Avenue residents to be sure that the project proceeded on a lease/cost basis once authorized by the Board of Commissioners.

A follow-up question from Mr. Costanzo resulted in a brief discussion of the significant opportunity for various private systems throughout the Township to become public. The exhibit prepared at Commissioner Bryers request was reviewed showing the significant private systems throughout the Township. It was suggested that Township staff, as part of the asset sale, shall be notifying these systems of the possibility of making those systems public in conjunction with the asset sale.

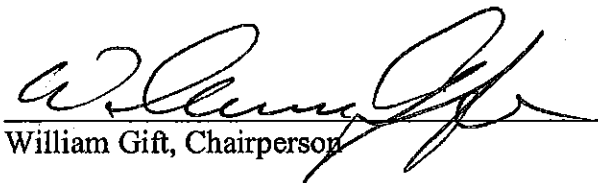
Commissioner Gift then closed the public hearing. The Board of Commissioners did not feel that it was appropriate to vote on asset sale at this time but after public consultation with Bob Jones, indicated a consensus to proceed to develop the final drafts of the asset sale documents. All Commissioners present concurred that a decision about the asset sale could be made when the details of that document were available. The meeting was adjourned at approximately 9:15 p.m.

Respectfully submitted,



Paul A. Leonard, Secretary

ATTEST:



William Gift, Chairperson

A special meeting of the Board of Commissioners of Upper Dublin Township was held on Tuesday, February 19, 2002, in the Township Building; Robert Pesavento presiding.

In attendance were Commissioners Tackel, Mermelstein, Derr, Pesavento, Herold, Bryers and Thornburg-Weiss. Also present were Paul Leonard, Township Manager; Jonathan Bleemer, Finance Director; Gilbert High, Township Solicitor; Jeff Wert, Township Engineer; and Chuck Oyler, Public Works Director.

Mr. Pesavento opened the meeting at 7:00 p.m. by asking those present to pledge allegiance to the flag.

Tab O – Consider Motion to Approve Change Order – Township Building Renovations – Operable Windows:

Mr. Derr motioned, with Mrs. Herold seconding, to approve the change order to install operable windows as part of the Township Building renovations.

In a memo from Kimmel, Bogrette, Mr. Bryers noted that the HVAC expert has confirmed there will be no change required to the HVAC system or any costs anticipated in that regard.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Tab P – Consider Action on Resolution for Preliminary/Final Land Development Approval for Montgomery County Recycling Consortium (“consortium”) – Fitzwatertown Road Site:

Mr. Mermelstein motioned, with Mr. Derr seconding, to discuss the proposed recycling center as two separate issues: (1) whether or not the Board of Commissioners of Upper Dublin Township, in conjunction with the Montgomery County Recycling Consortium, wants the site used for a recycling center; and (2) whether or not the plan is adaptable.

The Solicitor stated there are no anticipated zoning issues.

Mr. Pesavento asked “How can the Board of Commissioners make an informed decision on the first part of the motion without knowing what the second part is?”

Mr. Leonard commented that the draft resolution contains a list of participating municipalities. The resolution necessitates participation by Upper Dublin. Rejection would prohibit the site from being used as a recycling center.

Mr. Derr asked “If we approve the location, but we are not thoroughly convinced that it will meet the needs of the people, what is our guarantee when this plan has been approved, that we can address said needs at a later date?” Mr. Derr wants to be sure that the plan can come back before the Board of Commissioners at a future date as needed.

Mr. Mermelstein felt the plan should go through the normal plan development process rather than rushing it through this evening.

Mr. High said the resolution before the Board of Commissioners anticipates passage of the resolution.

ROLL CALL VOTE TO
SPLIT THE RESOLUTION

YES

COMMISSIONER MERMELSTEIN

NO

COMMISSIONERS DERR, HEROLD,
TACKEL AND WEISS

ABSTAIN

COMMISSIONER BRYERS

MOTION DENIED

Due to a conflict of interest, Mr. Bryers excused himself from participating as a member on the dais, and sat in the audience for the remainder of the meeting.

Mr. Derr motioned, with Mrs. Herold seconding, to adopt Resolution No. 1785 to approve the Montgomery County Recycling Consortium Land Development (Upper Dublin Reference No. UD. 01-10) Preliminary/Final Land Development Plan as follows:

WHEREAS, the Montgomery County Recycling Consortium ("Recycling Consortium") is the equitable lessee of property owned by Abington Township on the west side of Fitzwatertown Road south of Susquehanna Road, Upper Dublin Township, comprising 10.32 acres, more or less out of a total tract of 30.32 acres, more or less; and

WHEREAS, the Recycling Consortium desires to construct a recycling center on this tract, presently occupied by the Abington Township Wastewater Treatment Plant, as shown on plans prepared for the Recycling Consortium by Boucher & James, Inc., Consulting Engineers, dated October 15, 2001, last revised on February 14, 2002, sheets 1 through 12, together with supplemental landscape plans consisting of two sheets dated January 25, 2002 and January 31, 2002, said plans hereinafter referred to as the "Plans," all of which are incorporated herein by reference and expressly made a part hereof; and

WHEREAS, the developer desires to obtain preliminary/final land development approval of the Plans from Upper Dublin Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

NOW, THEREFORE, be it resolved, that Upper Dublin Township hereby grants preliminary/final approval of the land development as shown on the Plans subject, however, to the following conditions:

1. The development shall be constructed in strict accordance with the content of the Plans, the terms and conditions of this Resolution and the terms and conditions of a Land Development Agreement in a form approved by the Township Solicitor to be entered into prior to recording of the final plans.
2. The developer will provide security in a form acceptable to the Township Solicitor and in an amount to be agreed upon by the Township Engineer for the infrastructure improvements and landscaping shown on the Plans.

3. Membership in the Montgomery County Recycling Consortium consists of Abington Township, Cheltenham Township, Hatboro Borough, Plymouth Township, Springfield Township, Upper Dublin Township, and Upper Moreland Township. No further members will be added to this group, even in the event a current member withdraws, without the approval of the Board of Commissioners of Upper Dublin Township.
4. All utilities serving the structures proposed to be built on the property shall be placed underground.
5. The developer shall comply with all conditions set forth in the review letter of the Township Engineer dated February 14, 2002.
6. The developer has requested the following waivers. A waiver or deferral is hereby granted as noted, the deferral extending to such time as the Township deems the installation of the improvement to be desirable, in which case the owner of the property shall install the improvement at no cost to the Township:
 - (a) Waiver from installing sidewalks along Fitzwatertown Road (SLDO §212-18.a.1). In lieu of a waiver, a deferral is granted.
 - (b) Waiver from installing concrete curbs along the west side of Fitzwatertown Road, except at the driveway entrance (SLDO §212-19.a). In lieu of a waiver, a deferral is granted.
 - (c) Waiver from providing drainage easements. (SLDO §212-24.b.2)
 - (d) Waiver from providing utility easements. (SLDO §212-212-28.b)
 - (e) Waiver from providing survey monuments. (SLDO §212-30)
 - (f) Waiver from showing existing features within 100 ft. of the property. (SLDO §212-44.1.C.1)
 - (g) Waiver from providing location and caliper of all trees with trunks eight inches or more in caliper. (SLDO §212-32-E.1.h)
 - (h) Waiver from showing natural features, such as water bodies, floodplains, wetlands, rock outcroppings, and slopes in excess of 10%, except those features within the area to be developed. (SLDO §212-32-E.1.m)
 - (i) Waiver from providing one shade tree per 40 linear feet of basin perimeter on condition that the additional landscape berms/buffers shown on the Plans be provided at the northerly corner of the proposed drive and parking area. (SLDO §212-32-F.5)
 - (j) Waiver from providing that all slopes between 10% and 20% be planted with sod, and all slopes exceeding 20% be planted with ground cover plantings, on

condition that any wash-out areas be immediately stabilized should they occur.
(SLDO §212-32-F.7)

- (k) Waiver from providing a screen buffer along the rear property line, on condition that the additional landscape berms/buffers shown on the Plans at the northerly and easterly sides of the proposed drive and parking be provided. (SLDO §212-32-F.3)
 - (l) Waiver from providing certification from a registered professional land surveyor for the tract boundary. (SLDO §212-43-B.1)
 - (m) Waiver from providing road widening along property frontage since PennDOT is not requesting any. (SLDO §212-15.B). In lieu of a waiver, a deferral is granted.
7. It appearing from the plans that more than 40% of the slope areas between 10% and 15% will be graded contrary to the limitations set forth in Chapter 99-17D(1), and it further appearing that the area being disturbed is a mix of weeds, grass, rock, and loose soil not consistent with the provisions of Section 99-17C, the Board finds that the limitation of grading provided in this chapter does not further the goals sought by restricting the grading of such slopes, and a waiver of compliance with these provisions therefore granted.
 8. The Cost of accomplishing, satisfying and meeting all of the terms, conditions and requirements of the Plans, notes to the Plans and the Land Development Agreement shall be borne entirely by the applicant and shall be at no cost to the Township.
 9. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended), the payment of all applicable fees and the finding of all escrows under the Land Development Agreement, and as required by the Upper Dublin Township Code, must be accomplished within ninety (90) days from the date of this Resolution unless a written extension is granted by Upper Dublin Township. Until such time as the applicable fees and contributions have been paid, the escrow is fully funded, the security provided and the Land Development Agreement executed, the final plat or record plan shall not be signed or recorded. In the event that the fees have not been paid and the escrow has not been funded within ninety (90) days of this Resolution (or any written extension thereof, this contingent subdivision approval shall expire and be deemed to have been revoked.

Ross Weiss, Esquire, represented the consortium, but does not represent any of the individual municipalities therein. He introduced Mike Taylor, Assistant Manager of Springfield Township; and Mark Isold, P.E., the engineer for Springfield Township and a design engineer with the firm of Boucher and James.

Mr. Weiss stated the following:

- The proposed recycling center will be located at the far right side of the land occupied by the Abington Township Wastewater Treatment Plant.
- A recycling center has been operated in Upper Dublin Township for 18 years, but because of the current expansion project, the Township can no longer house such a facility.
- The driveway for the new facility will be off of Fitzwatertown Road.
- Recycling trucks will back up to a concrete platform and dump newspapers, glass and plastic into transfer trailers located below.
- When the transfer trailers are completely full, they will be hauled to a permanent location in King of Prussia.
- A stormwater basin is located to the left side of the proposed site.
- Trucks will be required to weigh their cargoes before and after delivery.
- Although he had been asked to investigate alternate sites, Mr. Weiss concluded that the Fitzwatertown Road site is the best location.
- The plans revised in October have been reviewed by various Upper Dublin commissions and boards. All boards recommended approval subject to various conditions:
 - That the operator of the plant would enter into a contract with the consortium.
 - Bidding documents would be reviewed by the consortium's solicitor.
 - The facility will be operated by a transfer station operator.
 - Bid specifications will be put out for bid including the contract for the operation of the facility.
 - The Commerce and Interior Committee was not dissatisfied with its engineer's review for stormwater management.
 - Revisions were made to the plan as per comments by Tom Smith, P.E., in his review letter.
 - Addressing concerns about an additional fire hydrant, a hydrant will be located at the entrance to the site.
 - The initial plan called for providing buffering around the perimeter. The plan has been revised to include additional internal buffering and berms with no disturbance to the original buffering.
- No other municipality will be able to join the recycling consortium, and if any of the member communities decides to drop out of the consortium, there will be no replacement.
- Trucks and traffic is a concern of everyone involved.
- During a worse case scenario, 16 trucks will make two trips per day. Four transfer tractors will come in and out of the facility.

A truck traffic analysis was distributed as follows:

Municipality	Collection Days	Number of Trucks	Number of Dump Trips Per Truck
Abington	Tues., Wed., Thurs., Fri.	3 or 4	1 or 1 every other day
Cheltenham	Mon., Tues., Wed., Thurs.	3	1
Hatboro	Mon. Tues., Wed., Thurs., Fri.	1	1
Plymouth	Mon., Tues., Thurs., Fri.	2	1
Springfield	Mon., Tues., Wed., Thurs., Fri.	2	1
Upper Dublin	Mon., Tues., Thurs., Fri.	2	1
Upper Moreland	Tues., Wed., Thurs., Fri.	2	1

Number of municipal trucks by day of the week. Highest possible volume – present vehicles and commodities:

Day	Number of Trucks	Number of Dump Trips
Monday	10	10
Tuesday	16	16
Wednesday	12	12
Thursday	16	16
Friday	13	13

Ross Weiss continued:

- Springfield Township is willing to reduce their number of trips from 5 to 4.
- The recycling facility will only operate Monday through Friday during limited daylight ours.
- It is anticipated that hours of operation will be no earlier than 9:00 a.m. and no later than 3:00 p.m.
- It is believed that most of the traffic will be generated between the hours of 10:00 a.m. and 2:30 p.m.
- One person will be present to operate the facility.
- No lighting will be installed.
- For security purposes, the facility will be completely fenced in.
- The Township Engineer has prepared a review that identifies all of the waivers required.
- The consortium will comply with all of the items set forth in Metz Engineers' review letter of February 14th.
- There are no sidewalks at the site; therefore the consortium doesn't feel that sidewalks are necessary. Deferral language will be noted on the plan so that if Upper Dublin Township decides sidewalks are required in the future, the consortium will install them at their expense.
- No concrete curbs exist on Fitzwatertown Road. Deferral language as set forth above will be noted on the plan.
- Relief from providing a drainage easement is being sought because the consortium facility will only occupy a small portion of the property.
- All utilities will be located underground.
- Survey monuments are not necessary because of the existing operation.
- Because Abington Township has operated its wastewater treatment plant on the site, a waiver from identifying existing features within 25 ft. of the property is being requested.
- All trees are identified on the plan where they are located.
Existing natural features are shown on the plan.
- Additional landscape buffers have been added to the plan, and a waiver is asked for the area around the basin perimeter because of all the other trees that were added to the plan.
- All disturbed areas will be seeded in March.
- There is existing buffering along the rear property line; therefore the consortium is asking that more buffering not be a requirement.
- Since the wastewater treatment plant has operated on the site for 30 years and the boundary information was taken from property deeds, the requirement for certification of the tract boundaries is not required.
- No improvements are being made to the roadway in front of the property except those required by PennDOT. If improvements are required in the future, the consortium will comply.

Many residents appeared to state their opposition to the recycling station being located on Fitzwatertown Road as follows:

Comments/Questions Raised by Resident	Comments by Township Officials/Representatives of the Consortium
<p>Jules Kaplan, 1049 Fitzwatertown Road:</p> <ul style="list-style-type: none"> • Suggested this issue be put on the primary ballot so that the people can decide the consortium's fate. • Why can't the sod and ground cover be put in at the beginning of the project? • None of the environmental people, engineers or Board of Commissioner members live across the street from the site and therefore have never been exposed to the problems at the site. 	<p>Gil High:</p> <ul style="list-style-type: none"> • The Board of Commissioners is the only one that has the authority to vote on an application for land development according to the Municipalities Planning Code. <p>Paul Leonard:</p> <ul style="list-style-type: none"> • There is no binding referendum requirement in the Commonwealth of Pennsylvania. <p>Mark Isold:</p> <ul style="list-style-type: none"> • Sodding and seeding has been shown on the plan to meet the requirements to stabilize ground cover.

Mr. Mermelstein motioned to table his prior motion pending a referendum on the ballot. There was no second to the motion. The motion was dropped.

Comments/Questions Raised by Resident	Comments by Township Officials/Representatives of the Consortium
<p>Mike Brody, 3212 Lenape Drive:</p> <ul style="list-style-type: none"> • Complained of odors from the sewer plant. • Does not want recycling center located at same site. • Worried about odor and noise. 	<p>Mark Isold:</p> <ul style="list-style-type: none"> • The consortium went to great lengths to modify the plan to show additional berms and trees which will greatly reduce the noise, and the plans are in accordance with Upper Dublin Township ordinances. Additional trees will assist to deaden sounds. <p>Ross Weiss:</p> <ul style="list-style-type: none"> • A good portion of recyclables brought to the site will be newspapers and mixed recyclables (glass and plastic). Plastic will act as a partial buffer for the noise of the glass.
<p>Connie McNutt, 3246 Lenape Drive</p> <ul style="list-style-type: none"> • Complained of stench from sewer plant. • The recycling center site affects those who live on Lenape Drive, Afton Road, and Fitzwatertown Road. • Concerned about noise and smell. 	

<p>Betty Carr, Madison Avenue in Abington:</p> <ul style="list-style-type: none"> • Opposed to the magnitude of a recycling center in a residential area. • Trucks will increase traffic. • The recycling center will only add to the flooding problems at the bridge on Fitzwatertown Road at the transfer station. • The existing wastewater plant is already too much without adding a recycling center to the site. 	<p>Mark Isold:</p> <ul style="list-style-type: none"> • The proposed basin is designed to hold back more water than what is running off the site at the present time. • A wet pond will hold water. • Impervious coverage will only occupy 5% of the site.
<p>Meg Purchase, 1054 Clemens Avenue:</p> <ul style="list-style-type: none"> • Who would want to buy a house across the street from a property that is noisy and smells? • Doesn't want property values to drop. • Worried about safety of children attending Queen of Peace School. 	
<p>Steve Kusack, 747 Fitzwatertown Road:</p> <ul style="list-style-type: none"> • Concerned about traffic and safety of children. • Why were other locations not considered? 	<p>Ross Weiss:</p> <ul style="list-style-type: none"> • The primary advantage of this property is to save money and economize. A real estate expert was hired to investigate other properties. Each property had a price: <ul style="list-style-type: none"> - Tank Car Property - \$50,000 per year (suspicion of contaminated soils) - Juliani Property - \$95,000 per year - Allen Wood Property - \$192,000 per year. • None of the properties satisfied all concerns. • The Abington property on Fitzwatertown Road is free of charge. • The property works best because of the existing topography. • Other properties would require paying rent and retrofitting to make it suitable. • Additional equipment would have to be purchased and used. • The Fitzwatertown site will be maintained and used in such a way as to minimize the impact to the community.

<p>Kathy Chernow, Dresher:</p> <ul style="list-style-type: none"> • Is there a chance that the site will have to be expanded at sometime in the future? The community has not been involved to the extent that it should have been. • Trucks are huge, dangerous, and are noisy. • Worried about safety of children. • Four schools in the area: Queen of Peace, Thomas Fitzwater, Ardsley Community Daycare Center and Sandy Run Middle School. • Concerned about pollution. 	<p>Ross Weiss:</p> <ul style="list-style-type: none"> • No plans for expansion. <p>Chuck Oylar:</p> <ul style="list-style-type: none"> • It is the desire of Township staff and the Board of Commissioners to add plastics as part of its curbside program. • Larger vehicles will be used, not more vehicles. • There will be no drop off by residents – only trucks from the communities in the consortium.
<p>David Weiss, 1048 Clemens Drive:</p> <ul style="list-style-type: none"> • Concerned about adequate buffering. 	<p>Judy Herold:</p> <ul style="list-style-type: none"> • The review letter from the Montgomery County Planning Commission states that it would be better if trees were planted behind the berm. • Trees grow very fast and thick. Those at Mondauk Common were grown from seedlings and are now quite big requiring periodic pruning.
<p>Jacqueline Roginski, 1058 Clemens Avenue:</p> <ul style="list-style-type: none"> • Worried about trash flying about during windy conditions. Who will clean up? Who will check on it? • The site is isolated and it will be difficult to manage. <p>Concerned about trucks in the neighborhoods.</p>	<p>Paul Leonard:</p> <ul style="list-style-type: none"> • The Township staff has a significant amount of experience running a recycling facility. It has a good record and hopes to duplicate it at the new site. • The Township staff will supervise, and respond to all concerns and issues. • The trash company must adhere to the rules in order to get paid. • The Township had little or no complaints when the recycling center was located behind the Administration Building. • The best indicator of future experience is past experience. • He will provide a 24-hour a day telephone number that neighbors can call when and if there are problems with the recycling center. • Someone from Code Enforcement or the Police Department can be asked to make a daily inspection of the site. • Residents were asked to contact the Township if trucks are spotted going through residential areas.
<p>Kathy Huber, Fitzwatertown Road directly across from the entrance to the proposed recycling center:</p> <ul style="list-style-type: none"> • Worried about odor, rodents, noise, traffic and safety of children. 	

<p>Jim Edelman, 3034 Carol Place:</p> <ul style="list-style-type: none"> • Concerned about safety issues. • There are two school bus stops at the corner of Woodside and Fitzwatertown. • Is it possible to put in a left turn signal on Susquehanna Road turning on to Fitzwatertown Road? • Would like to see a sound engineer report. • All trucks from Abington come down Woodside Circle even though it is posted for local deliveries only. 	<p>Judy Herold:</p> <ul style="list-style-type: none"> • PennDOT has said "no" to a left turn signal on Susquehanna Road. <p>Paul Leonard:</p> <ul style="list-style-type: none"> • Will talk to the Manager of Abington Township about trucks using Woodside Circle. • Upper Dublin police will be asked to patrol Woodside Circle.
<p>Jonathan Tauber, 1001 Woodside Circle:</p> <ul style="list-style-type: none"> • Asked the Board of Commissioners to remember that they represent all of the people of Upper Dublin, and they are not elected to represent other communities in the consortium. • The Board of Commissioners was asked to weigh the quality of life compared to saving money. • Concerned about health issues: rodents, mosquitoes, threat of West Nile Virus, etc. • Safety of children. • What right does the Board of Commissioners have to burden the residents with the noise and odors? • Concerned about value of homes. 	
<p>An unidentified gentleman residing at 107 Woodside Circle:</p> <ul style="list-style-type: none"> • What is the cost to go to King of Prussia as is being done at the present time? • He can't see how the two new commissioners can be brought up to speed in just six weeks on two years of work. He asked that the new members of the Board of Commissioners be given enough time to understand all issues. • Residents of Upper Dublin need their Board of Commissioners to defend them against other townships in the consortium. 	<p>Chuck Oyler:</p> <ul style="list-style-type: none"> • The cost to take recyclables to King of Prussia is approximately \$60,000-\$70,000 per year. <p>Ira Tackel:</p> <ul style="list-style-type: none"> • If the Township were to continue hauling to King of Prussia, it would have to be a budgeted item. • Hauling to King of Prussia would produce a situation where a hauler can charge Upper Dublin what they want vs. what the Board of Commissioners wants. • From a tax standpoint, the Township will see no significant savings. Why impact Upper Dublin for no savings whatsoever?
<p>Susan Simpson Brown, 3258 Afton Road:</p> <ul style="list-style-type: none"> • The Board of Commissioners must consider the impact to Queen of Peace School. 	

<p>Debbie Fiorello, 1059 Clemens Road:</p> <ul style="list-style-type: none"> • Concerned that this is already a “done deal.” • The neighborhood is already subject to having two waste facilities. To add a third is asking the residents to shoulder undue burdens. • She wondered if the consortium has exercised due diligence and looked for sites in appropriate neighborhoods. • Perhaps residents should be charged a nominal fee (\$3.00 per household per year). 	
<p>Mitchell Collier, 729 Penn Drive:</p> <ul style="list-style-type: none"> • This is a quality of life issue for the immediate neighbors and for Upper Dublin Township. • The consortium should be looking at a facility for site expansion. • What will be the mechanism to keep trees replaced in the future? 	<p>Ross Weiss:</p> <ul style="list-style-type: none"> • It will be stated in the Land Development Plan that trees will be replaced as needed.
<p>Patty Hentowski, 1063 Clemens Road:</p> <ul style="list-style-type: none"> • Is there any installation or facility in operation that the residents could see to determine how it is affecting the surrounding areas? • Who will regulate how many trucks may enter the recycling facility? • Concerned about health and environment issues. 	<p>Ross Weiss:</p> <ul style="list-style-type: none"> • The seven communities comprising the consortium have their own trucks and collect their own recyclables. The other municipalities in Montgomery County contract their recycling collection out to private haulers. • If truck traffic exceeds that which is stated above, the offending municipality will be in violation of the agreement. • It is anticipated that there will be no negative impact on the residential neighborhood.
<p>Charles Rosner, 3040 David Drive:</p> <ul style="list-style-type: none"> • All of the municipalities have desirable neighborhoods. He worried that there will be more and more residents moving to these areas, thus creating more recyclables. • What assurance can the consortium give that the total number of trucks on any given day will be 64? 	<p>Gilbert High:</p> <ul style="list-style-type: none"> • It will not be a problem to add a covenant on a piece of ground. However, the covenant will go against the present Board of Commissioners. Future Board’s could change things as time goes by. <p>Ross Weiss:</p> <ul style="list-style-type: none"> • No objection to putting a note on the plan limiting truck traffic to 16 plus 4 transfer trucks per day.
<p>David Dancy, 3036 David Drive:</p> <ul style="list-style-type: none"> • Feels the consortium is not taking the feelings of those living in Ward 5 into consideration. 	

Carmen Fiorello, 1059 Clemens Road:

- In his opinion, Upper Dublin has been “very hot” for the deal from the “get-go.”
- Because the land is “free,” this fact has perverted the Board of Commissioners’ values.
- It is not known how much material will eventually be brought to the site.
- There are no statistics to look at.
- If there is a change in the makeup of the Board of Commissioners in the future, other Boards may have different ideas.
- Because the area in question is a residential community, the risk is too great.

William Bryers, 735 Bell Lane:

- Last month, two of the commissioners of Abington Township (Ward 9 and Ardsley) came before the Commerce and Interior Committee to ask that the Board of Commissioners not approve this site because of the residential nature of the area and traffic.
- Truck traffic through neighborhoods is an on-going problem.
- Mr. Taylor’s letter suggests that there is an ongoing attempt to purchase the remainder of the property.
- The right-of-way is 50 ft. wide.
- Neighborhood residents are interested in the tank car property.
- Regarding the DEP grant, Mr. Taylor suggests purchase or long-term lease.
- While the Fitzwatertown Road site is the best for economic reasons, the best location for Upper Dublin residents is elsewhere.
- Two properties in Springfield Township are available, but Springfield does not want the recycling center in their township.
- Suggested the consortium has not done its homework.
- He asked the Board of Commissioners to reconsider Mr. Mermelstein’s motion to split this matter into two parts.

Louis Lerman, Ayre Lane:

- Disagrees with location.
- Does not feel a recycling center should be in a residential area.

When Mr. Mermelstein asked the following questions:

- Is the consortium legally obligated to the EPA's Waste Transfer Stations standards? The answer from Mr. Weiss was negative.
- Was there any public forum to determine the best site?
- Were the neighborhoods consulted in finding a site?
- Were industry and business representatives consulted?
- Were other civic and public interest groups consulted?
- Were environmental organizations consulted?
- Was Public Works consulted?
- Were academic institutions consulted?

All answers from Mr. Taylor were negative.

Mr. Mermelstein recommended that the consortium meet with the community early and often.

Ross Weiss said:

- The consortium's engineer was instructed to draw up plans in accordance with Upper Dublin's wishes and using the suggestions of residents obtained at a meeting held on Thanksgiving eve.
- Efforts were made to contact representatives of the properties involved. The real estate appraiser made contact with Mr. Bryer's client, but the site did not meet the needs of the Township.
- Costs to modify the site for the consortium's needs were prohibitive.
- The other sites were evaluated for cost of acquisition and/or lease.
- New owners of the site available in Cheltenham have plans to develop the property.
- The Juliani site was poor and the owner could not be located. It is felt that the owner will not be interested in leasing because the property is already under an agreement to lease.

Mr. Mermelstein asked:

- Have elected officials ever been consulted? Mr. Weiss said that it was up to individual managers to relay information to their boards of commissioners.
- Is the consortium willing to raise the berm so that the site will not be visible from the second floors of the adjacent townhouses? If the Woodside Circle homeowners wish it, it will be done.
- Is there any way to angle the berm so the people on Lenape and Afton do not hear the operation? The berm will reflect the sound "up."
- Is Springfield Township willing to reduce their trucks to four? Mr. Taylor said it is possible to do so.

Mr. Isold assured that while there will not be more stormwater runoff, the discharge will be at a slower rate.

Mr. Tackel asked if the motion were defeated tonight, what would then take place?

Mr. Weiss said:

- They could go back to the other municipalities and any one of them could decide to deal with recycling on their own.
- The remaining municipalities could go into this with Upper Dublin.
- A special exception would have to be required from the Zoning Hearing Board.
- There is also the option to go back and retool the plan.
- He has done everything possible, and prolonging a decision is creating more anxiety for the neighbors.

Mr. Tackel made the following comments:

- The job of the Board of Commissioners is to represent all of the residents.
- Takes significant exception that the members of the Board of Commissioners do not understand the issues.
- As a new Board member, he has spent hours going over the material, particularly to try to assimilate the information to make an informed decision.
- Met with residents a few weeks ago.
- The homes in the area were developed around an existing facility.
- Dozens of e-mails have been received with misinformation.
- Hopeful that those residents who appeared this evening came with an open mind.
- Have significant concerns as to whether the process was flawed.
- Concerned that the consortium failed from the "get-go" to determine the best location given the cost constraints as well.
- Agrees that this site is the best, and every step should be taken to protect the residents involved.
- Not convinced that all options have been exhausted.
- Would like to see the motion tabled and allow for another realtor to independently look at alternative sites.
- The consortium has the obligation to determine the cost impact to the residents.
- Wants to do as good a job as possible.
- Before he commits to a vote, he wants all alternatives investigated.

Mr. Derr asked Mr. Weiss to grant an extension of time for six more weeks, and that the motion be tabled pending investigation that the Fitzwatertown Road site may not be the best based on the comments made by Messrs. Tackel, Leonard and Bryers.

Ann Weiss commented:

- She has concerns that the Board of Commissioners is asking that a scientific method be applied when it is somewhat of an art.
- Believes that the directives of the former Board of Commissioners were a bit unclear.
- The current Board of Commissioners needs to be specific about what it wants. She wants understood parameters.
- Must determine the cost of acquisition vs. cost of conversion.
- Mr. Leonard was asked to determine if the anticipated grant could be transferred to another site.

Mr. Pesavento charged Paul Leonard to work with Mr. Taylor in selecting another realtor with Upper Dublin paying for his services. The realtor should be asked to search the seven communities one more time and report back to the Board of Commissioners with the findings.

Mr. Leonard said he doesn't think it will be possible to obtain bona fide prices in just six weeks.

Mr. Derr said:

- This is not a cost issue.
- It is a location issue where there will be little or no impact on the residents.
An ideal location would be an industrial site.
- The Board of Commissioners and staff have worked very hard, and they care very deeply.
- The outcome of what the Board and staff does affects everyone.

Mr. Derr motioned, with Mr. Mermelstein seconding, to table the motion pending extensive review.

VOTE ON MOTION

ALL YES

MOTION CARRIED

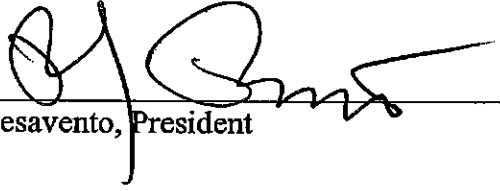
ADJOURNMENT:

Mr. Derr motioned, with Mr. Mermelstein seconding, to adjourn the meeting at 11:00 p.m.

Respectfully submitted,


Louise S. Birett, Recording Secretary

Attest:


Robert Pesavento, President



A special meeting of the Board of Commissioners of Upper Dublin Township was held on Tuesday, April 30, 2002, in the Township Building; Robert Pesavento presiding.

In attendance were Commissioners Tackel, Mermelstein, Derr, Pesavento, Herold, and Thornburg-Weiss. Also present were Paul Leonard, Township Manager; Jonathan Bleemer, Finance Director; Gilbert High, Township Solicitor; Jeff Wert, Township Engineer; Chuck Oyler, Public Works Director; Mike Taylor, Assistant Manager of Springfield Township; and Ross Weiss, Esquire (representing the Consortium of Communities).

Mr. Pesavento opened the meeting at 7:00 p.m. by asking those present to pledge allegiance to the flag.

Mr. Pesavento expressed condolences on behalf of the Board of Commissioners to the Public Works Director upon the recent death of his father, and thanked him for his dedication to the Township by being present this evening.

Presentation of Real Estate Consulting Report:

Leonard J. Patcella, Jr. of Equity Appraisal Co., Inc., Counselors in Real Estate, presented his report of prospective sites for a recycling collection facility in Montgomery County, PA.

Preparation of the report involved interviewing Paul Leonard and Chuck Oyler of Upper Dublin Township, and Mike Taylor of Springfield Township; reviewing the proposed development plan, discussing the problem with the township personnel, and investigating potential sites. Mr. Patcella then contacted the owners of the sites (by direct mail or through their real estate brokers) and produced the report of available properties.

The object of the report is to investigate available real estate in the vicinity of the townships involved in the Recycling Consortium (Abington, Cheltenham, Hatboro, Plymouth, Springfield, Upper Dublin and Upper Moreland).

Requirements for the development of a possible site for the recycling facility included:

- Lot size of 3.0 – 5.0 acres accessible and within reasonable operating distance of all Consortium members.
- Truck access without physical restrictions.
- Industrial zoning preferred. Variance if possible.
- Sloping topography preferred.
- The Consortium will consider land purchase or long-term lease.
- Areas that will not cause intrusion in residential areas.

Mr. Patcella also included information on parcels in Plymouth Township, but understands that this location is not centrally located and not of prime consideration for this reason. Industrial land prices in that area are reaching \$300,000 per acre making these parcels the most expensive to acquire.

The most reasonable location lies between Bethlehem Pike and Easton Road north of Church Road and south of Tennis Avenue. The area has been searched for industrial land or improved parcels, and parcels that are secluded from residential areas. Parcels suggested by area residents were also researched.

The consultant also looked at sites in the Ft. Washington Office Park, but found no owners willing to sell their properties.

Following is a list of properties in the area currently available for sale or lease by real estate brokers:

AVAILABLE PARCELS	DESCRIPTION	COMMENTS
1080 Conshohocken Road Plymouth Township	Land size – 3.9 acres Zoning – Industrial Irregular shape/level Asking price: \$1,000,000 (\$256,410 per acre)	A 3.9 acre lot presently operating as a concrete operating plant. Sale includes buildings as well as the business for \$1,500,000. The broker informed that the 3.9 acres of land without the business and equipment would be available for \$1,000,000. Site is in close proximity to the Blue Route, thus price is high.
1000 Conshohocken Road Plymouth Township	Land size – 3.0 acres Zoning – Industrial Slightly irregular/level Asking price - \$900,000 (\$300,000 per acre)	Lot has frontage of 114 ft. Lot has been approved to build a 40,000 sq. ft. industrial flex building. Current sale price includes entire development package with all improvements. Site is in close proximity to the Blue Route, thus price is high.
Gallagher Road Plymouth Township	Land size – 6.16 acres Zoning – LI, Limited Industrial Rectangular/level Asking price - \$1,860,000 (\$301,948 per acres)	Lot is 6.16 acres divisible into 1.63 acres and 4.53 acres. The 4.53 acres are currently land locked, but attempts are being made to obtain an access easement. Formerly a BFI site used as a trash transfer operation. Prior lease was \$250,000 per year.
2023 Limekiln Pike Upper Dublin Township	Land size – 5.2 acres Zoning – Residential (requires a variance) Irregular shape/level Asking price - \$695,000 (\$133,653 per acre)	Level on a highly traveled road. Convenient location to Route 309 and the Pennsylvania Turnpike. Reportedly under agreement. Adjoins residential development.
1424 Dreshertown Road Upper Dublin Township	Land size – 5.25 acres Zoning – Residential (requires a variance) Rectangular/level Asking price - \$1,500,000 (\$285,714 per acre)	Two parcels being marketed together. Property is zoned residential (a house sits on one parcel), but is adjacent to a shopping center on a busy thoroughfare. Change in zoning required, but highest and best use of property is commercial.
2500 Unionville Pike Hatfield Township	Land size – 6.89 acres Irregular/level Asking price - \$695,000 (100,870 per acre)	Lot is mostly rectangular with all public utilities available. Parcel is located in a mixed commercial, industrial and residential area. Distance drives this property away from the market.
810 Dickerson Road North Wales Borough	Land size – 9.0 acres Irregular/level Asking price - \$1,300,000 (\$144,444 per acre)	A 100% occupied industrial building is located on 7.5 acres and includes three houses fronting Wissahickon Avenue on 1.51 acres. There is 363.58 ft. of frontage (representing a combined total of 9 acres). The building could be expanded onto the adjoining lot which is zoned "heavy industrial" with a land-to-building ratio of 11.14. Excess land could be used as the

925 Easton Road Abington Township	Land size – 3.8 acres Irregular/level Asking price - \$2,500,000 (\$657,894 per acre)	recycling center. A former Drug Emporium occupies the site which is available for sale or lease. The building is 26,000 sq. ft. Potential to increase building size by 13,000 sq. ft. Property is available for lease for \$13.00 per sq. ft. of building at \$338,000 per year. Use as a recycling center requires removal of the building. This site is adjacent to an apartment complex and is therefore not a good prospect for consideration.
2000 Limekiln Pike Upper Dublin Township	Land size – 16.710 acres Irregular level	This is an older industrial building on 16.710 acres of land owned by Selas Corporation of America. The building is 147,626 sq. ft. The site can accommodate a recycling facility, but cost is high, and excess buildings may require demolition or some other use and management costs.

None of the above sites has all of the required elements.

The following is a list of properties that the owners indicated were potentially available. This implies a willingness by the owners to negotiate price and terms for a sale or lease. The owners are not actively marketing the properties except for the "Tank Car" and "Giuliani" parcels, and there is always a potential for negotiations to fail.

PARCELS	DESCRIPTION	COMMENTS
301 Randolph Avenue Upper Dublin Township	Land size – 15.70 acres Zoning – Industrial Irregular/level Owner – Ambler Properties	Site currently has 151,169 sq. ft. of industrial building located on it on the border of Ambler Borough requiring access through residential areas. All public utilities are available. Overall utility of the site is good. Environmental contamination may be present.
Camp Hill Road Upper Dublin Township	Land size – 14.50 acres Zoning – Industrial Irregular/level Owner – WFP Pennland Company (SEPTA)	Parcel is currently vacant land with 540 ft. of road frontage. Virtually entire site is located in a flood plain. There is a historically certified structure on the property which cannot be destroyed.
Oreland Mill Road Springfield Township	Land size – 4.950 acres Zoning – Industrial (use requires a variance) Irregular/level Owner – Giuliani	Parcel currently improved with an industrial building complex which is used to repair rail cars. Railroad tracks on the property must remain by request of the building's operator. Owner believes there is significant land to accommodate Consortium's intent. Environmental contamination may be present.

Walnut Avenue Springfield Township	Land size – 7.889 acres Zoning – Industrial (use requires a variance) Irregular/level Owner – Tank Car	Approximately 3.6 acres available in the rear portion of the site and crossed by rail lines leading to other buildings on adjoining parcels. Two adjoining parcels of similar size are un(agreement at prices approximating \$300,000. Site may require easements for railroad tracks to adjoining property. An existing train shed might make it difficult to accommodate a recycling center. Environmental contamination may be present. Site appears to be severely congested.
Bethlehem Pike Whitemarsh Township	Land size – 4 acres Zoning – residential (requires a variance) Irregular/level Owner – PECO	Parcel would need access roads installed going past Hope Lodge. A zoning variance is expected to incur opposition.

While prices that can be negotiated for these parcels are not set, the asking prices of the actively marketed properties and prices paid for the two sections of the Tank Car property show a range of \$100,000-\$300,000 per acre. This implies a price of \$300,000-\$1,500,000 for the 3-5 acre site of Mr. Patcella's search. In addition, the Consortium must anticipate engineering costs of \$30,000-\$40,000 per site and an additional \$250,000 in construction costs over the currently planned sloping site design versus the level potentially available sites. The overall time delay in starting with a negotiation could be 6-18 months if zoning variances are required.

All of the standard sites will require an additional potential expense of \$500,000-\$700,000 for the site and \$300,000 for approvals and "flat land" premium. This is in addition to the \$500,000 expense to construct the required improvements.

This implies that each of the townships in the Consortium costs would be:

Abington	\$40,000-\$80,000
Springfield	\$90,000-\$180,000
Upper Dublin	\$105,000-\$210,000
Hatboro	\$20,000-\$40,000
Upper Moreland	\$75,000-\$150,000
Plymouth	\$50,000-\$100,000

Pursuant to a suggestion made by a resident, Mr. Patcella also investigated the possibility of acquiring a property that was formerly an "I Got It At Gary's" drug store. The building would have to be torn down. The asking price for the property is \$300,000.

Mr. Patcella made the following observations:

- Some of the properties are sloping sites which would be a desirable feature for the recycling center.
- Other more level properties would require grading and building up of soil.
- Additional design and approval work will be required.
- Many of the sites have development problems.

- It will take months to find an appropriate property, negotiate the price, develop a design, and have the recycling center constructed.

Questions/comments raised by the Commissioners included:

COMMISSIONER	QUESTIONS/COMMENTS	ANSWER/REPLY
Mr. Mermelstein	Why was Cheltenham Township not included in the list of Consortium members?	It was an oversight by Mr. Patcella. Will be corrected.
Mr. Derr	Question re: Giuliani property.	The layout of the property was not included in Mr. Patcella's report because submission was late. The owners of the Giuliani property are definitely interested in working with the Consortium.
Mr. Pesavento	Question re: Possible subdivision.	It might be advantageous to purchase a larger site than required and use 5 acres of the site for recycling and subdividing the rest.
Mrs. Herold	The only site that is sloped is that on Fitzwatertown Road.	The cost for any other sloped properties in the area would be in the millions of dollars.
Mrs. Weiss	There are many unanswered questions. It is not known if a suitable location can be found and other costs including engineering must be considered in addition to the purchase price.	
Mr. Tackel	Construction costs should be the same for all of the alternatives.	
Mr. Pesavento	Springfield Township has been the coordinator of the recycling operations from inception in the 1980s when they were originally located at the Upper Dublin Township Building site. What are the other communities' opinions on spending the money to purchase a site?	Mike Taylor, Assistant Manager of Springfield Township, said that the overwhelming majority of the other communities involved were not in a position to purchase at this time.
Mr. Mermelstein	If it were a choice between the seven municipalities joining together at one site or taking care of their recycling separately, would they be willing to purchase a site to save money?	Mr. Taylor said most of the municipalities would rather go in their own direction than purchase a site. They would not enjoy any cost savings because they must add additional vehicles and manpower.

Residents in the audience raised the following questions or made the following comments.

Comments/Questions Raised by Residents	Comments by Township Officials/Representatives of the Consortium														
<p>Alex Roginski, 1058 Clemens Avenue:</p> <ul style="list-style-type: none"> • Why is the contribution from Abington Township so much less than that of Upper Dublin Township? 	<p>Mr. Taylor:</p> <ul style="list-style-type: none"> • Abington does not market newspapers, tin cans or aluminum. They only market glass materials. Thus their volume and weight to be recycled is low compared with other municipalities. <p>Mr. Pesavento:</p> <ul style="list-style-type: none"> • Quoted the following percentages paid for recycling based on weight: <table style="margin-left: 40px; border: none;"> <tr> <td>Cheltenham</td> <td style="text-align: right;">24%</td> </tr> <tr> <td>Upper Dublin</td> <td style="text-align: right;">21%</td> </tr> <tr> <td>Springfield</td> <td style="text-align: right;">18%</td> </tr> <tr> <td>Upper Moreland</td> <td style="text-align: right;">15%</td> </tr> <tr> <td>Plymouth</td> <td style="text-align: right;">10%</td> </tr> <tr> <td>Abington</td> <td style="text-align: right;">8%</td> </tr> <tr> <td>Hatboro</td> <td style="text-align: right;">4%</td> </tr> </table> 	Cheltenham	24%	Upper Dublin	21%	Springfield	18%	Upper Moreland	15%	Plymouth	10%	Abington	8%	Hatboro	4%
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Abington	8%														
Hatboro	4%														
<p>Louis Lerman, Ayre Lane, Dresher:</p> <ul style="list-style-type: none"> • Did Mr. Patcella follow-up with all the owners? • If no response, was there any follow-up? • Regarding the Dickerson Road site, he suggested that the excess land could be used for recycling. • What would cost of income and expense be? • What would end costs be? • What would rental income and operating expenses be? • Could said costs come down to make the Dickerson Road property an attractive site? • He was dismayed that there are no concrete answers. • Because the Dickerson Road site is entirely in a flood plain, the site might be very desirable for a recycling center because the material will only be stored at the site for a half day. 	<p>Mr. Patcella:</p> <ul style="list-style-type: none"> • No follow-up was done. He believes his firm got through to all of the property owners who definitely were interested in negotiating. • If the Consortium would purchase land, the cost would be approximately \$100,000-\$150,000 per acre. • The purchase of any site will incur costs of up to a half million dollars. • Feels he approached all viable brokers. <p>Mr. Tackel:</p> <ul style="list-style-type: none"> • Felt the information presented by Mr. Patcella was reasonable. The Board of Commissioners hired Mr. Patcella as a professional and received reasonable value for its money. 														
<p>Michael Brody, 2212 Lenape Drive:</p> <ul style="list-style-type: none"> • The Fitzwatertown Road site is in a flood plain. • There is no charge to the Consortium for the land on Fitzwatertown Road. • He favored the Tank Car site. • Suggested the use of mechanical hydraulic ramps to make level sites suitable. 															

<p>Patty Hentowski, 1063 Clemens Road:</p> <ul style="list-style-type: none"> • When was Mr. Patcella hired? 	<p>Mr. Leonard:</p> <ul style="list-style-type: none"> • Mr. Patcella was hired toward the end of March. The Township staff diligently pursued finding a qualified expert of the caliber of Mr. Patcella.
<p>Rand LaPore, Woodside Circle:</p> <ul style="list-style-type: none"> • Which sites are closest to residential areas.? 	<p>Mr. Patcella:</p> <ul style="list-style-type: none"> • The Limekiln Pike and Selas properties are the closest to residential areas. In this area of Montgomery Township, it is difficult to find something not in proximity to private homes. • The most remote sites are those owned by Feldwick, the area near Hope Lodge, and the site in Ambler Borough.
<p>Jonathan Tauber, Woodside Circle:</p> <ul style="list-style-type: none"> • If a site chosen was within 200 ft. of a home, would the property value of the home be lowered? 	<p>Mr. Patcella:</p> <ul style="list-style-type: none"> • It is inconclusive whether there would be harm or a benefit to property values. <p>Mrs. Herold:</p> <ul style="list-style-type: none"> • The Township never received a complaint from people living in the vicinity of the recycling site behind the Township Building.
<p>Connie McNutt, 3246 Lenape Drive:</p> <ul style="list-style-type: none"> • Has spoken to a real estate person about the possibility of selling his home if a recycling center were put into place near his home. Said professional informed him that he would be obligated by law to disclose the potentiality of a recycling facility. In the real estate person's judgement, a recycling center in his community would most definitely affect the value of his property. 	
<p>Kathy Huber, 3048 David Drive:</p> <ul style="list-style-type: none"> • Reminded that there are many people who reside around the Fitzwatertown Road site. 	

Ross Weiss, representing the applicant, made the following comments:

- Has tried his best to make a presentation on behalf of the communities involved in the Consortium.
- It is not right for him or anyone representing the Consortium to argue what is right now.
- Mr. Mermelstein has done a good job on behalf of his constituents.
- The Board of Commissioners will always be concerned that residents are not in favor of a recycling center in their neighborhood.
- He has been mindful of the community at large.
- He asked that the Board of Commissioners take action on the Development Plan and Resolution presented two months ago.
- The Consortium is not in favor of granting any more extensions of time.

Mr. Derr was of the opinion that the endeavors of Mr. Patcella were for naught because none of the other members of the Consortium are willing to float a bond to purchase a site even though the Consortium is comprised of some of the wealthiest townships in Montgomery County.

Mr. Ross commented that if a property were purchased jointly, all of the municipalities involved would be responsible differently with regard to debt service. If one were to default, the remaining members would have to be responsible.

Mr. Tackel raised the question if the recycling center is voted on and approved, and for whatever reason it is determined a mistake was made down the road, is there recourse on the grant monies from the state?

Mr. Ross said that approval of land uses are not temporary and they run with the land. While he does not know whether or not approval could be revoked, he does not think it could be enforceable. Mr. Pesavento said a reference could be made in the Resolution and legal documents as to what would happen if any member bails out.

Mr. Taylor said that the grant from the state was received through the Department of Environmental Protection (DEP) No. 902 Equipment Grants. The Consortium has been successful with the DEP in the past. If the decision is made to abandon the recycling facility, the proceeds would have to be returned to the DEP.

Mr. High agreed by saying that the grants and contracts he has reviewed in this type of relationship with the state all call for the monies to be given back at the time the asset were abandoned.

Mr. Tackel informed of a potential for a tie vote this evening. He asked Mr. High to discuss the ramifications of such a vote.

Mr. High said a tie vote would constitute a decision by the Board of Commissioners not to approve, and said decision would have to be backed up by reasons to substantiate the non-approval in line with the Municipalities Planning Code requirements.

Mr. Ross strongly disagreed. In his opinion, a tie vote constitutes approval. In order to deny a plan, an affirmative vote by a majority is needed with the stated reasons under the Municipalities Planning Code.

Mr. Tackel stated that since Mr. Ross is the only one that could challenge this on behalf of the Consortium, he doubts it would be challenged. The Board of Commissioners' vote will be predicated, in part, on the judgement of the Solicitor.

Mr. Mermelstein noted that various items were added in an attempt to placate those affected neighbors. He asked Mr. Ross if he would be willing to make them covenants that run with the land and enforceable by either the residents or the Township. Mr. Ross answered affirmatively.

Mr. High advised that the only entity that could put a covenant on the land is Abington Township, the owner of the Fitzwatertown Road property. Mr. Ross will recommend the covenants run with the land to Abington as well as the other Consortium members.

Further comments from residents in the audience:

Comments/Questions Raised by Residents	Comments by Township Officials/Representatives of the Consortium
<p>An unidentified woman in the audience:</p> <ul style="list-style-type: none"> • Is the grant from the DEP based on a long-term lease Agreement? • Does the Consortium have a lease agreement from Abington in writing? • Upper Dublin Township just earned \$20 million on the sale of the wastewater treatment plant. Why is the money such an object of contention? Upper Dublin could purchase a property with the proceeds and lease said property. This could be a profitable and equitable situation as opposed to a costly one. 	<p>Mr. Taylor:</p> <ul style="list-style-type: none"> • The DEP requires a vested interest in the property, and since Abington Township owns the property as well as being a Consortium member, this is a moot point and the Consortium controls the land. <p>Mr. Ross:</p> <ul style="list-style-type: none"> • The Board of Commissioners can make a written lease agreement from Abington Township a condition of approval. Also, the lease agreement can state that there will be no rent charged to the Consortium.
<p>Jacqueline Roginski, 1058 Clemens Avenue:</p> <ul style="list-style-type: none"> • She circulated a petition and obtained 270 signatures expressing opinions of residents in several wards in the Township opposing the recycling site being located at the Fitzwatertown Road site. • There are five waste facilities in Upper Dublin Township already, and the residents do not want another one. 	
<p>David Weiss, 1048 Clemens Avenue:</p> <ul style="list-style-type: none"> • Asked for clarification of the statements made in the Resolution. 	<p>Mr. Pesavento:</p> <ul style="list-style-type: none"> • If other members of the Consortium refuse to abide by the wishes set forth in the Resolution by Upper Dublin, the deal is void. <p>Mr. Tackel:</p> <ul style="list-style-type: none"> • The understanding is that the Fitzwatertown Road land is free of cost. If not, all bets are off. <p>Mr. Derr:</p> <ul style="list-style-type: none"> • The Consortium could seek relief before the Zoning Hearing Board if Upper Dublin will not participate. <p>Mr. High:</p> <ul style="list-style-type: none"> • The Zoning Hearing Board's resolution would depend on the ground being occupied for this particular use only. <p>Mrs. Ann Weiss:</p> <ul style="list-style-type: none"> • The sewer plant could be expanded as of right on this site by Abington Township as a non-conforming use even though it is located in a residential neighborhood. • Abington Township is the property owner and can exercise its right of ownership.

<p>Frances Biedlingmeier, 1426 Highland Avenue:</p> <ul style="list-style-type: none"> • Questions regarding costs to residents if the Fitzwatertown Road site is voted down. • She told Mrs. Roginski that the residents living near the leaf collection facility should have been canvassed for signatures on the petition. 	<p>Mr. Pesavento:</p> <ul style="list-style-type: none"> • Using Mrs. Biedlingmeier's property as an example, Mr. Pesavento quoted the following statistics: • Her current Township tax is \$517 • Assuming the Township spends \$70,000 a year taking its recyclables to King of Prussia, her tax would go up to \$523 • If the Township were to include recycling of plastics, the number would be \$100,000 additional fees. Her tax would go up to \$525 • In 2003, the Township anticipates an \$800,000 short fall in revenue because the North Penn School District is enacting an earned income tax (EIT) in July. Upper Dublin will be sending all monies received from residents of the North Penn School District back to them. • Abington Township is anticipating an EIT tax in 2003 • Springfield Township is looking into enacting an EIT tax in 2003 (the \$800,000 quoted above does not include Springfield). Mrs. Biedlingmeier's taxes would then go up to \$585 • If Upper Dublin were to add \$70,000, her tax would be \$591 • Adding \$100,000 if Upper Dublin were to recycle on its own (including plastics) her tax would be \$594 <p>Mr. Tackel:</p> <ul style="list-style-type: none"> • If Upper Dublin would drop out of the Consortium, the cost to every household in said Township would be approximately \$10 per year or more. <p>Mr. Derr:</p> <ul style="list-style-type: none"> • Upper Dublin Township currently pays \$80 per ton tipping fees.
<p>Martha Toll:</p> <ul style="list-style-type: none"> • The Board of Commissioners is responsible for the residents in the entire Township, not just a select part of the Township. 	
<p>Mark Levinson, Woodside Circle:</p> <ul style="list-style-type: none"> • Residents should be considered. • The Consortium has failed to look at the sites. • Abington Township is the smallest contributor. • Just because the land on Fitzwatertown Road is free does not mean it is the right thing for Upper Dublin Township to do. 	

<ul style="list-style-type: none"> • Other members of the Consortium do not really want to become involved. • Residents would be willing to spend more money in taxes rather than have the facility on Fitzwatertown Road. • Many residents in all wards are opposed. • Upper Dublin needs to stick together as a family. • The Upper Dublin Board of Commissioners is the only one doing all the work for the seven municipalities involved in the Consortium. 	
<p>Unidentified woman in the audience:</p> <ul style="list-style-type: none"> • Why would Upper Dublin residents have to pay more taxes if we were to go into another site? • She hopes the proceeds from the sale of the Wastewater Treatment Plant will be used to improve neighborhoods. 	<p>Mr. Tackel:</p> <ul style="list-style-type: none"> • Even if Upper Dublin would have to lease a site, there are costs above and beyond "free." The Township still would be spending \$70,000-\$100,000 which has not been budgeted. • The proceeds from the sale of the Wastewater Treatment Plant will not go toward operating costs. The Board of Commissioners does not want to deplete the principal. <p>Mr. Pesavento:</p> <ul style="list-style-type: none"> • A decision as to the proceeds from the sale of the Upper Dublin Wastewater Treatment Plant will be made at the Stated Meeting in May.
<p>Charles Rosner, 340 David Drive:</p> <ul style="list-style-type: none"> • There are three disposal facilities within a quarter mile of each other. Why should the small portion of Ward 5 bear all of this? That is not equality. 	
<p>Alex Roginski, 1058 Clemens Avenue:</p> <ul style="list-style-type: none"> • He provided the Board of Commissioners with a hand-out using numbers provided by Chuck Oyler showing the following statistic: Total of combined trash – 14,000 tons Trash not including recyclables – 11,000 tons Newspapers – 1,800 tons Other recyclables – 1,000 tons Upper Dublin recycles 20% (not including leaves) Plastics will increase recyclables by 300 tons Currently paying \$89 tipping fee to the Trash to Steam Plant Currently paying \$25 per ton to unload recyclables 	<p>Mr. Pesavento:</p> <ul style="list-style-type: none"> • The Township is currently spending \$100,000 per year to take recyclables to King of Prussia <p>Mr. Tackel:</p> <ul style="list-style-type: none"> • The Fitzwatertown site will require additional costs that were not discussed: Landscaping and trees Privacy fence at a cost of approximately \$95,000 Security camera at an approximate cost of \$5,000 Canopy or building to keep recycling materials Dry
<p>Michael Brody, 2212 Lenape Drive</p> <ul style="list-style-type: none"> • In his opinion, an additional tax of \$10 per household is "nothing" when compared with the noise, smell and vermin that may occur if the 	<p>Mr. Pesavento:</p> <ul style="list-style-type: none"> • When canvassing his constituents on the question of raising taxes by \$10, everyone indicated they do not want taxes increased. People are always

<p>recycling center is located at the Fitzwatertown Road site.</p>	<p>asking the Board of Commissioners "When do the taxes end."</p> <ul style="list-style-type: none"> • The \$10 estimate is for an average home. There are not too many houses in Upper Dublin that can be considered "average."
<p>Elan Anu, 722 Chapman Road:</p> <ul style="list-style-type: none"> • Most numbers are bottom-line. Who is going to carry that bottom-line? • It is the right of the people in attendance this evening to really understand what the Board of Commissioners really think on this subject. 	

Mrs. Weiss motioned, with Mrs. Herold seconding, to approve Upper Dublin Township's participation with the Consortium of Communities in constructing a recycling facility on the Fitzwatertown Road site subject to the following: (1) the lease cost of the land being zero dollars; (2) the negotiation of a satisfactory lease with provisions acceptable to Upper Dublin Township for the operation and proper maintenance of the facility; and (3) to include in the land development plan approval of all conditions and representations agreed to by the Consortium at the two public recycling meetings in February and April.

Final comments by the Board of Commissioners were as follows:

Ann Weiss: Although she has concerns about the process the Board of Commissioners engaged in, she thanked Commissioners Tackel and Derr for having the Board engage in this process of considering other land areas. The interest of Upper Dublin Township is best served by participating in the Fitzwatertown Road facility with the understanding that the concerns of the neighbors will be considered. She feels that the neighbors' needs have been and will be addressed. When she was campaigning for election last year, her constituents were greatly in favor of recycling.

Judy Herold: She was the one who previously made a motion to recycle plastics. Plastics, when recycled, are used in many different building materials.

Chet Derr: He thanked everyone for their patience. This was not an easy endeavor on the part of the Board of Commissioners. Given the current economic environment, he would like to explore other options.

Jules Mermenstein: This is not a vote on recycling of plastics. What has changed from the February meeting to this meeting is that alternative sites have been identified. Upper Dublin has not actually done any negotiating. He feels elected officials would most likely wish to go into a joint venture. An additional tax of \$1.50-\$3.00 per household would have to be added for the length of a bond if alternative land were purchased. Judging the quality of life vs. the costs, he prefers quality of life. It is not equality to place another trash facility in an area where two others already exist. The decision must be made whether the cost of the waste would be borne by everyone in the Township, borne by one part of the community, or whether we will all come together and pay for the cost of recycling.

Ira Tackel: This has been a gut-wrenching decision. The popular vote of all residents would be "no" to having a recycling facility in their neighborhood, but that means additional costs. Cost ramifications must be considered as well as the actual costs. The people who are here this evening weigh heavily on his mind as well as the 25,000 people within the Township who aren't here tonight but have their own opinions on this subject. There is no "free lunch." He doesn't care as much about the opinions of the other municipalities involved, but

is very concerned for the happiness and welfare of the people of Upper Dublin. If the Fitzwatertown Road site works for Upper Dublin that is "great." He is not worried if it works for the other Consortium members. Most residents seem to be saying they do not want to spend extra dollars on recycling. That is a significant concern. We are balancing free vs. cost. There are safeguards in the plans. As a Township, we do need to take some responsibility. In the long run, the Fitzwatertown site seems to make sense.

Mr. Pesavento: The Board of Commissioners was elected to make hard decisions. The Commissioners have spent innumerable hours on this issue.

ROLL CALL VOTE ON MOTION	YES	COMMISSIONERS HEROLD, TACKEL, WEISS, AND PESAVENTO
	NO	COMMISSIONERS MERMELSTEIN AND DERR
MOTION CARRIED		

Mrs. Weiss motioned, with Mrs. Herold seconding, to adopt Resolution No. 1793 granting preliminary and final approval of the Land Development Plan.

ROLL CALL VOTE ON MOTION	YES	COMMISSIONERS DERR, HEROLD, TACKEL, WEISS AND PESAVENTO
	NO	COMMISSIONER MERMELSTEIN
MOTION CARRIED		

Mr. Tackel asked that wording be added to allow review of this issue within 18-24 months. It will be made part of the lease.

ADJOURNMENT:

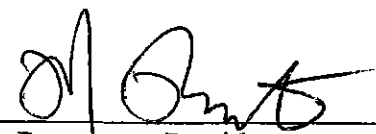
Mr. Derr motioned, with Mrs. Herold seconding, to adjourn the meeting.

Respectfully submitted,



Louise S. Birett, Recording Secretary

Attest:



Robert Pesavento, President

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A special meeting of the Board of Commissioners of Upper Dublin Township to discuss the 2001 Audit was held on Tuesday, May 14, 2002, in the Township Building; Robert Pesavento presiding.

In attendance were Commissioners Tackel, Mermelstein, Derr, Pesavento, Herold, Bryers, and Thornburg-Weiss. Also present were Paul Leonard, Township Manager; and Jonathan Bleemer, Finance Director.;

Mr. Pesavento opened the meeting by asking everyone present to pledge allegiance to the flag.

Cindy Bergvall and Amy Layman represented Bee, Bergvall and Company, the Township's auditors. Ms. Bergvall discussed the 2001 financial analysis as follows:

- The 2001 financial analysis was very consistent with prior years.
 - General fund operations showed consistently steady growth between both revenues and expenses. The general fund balance has remained between \$1.5 million and \$2 million over the years. Tax revenues in the general fund are derived from property taxes, real estate transfer taxes and earned income taxes (EIT). There have been decreases in the EIT primarily due to a shift in the economy.
- A pie chart showed the total revenues for all funds:
 - Primary revenues are derived from the following revenue sources: 77% from taxes, and the remainder from charges, fees and licenses.
- Analysis of expenditures:
 - Highest expenditures were for public safety, i.e., police and code enforcement. Second highest expenditures were for highways, health and sanitation.
- Capital projects:
 - Highest expenditures were for debt service and the new addition to the Township Building.
- General Items:
 - The audit went very well. Ms. Bergvall thanked Jonathan Bleemer and his staff for making the audit process go smoothly.
- Issues that should be addressed:
 - There are large escrow accounts with negative balances. It is recommended that the Township be as aggressive as possible in following up with developers.
 - It is recommended that every mini-check run dollar amount be made part of the monthly Minutes. It is important to approve checks that have been issued.
 - The DCED provides the Township with various grants. Funds from each grant should be deposited in separate bank accounts.
 - It is recommended that the Township obtain delinquent real estate tax account information from Montgomery County. The Township is permitted to go after those who are delinquent.
 - Bee, Bergvall attempted to audit the Fire Company during the past two years but found it impossible to do so due to lack of information. It was noted that the Fire Company has now hired a bookkeeper to stay on top of things, and it is important to keep in touch with them. Mr. Bleemer has gone into detail with them about their reporting responsibilities.
 - Bee Bergvall conducted a bid test, and found that one bid item was only advertised for eight days instead of the required ten days. Appropriate corrections were made.

- Government Accounting Standards Board (GASB) 34:
 - This is a 4-10 page document that summarizes where the Township has been and where it is going.
 - It is an opportunity to put into narrative format how the Township is doing financially.
 - Will show the full accrual basis of accounting for the Township.
 - To do this will require time from the Finance Director and his staff.
 - Ms. Bergvall encouraged the Township to implement this program one year early.
 - The Finance Committee will discuss this issue at their next meeting.
- The Township will be starting procedures at Twining Valley Golf Course primarily reconciling what Links Management is paying to the Township.

A copy of the audit will be available at the Upper Dublin Public Library and Mr. Bleemer will be preparing an official advertisement for the newspapers.

ADJOURNMENT:

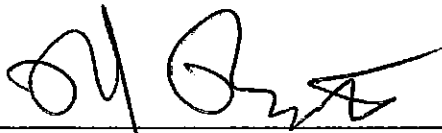
Mr. Derr motioned, with Mrs. Herold seconding, to adjourn the meeting.

Respectfully submitted,



Louise S. Birett, Recording Secretary

Attest:



Robert Pesavento, President

A special meeting of the Board of Commissioners of Upper Dublin Township to discuss the Community Investment Fund was held on Wednesday, May 22, 2002, in the Township Building; Robert Pesavento presiding.

attendance were Commissioners Tackel, Mermelstein, Derr, Pesavento, Herold, Bryers, and Thornburg-Weiss. Also present were Paul Leonard, Township Manager; and Jonathan Bleemer, Finance Director.

Mr. Pesavento opened the meeting by asking everyone present to pledge allegiance to the flag.

Mr. Pesavento stated that this meeting was called to discuss what to do with the proceeds from the sale of the sewer system. The Township has approximately \$15,200,000 from the sale after paying off the sewer debt.

Mr. Bleemer :

- The money is in a government account.
- The funds must be invested within thirty days.
- Investment options include government treasury bonds, government treasury bills, or FNMAs.
- The Township sent out proposals to various banks and organizations for investment advice and received four responses.
- An investment portfolio with an average maturity rate of 3 years at 3 ½% would net the Township \$450,000 per year.
- An investment portfolio with an average maturity rate of 3 years at 4% would net the Township \$600,000 per year.
- Today's market is very close to the low point.
- Engaging a professional manager would make sense for these funds.
 - Such a manager would track interest rates on a daily basis.
 - Trading would be done often to maximize interest.
 - Portfolios showed quite a few bonds with maturities at different rates.
 - It is not advisable to co-mingle funds with others of the Township.
 - Fees range from 15 basis points to 25 basis points (\$50,000 per year).
- Mr. Bleemer was not prepared to offer recommendations this evening.

Mr. Leonard made the following comments:

- The Board of Commissioners might want to consider a resolution or policy that is based upon the Board of Commissioners keeping these funds for a long-term investment.
- He referred the Commissioners to a copy of a resolution recently passed by Bensalem Township showing how they handle funds.
- The Commissioners do not want to see the principal or interest going toward present or future operations.
- Suggested that the principal remain untouched and then considerations be made on a case-by-case basis how to use the money, if necessary.

Mr. Pesavento said:

- Over the past four years, the Township's average capital expenditures totaled \$2,233,983.
 - In the year 2000-2001, road and curb work expenses were higher than other years due to restoration of Twining Road.
 - Buildings and equipment expenditures average \$108,000 per year although the amount in 1999 seems very low when compared to other years.
 - Technology this year totals \$25,000 with an average per year of \$62,300.

- Other capital expenditures to consider:
 - Direct purchases – the Board of Commissioners was asked for recommendations and ideas.
 - Transportation Development District (TDD).
 - Match for TDD (20%-25%). At one point, there was a number of \$8 million. If it were 25% and it was a 10 year program, the Board could bond that money and anticipate \$250,000 per year.
 - Long-term capital expenditures.
 - Fire sprinklers in the Township garage and the EPI center.
 - Central fire station needs – long-term.
 - Fiber optic links throughout the Township.
 - Open space fund.
 - Technology to reduce the need for an increase in Township personnel.
 - Reserve for natural disaster recovery.
 - Parks maintenance garage at Mondauk Common.
 - Renovate lower level of EPI center.
 - Purchase of one acre from Manufacturers Country Club for parking and relocation of playground equipment.
 - Purchase of the barn property from the Seltzer Organization.
 - Completion of Open Space Plan.
 - Partnership to construct a community center.
- Proceeds from the sale of the sewer system should not be used to do work that would normally be done under capital projects in the normal budget.

Mrs. Herold urged that all Commissioners become involved with the Fort Washington Office Park Advisory Council.

Mr. Derr commented that the first thing to be considered is whether the Board is talking about principal and interest. Should the Board invest the entire principal and then discuss a policy for the use of the interest?

Mr. Tackel commented that there has been fairly strong sentiment not to use the principal.

Mr. Bryers said:

- He has had a number of discussions with residents and they all believe the Board should invest the principal to make it a stronger fund in the future.
- Many residents feel there should be a return to the citizens. Some would like to see no increase in taxes.
- He disagreed with the residents because the majoring of the funds were not derived from tax dollars. It is the return from the investment into the sewer plant plus the investment into the conveyance system.
- Interest rates are low at the present time.
- The School District has significant debt. Would they be interested in a loan? Tax payers' money would be saved and the Township would get a return on their investment.
 - Mr. Leonard said his staff will investigate such an arrangement.
- One downfall is that the Township does not have a commitment of enough playing fields. If the School District would dedicate their fields, the Township would be able to reduce its deficit of playing fields.
 - Mr. Leonard said the Township has no guarantees that the school lands will not eventually be sold and developed.
 - When Mr. Leonard spoke to the Montgomery County Open Space Coordinator, he was informed that when Upper Moreland Township wanted to secure a parcel for park land from their school district, the school district said it had a fiduciary responsibility to hold the land or sell it to reduce their taxes. If

Upper Dublin Township were to approach its School District, the Township may not be able to tie up land and protect it from development without some expenditure.

The video tape was off at this point in the meeting for a short period of time (5 minutes).

Mrs. Herold commented that the interest would be minimal. There will not be much left over to reinvest unless the Board puts limits on it.

Mr. Leonard commented that many of the investment decisions were also facing a potential tax challenge.

Mr. Mermelstein said, as a general rule, 8% of the interest reinvested is at the discretion of the Board of Commissioners.

Mr. Derr suggested setting up the proceeds and interest like a business profit sharing plan. Mr. Pesavento felt that was reasonable.

Mr. Tackel was very concerned as to how this Board defines capital projects. He feels strongly that routine capital projects are funded by operating dollars. How do you define what is normal or not? Acquiring open space for the good of the Township would be a reasonable expense for the interest rather than paying for something that the Township normally does.

Mr. Pesavento said that using some of the money for matching funds would allow the Township to go after larger community development block grant money, etc.

Mr. Leonard will provide definitions of the use of capital expenses.

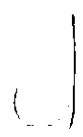
Mr. Derr favored flexibility. When interest rates are so low, it is good to borrow money at a low rate and pay a loan out over the life of the loan. It is important to keep in mind what the cost of money is. If a capital project is identified, it should be done now when money is cheap. The Township should take advantage of what money costs and what real dollars are.

Mr. Pesavento asked that the Finance Committee, in conjunction with input from Jonathan Bleemer, draft a policy based upon the discussion this evening. Said policy should be completed in time for budget negotiations by the Board of Commissioners.

Mr. Leonard recapped what the staff has been asked to do:

- Report to Finance Committee and draft a policy or resolution.
- Consult with bond counsel concerning the possibility of loan to the School District.
- The Solicitor will be asked to research potential tax challenge.
- Provide definitions for capital investments.

Mr. Bleemer informed that there will be funds remaining in the sewer operating fund when all payments are made (over \$1 million). Said amount will be added to the draft policy.



QUESTIONS/COMMENTS:

Mr. Vischer, in the audience, felt the Board of Commissioners could do a good thing for the community by bringing roads up to a high standard.

William Gift, former Commissioner, asked the Board of Commissioners to remember that it took two years to decide to sell the sewer plant. He cautioned them not to be too quick in making a decision. He is hopeful that interest rates will go up.

Art Larson, who resides in Doylestown, expressed his dissatisfaction with the sale of the sewer plant to Bucks County Water and Sewer Authority.

ADJOURNMENT:

Mrs. Herold motioned, with Mr. Mermelstein seconding, to adjourn the meeting.

Respectfully submitted,



Louise S. Birett, Recording Secretary

Attest:



Robert Pesavento, President

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A hearing on the Comcast cable franchise renewal was held by the Board of Commissioners of Upper Dublin Township on Tuesday, January 14, 2003, in the Upper Dublin Township Building; Robert Pesavento presiding.

In attendance were Commissioners Tackel, Mermelstein, Derr, Pesavento, Herold, Bryers, and Thornburg-Weiss. Also present were Paul Leonard, Township Manager; Jonathan Bleemer, Finance Director; Gilbert High Township Solicitor; and Jeff Wert, Township Engineer.

Ralph McClellan, Stephanie Lowe and Kathleen Sullivan represented Comcast.

Mr. High said:

- It is Comcast's obligation to announce their plans for franchise renewal 30 months before the end of the current franchise agreement – 2005.
- The Board of Commissioners is obligated to hold a hearing to receive testimony from Comcast and the public concerning their ability to continue providing service.

Commissioners Herold, Tackel and Weiss complained of poor reception (ghosting) on Channels 3, 6 and 10.

Mr. McClellan said the problem involves signal leakage. It can be solved on a case-by-case basis. Customers are advised to contact Comcast, and one of their technicians will be dispatched to deal with the problem as much as possible.

Mr. Tackel asked Comcast to include a notice with their next billing statements alerting the public to the remedies.

Comcast has upgraded its state-of-the-art system from 500-750 Mhz.

Mr. Tackel asked if there is a way residents who are not cable subscribers can be provided with "feeds" to access public channels 16 and 22? The answer was negative.

Mr. Leonard explained that the Upper Dublin Township administration often receives complaints from the public about Comcast as follows:

- Service response
- Policy as to scheduling appointments
- Fairness of fees
- Utilization of the Township's right-of-way with emphasis on fixed facilities in the Township
- Community access
- Educational access
- Financial ability

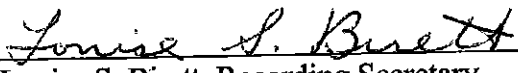
- Inclusion of additional services
- Expansion of services into the Fort Washington Office Park.

Mr. Leonard will follow up with a letter setting forth the foregoing to Comcast.

ADJOURNMENT:


Mrs. Herold motioned, with Mr. Bryers seconding, to adjourn the meeting at 9:45 p.m.

Respectfully submitted,



Louise S. Birett, Recording Secretary

Attest:



Robert Pesavento, President

A meeting of the Board of Commissioners of Upper Dublin Township to Discuss the Dresher Commons Conditional Use Application was held on Tuesday, April 29, 2003, in the Upper Dublin Township Building; Robert Pesavento presiding.

In attendance were Commissioners Tackel, Mermelstein, Derr, Pesavento, Herold, Bryers, and Thornburg-Weiss. Also present were Paul Leonard, Township Manager; Gilbert High Township Solicitor; and Jeff Wert, Township Engineer.

Mr. Pesavento convened the meeting at 6:30 p.m. by asking those present to pledge allegiance to the flag.

Mr. Leonard informed that the applicant for this conditional use has granted an extension for finalization by the Board of Commissioners until May 13, 2003. Therefore, while there will not be any decision this evening, the Board of Commissioners will take this opportunity to discuss the rather lengthy conditional use drafted by the Township's Solicitor.

Mr. High commented:

- There have been two conditional use hearings.
- An amended plan was presented last month and included the following:
 - Playground equipment for the proposed Daycare Center
 - Additional parking
 - Location of the trash dumpster

Sketches of the proposed buildings were presented.

Some representations were referred to at the hearing that the applicant's attorney, Marc Kaplin, was asked to set forth in writing.

- The Solicitor's Office has set forth seven items that the Board of Commissioners should consider in reaching a decision.
- The Solicitor was dismayed at the size of the proposed daycare center. In his letter reviewing the Conditional Use Application for Dresher Commons, the Solicitor stated:

"PennDOT's design standards for driveways are set forth at 67 Pa. Code §4481. One design is for a 'low volume driveway' which is described as 'a driveway normally used by more than 25 vehicles per day, but less than 750 vehicles per day.' The section establishes the required width of the driveway and the required radius of the curb at the intersection of the driveway and the roadway.

The requirement that any use of a parcel within the Dresher Overlay District be limited to one requiring less than 750 vehicle trips per day is a clear, unambiguous mandate that the amount of traffic be limited to no more than 325 vehicles per day, considering that a trip in and a trip out constitutes two 'vehicle trips.' This number lies in the middle of the range where a low volume driveway design is permitted. This reference to a low volume driveway design, while mandating a limitation of 750 vehicle trips per day, is not ambiguous, nor are the two references inconsistent. The Dresher Overlay District is intended in part to 'maintain the neighborhood scale of existing development while promoting a village-like atmosphere.' The limitation on the number of vehicle trips per

day from a single use within the District is the only mechanism that the ordinance uses to limit the intensity of the development/use of a particular parcel. Indeed, at the time the ordinance was considered, Mr. Mermelstein expressed the view that '750 trips' per day was too intense a use for the Dresher Triangle. Clearly, Mr. Mermelstein and the entire Board of Commissioners understood that the reference in the ordinance was to 'vehicle trips,' not just to 'vehicles.' The Board also understood that the purpose of this limitation was to limit the intensity of use."

- The Board of Commissioners is not empowered to grant the exception the applicants are seeking.
- There will be more trips per day for the daycare center than there would be if office buildings were constructed.
 - Mrs. Weiss noted that the applicant would have to divide the parcel into four instead of three lots, and worried that it would be more intrusive to the residents who live behind this property.
 - Mr. Leonard said the flag lots will be subject to additional conditional use.
 - Mr. Tackel was concerned about the traffic count. He felt the Board of Commissioners would be trading one problem for another if two office buildings take the place of the daycare center. The office buildings will generate the same traffic count.
 - Mr. Bryers said it is probably in the best interest of the Township to have office buildings which will generate EIT tax money.
- This zoning allows for professional offices.
- The beauty of the Dresher Overlay District is that any construction will be limited to residential scale.

Mr. Tackel noted that Messrs. High and Kaplin were supposed to have worked together on the conditional use application. This did not take place, and Mr. High reviewed all of the issues himself. Mr. Kaplin has not had opportunity to review Mr. High's findings.

Mr. Leonard said he expects Attorney Kaplin to generate his own set of conditions. Mike Markman, from BET Investments, had indicated that the applicant's representatives had other commitments this evening.

Mr. Mermelstein pointed out two issues that should be part of the conditions:

- The proposed restaurants should be smaller and surrounded with buffering so that the parking lot will not be seen from Susquehanna Road.
- Proposed buffering should be set forth on the plan.

Mr. High said the driveway should be embellished with broader landscaping to shield residential properties from looking at the daycare center.

Mrs. Herold worried about the noise that would be generated by the daycare center.

- Mrs. Weiss stated that the ordinance permits a daycare center by conditional use.
- Mr. Tackel pointed out that noise will only be generated during daytime hours.
- Mr. Mermelstein noted that the surrounding residents also live on a major street that generates a lot of traffic noise.

Mr. Leonard stated that the applicants have shown flexibility under pressure to make changes, e.g., size of restaurants, angle of roads, facades, etc. At the hearing, the question came up as to at what point would the applicant present the Dresher Overlay concepts that will tie this together?

Mr. High suggested deferring the aspect of conditional use to a later date. He said that Mr. Cuker and his attorney are working together with Mr. Kaplin to resolve various issues.

Mr. Bryers said the concept of the overlay district is that people can walk to businesses and restaurants and also live in a village setting. He was disappointed that Mr. Kaplin has not addressed this. Mr. Bryers is very uncomfortable with the plan the way it is at this time. If the plans were to be approved as presented, they would totally change the tenor of the overlay district.

Mr. Leonard interjected that this applicant is capable of putting in age-restricted housing which would be an excellent use of the property. The applicant might wish to wait and work with other builders who are interested in building within the Dresher Overlay District.

ADJOURNMENT:

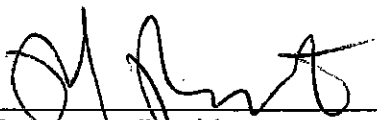
Mr. Tackel motioned, with Mrs. Herold seconding, to adjourn the meeting at 7:10 p.m.

Respectfully submitted,



Louise S. Birett, Recording Secretary

Attest:



Robert Pesavento, President

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A Special Meeting of the Board of Commissioners of Upper Dublin Township was held on Tuesday, October 28, 2003, in the Upper Dublin Township Building; Robert Pesavento presiding.

In attendance were Commissioners Tackel, Mermelstein, Derr, Pesavento, Herold, Bryers, and Thornburg-Weiss. Also present were Paul Leonard, Township Manager; Gilbert High, Township Solicitor; and Jeff Wert, Township Engineer.

Mr. Pesavento convened the meeting by asking those present to pledge allegiance to the flag.

ANNOUNCEMENT:

Mr. Pesavento announced the receipt of an application for a scholarship from the North Hills Community School Fund. A review committee consisting of the Township Manager, a member of the Board of Commissioners, the Ward Commissioner, a Township Staff Member, and someone from the North Hills Community Group will consider the application.

ACTION ITEMS:

Consider Findings of Fact, Discussion and Order on Appeal of Mr. and Mrs. John Borrell:

This is an appeal from the Code Enforcement Officer's decision requiring a fire sprinkler system to be installed in the addition to the home of the Appellants presently under construction at 704 Orlando Avenue, Orlando, PA.

Mr. High explained that the applicants do not wish to install a fire sprinkler system in the new addition to the home at 704 Orlando Avenue. The applicants feel the requirement is a financial burden and would be problematic if the sprinklers were to go off inadvertently.

The Township Code requires sprinklers in new additions, and the applicants were advised of this requirement at the time they took out their building permit.

The applicants have not installed the sprinklers and have left the walls open pending the Board of Commissioners granting their appeal.

Mr. Tackel said that since the addition is 90% of the original size of the house, he is concerned about granting the appeal.

Mr. Bryers said there is no evidence that the provisions of the code should not apply to the applicants.

Mrs. Herold felt that the Sprinkler Ordinance has become a burden on some homeowners. She pointed out that many homes in the Township are not sprinklered.

ROLL CALL VOTE ON FINDINGS OF
FACT, DISCUSSION AND ORDER ON
APPEAL OF MR. AND MRS. JOHN
BURRELL

YES

COMMISSIONERS TACKEL,
MERMELSTEIN, DERR,
PESAVENTO, BRYERS AND
WEISS

NO

COMMISSIONER HEROLD
APPEAL DENIED

DISCUSSION ITEMS:

Amendment to Subdivision and Land Development Ordinance:

The Board of Commissioners reviewed the draft Amendment to Subdivision and Land Development Ordinance page by page with Mr. Wert.

Most of the changes in wording inserted by Mr. Wert were agreed upon. Those where there was a question or action required were as follows:

Section 212-5. Definitions BUILDING SETBACK LINE	The Solicitor will be asked to give advice as to this definition.
Section 212-7. Plan Approval required	Mr. Wert will work on revising the paragraph, and will insert a blanket statement as to the various advisory boards.
Section 212-10. Ownership of improvements	Messrs. Wert and High will discuss the appropriate language to be used.
Section 212-12. Review of plans; appeals	The Solicitor will be asked if this paragraph is needed.
Section 212-14. General principles, requirements and standards Paragraph H	Messrs. Wert and High will discuss the appropriate language to be used regarding "District Sanitarian" or other current title of position order.
Section 212-15. Streets Paragraph (2) - Arrangement	This paragraph does not conflict with the Township's desire to have no cul-de-sacs and encourage all through streets.
Section 212-15. Streets Paragraph (7) - Dead-end Streets	The paragraph does not encourage dead end streets without a turnaround.
Section 212-15. Streets Paragraph (9) - Obstructions	This paragraph does not conflict with the Shade Tree Commissions' intent. Safety has to take precedence.
Section 212-15. Streets Paragraph D (1) through (e) - Access to public and private streets	The Public Safety, Works and Services Committee will discuss whether private streets should be eliminated and only having public streets and common driveways in the Township.
Section 212-17. Parking areas Paragraph C	MCPC will be asked to review because this paragraph deals with design judgment.
Section 212.18. Sidewalks Paragraph B - Width	Sidewalks shall not be less than 4 feet in width in residential areas and less than 5 feet in non-residential areas.
Section 212.18. Sidewalks Paragraph D - Crosswalks	Remove section at the end of the paragraph in parentheses.
Section 212.21. Lots on public and private streets Paragraph A - Depth	Mr. Wert asked that the second sentence read: A proportion of 2 to 1 is generally regarded as proper maximum for lots 60 feet or more in width.
Section 212.21. Lots on public and private streets Paragraphs B through F	Messrs. Wert and High will confer on the language to be used.
Section 212-25. Erosion and sediment control Paragraph B (2) and (4) - Responsibility	Messrs. Wert and High will confer to make sure all options are covered in these paragraphs.

Section 212-28. Utilities Paragraph C	Mr. High will be asked to provide a definition of a "structure."
Section 212-32. Landscaping Paragraph C	Mr. Wert will clarify inconsistencies.
Section 212-32. Landscaping All paragraphs regarding street trees	All sections regarding street trees will be sent to the Shade Tree Commission for their review and comment.
Section 212-41. Plans required for approval Paragraph C	Wording will be changed to read "all relevant Township Committees" rather than setting forth individual committees.
Section 212-45. Final plan	The Solicitor is working on the language to be used as per case law.

ADJOURNMENT:

Mrs. Herold motioned, with Mr. Bryers seconding, to adjourn the meeting at 9:05 p.m. and enter into Executive Session.

VOTE ON MOTION

ALL YES

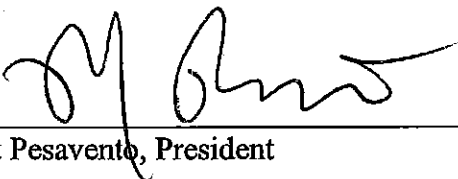
MOTION CARRIED

Respectfully submitted,



 Louise S. Birett, Recording Secretary

Attest:



 Robert Pesavento, President

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A special meeting of the Public Safety, Works and Services Committee of Upper Dublin Township to discuss the automated trash pick-up and handling of recyclables and yard waste was held on Tuesday, May 4, 2004, in the Township Building; Chester Derr presiding.

In attendance were Commissioners Derr and Tackel as well as Paul Leonard, Township Manager; and Chuck Oyler, Director of Public Works.

Mr. Derr convened the meeting at 7:30 p.m. by asking those present to pledge allegiance to the flag.

MOTION TO ACCEPT THE MINUTES FROM THE APRIL MEETING:

Mr. Tackel motioned, with Mr. Derr seconding, to approve the Minutes of the Public Safety, Works and Services Committee Meeting for the month of April without reading.

VOTE ON MOTION ALL YES MOTION CARRIED

DISCUSSION:

Mr. Oyler reminded that a discussion on automated trash pick-up was held during the Stated Meeting in April. At that time, residents were invited to express their comments and concerns.

Set Forth below is an approximate breakdown of the costs for the three primary functions of the Sanitation Department.

	Labor	Vehicles	Materials	Disposal	Total	Cost per Household
Trash	\$290,000	\$100,000	\$4,000	\$920,000	\$1,314,000	\$160.24
Yard Waste	500,000	65,000	4,000		569,000	69.39
Recycling	340,000	65,000	4,000		409,000	49.88
TOTAL	\$1,130,000	\$230,000	\$12,000	\$920,000	\$2,292,000	\$279.51

When comparing the three program weeks of April 2003 to the same weeks in April 2004, household trash collection is down 10%, commingled bottles and cans collection is up about 33%, and paper collection is up 35%. A breakdown of statistics is as follows:

- 58 tons of trash not disposed of at \$83 per ton = \$4,814.
- 33 tons of newspaper with a \$34 per ton pay back in April = \$1,122. (The price of newspaper fluctuates every quarter).
- 12 tons of commingled at a processing cost of \$21 per ton = [\$256]
- Total savings and revenue = \$5,680 for three weeks.

Mr. Leonard commented that the new automated trash program is providing an incentive for residents to recycle more.

Mr. Oyler noted that yard waste was not weighed in 2003. Because the Abington Transfer Station has recently installed a second scale, yard waste will be weighed in 2004 and ensuing years thereafter.

Mr. Leonard pointed out that yard waste pick-up has been switched from only Wednesdays to having the program spread out over four days. It is anticipated that Township forces should be able to handle additional material without incurring overtime.

Approximately 50 complaints have been received from senior citizens who have difficulty maneuvering the 96-gallon containers. The Township staff has responded to their plight by ordering 350 thirty five gallon wheeled carts. They should be in house by the end of this week. Any resident who prefers one of the smaller containers is asked to contact the Public Works Department.

Mr. Leonard explained that bottles, cans and plastic can be commingled in any reasonable container. Residents are not limited to using the 18-gallon container provided by the Township.

Responding to requests from residents who want a larger recycling bin for bottles and cans, Mr. Oyler looked into various options and recommended purchasing a 25-gallon rectangular bin at a cost of \$7.39 for a quantity of less than 250 units. Residents will be able to exchange their 18-gallon container for a 25-gallon bin at no extra cost.

Mr. Leonard encourages residents to fill their recycling bins completely before putting out at curbside.

An information video has been prepared and should be ready for distribution within the next two weeks. The emphasis of the video is on waste reduction in order to have it qualify for Department of Environmental Protection grant money (90% of the cost). However, the program also includes the "how-tos" of the automated refuse collection, recycling, yard waste, and bulk collection programs.

As of last week, more than 250 additional 96-gallon carts have been sold to residents.

More than 20 special "on-call" pick-ups have been made each week during the past three weeks. Anyone who wishes to dispose of large items may phone the Township by the end of Tuesday each week for pick-up on Wednesdays at a cost of \$10 per item. Larger items such as sofas and refrigerators will cost more for disposal.

It is Mr. Oyler's opinion that the Township should institute an old corrugated cardboard (OCC) recovery method in order to realize the revenue from the material as well as free up some volume in the brown cart for more typical household waste. OCC that is going into the cart is sometimes found to be wedged in the cart, thus preventing a clean dump and resulting in a telephone call to the Public Works Department.

Recovery of OCC can be done at curbside or by using a drop-off system.

Taking the collection equipment the Township has into consideration, to include OCC with the other curbside recyclables would require the material to be broken down and cut into nothing larger than 18"x18" and tied in bundles no higher than 10".

A drop-off would have more merit because it could be available to residents who do not want to have the material take up volume in their brown cart or residents who just want to recycle it. A Wednesday drop-off during working hours of non-holiday weeks could be developed. A rear loader could be placed outside the

garage for residents to drop off OCC. The packer blade could be run up periodically as material accumulates in the hopper. The truck would then take the material to the recycling center and dump it mid-afternoon.

Mr. Oyler does not recommend provision of a trash drop off to supplement the program. It would defeat the purpose of the progress the Township has made during the past three weeks in getting residents to become more aware of what they dispose of and what they can recycle.

A decision must be made in the very near future as to what constitutes bulk trash and how to handle OCC. Therefore, the Board of Commissioners will discuss same at the Stated Meeting in May.

Answering a question raised by Mr. Leonard, Mr. Oyler informed that those in the Township who have OCC to dispose of are mainly those with home businesses, salespersons, small business owners, and homeowners. Mr. Oyler will provide an estimate of the percentage of OCC that is presently being recycled.

Mr. Derr asked what it would take to combine OCC and trash with a Wednesday drop-off for smaller bulk items such as high chairs, children's toys, etc.? Mr. Oyler estimated that it would take two trucks, two operators, and the drop-off container having to be open on 50 Wednesdays per year for four hours. The drop-off container would be for residents only who would be required to show their driver's license for identification purposes. He expressed some concern about what will be considered a non-bulk item. Mr. Oyler also said a Wednesday bulk item pick-up program will keep two trucks from being maintained on Wednesdays which is the normal day for such activity. The estimated cost per year overall is \$15,000.

Responding to residents' complaints/comments at the Stated Meeting in April, Mr. Leonard said:

- He will provide Steven Hirshenhorn with information as to disposal costs at the Trash to Steam Plant in Plymouth Meeting.
- The foregoing information should answer Beth Joseph's requests for information.
- Sam Domsky was informed that state law prevents the Township from enacting a Business Privilege or Occupational Tax.

Mr. Derr commented that he is very proud of the progress made on this issue.

Mr. Leonard thanked Commissioner Pesavento for his evaluation of trash set out at curbside.

Several residents made comments this evening as follows:

Resident	Comments by Resident	Comments by Township
Rick Graver	<ul style="list-style-type: none"> • He is 80% happy with the program. • Appreciates that tax dollars were kept in check. • Does not feel disposing of trash has been made easier. • Concerned about bulk items and how to dispose of them. • In favor of routine chase truck for items that do not fit in the trash toter once a month throughout the Township. 	<ul style="list-style-type: none"> • To run a chase truck every week would cost the Township \$350,000 per year. • Dollars do not exist to even collect bulk items by a chase truck once a month. • The Township is trying to make residents aware of what they buy and how to dispose of same when no longer needed.

	<ul style="list-style-type: none"> • A four hour "window" once a week constitutes a "hassle" for him. 	
Barbara Gravel	<ul style="list-style-type: none"> • How many homes are serviced and at what cost? 	<ul style="list-style-type: none"> • The Township collects trash from 8,000 homes at a cost of \$350,000. • The Board of Commissioners and Public Works Director will re-evaluate the program week to week, and month to month.
Lloyd Vernon	<ul style="list-style-type: none"> • Suggested a special dispensation for people who move into the Township and have a lot of OCC and other items to dispose of related to the move. • Prefers a drop-off site on weekends. • Suggested the purchase of coupons from the Township to identify additional trash. 	<ul style="list-style-type: none"> • Staff is analyzing some type of "welcoming service." • Staff will look at how many move-ins occur each month and the costs involved with moving in or out. • The idea of a special dispensation will be brought up before the Board of Commissioners. • It will be more costly to have a pick-up truck available for OCC on Saturdays. • Mr. Oyler was asked to work up figures on what it would cost to run a chase truck once a month utilizing a coupon plan. Then the Board of Commissioners will talk about how to fund such a program.
Rich De Ora	<ul style="list-style-type: none"> • In favor of Mr. Vernon's ideas. • In favor of a coupon program. 	
Frank Polini	<ul style="list-style-type: none"> • The Township should provide services without extra expense. • It is discriminatory to provide extra services to people who are moving in or out of the Township. • The only service cut in this budget year was to look at trash and make it more complex by saying to some people that they will have to pay more than others. 	<ul style="list-style-type: none"> • There is an expense to the Township which has to be defrayed. • The Board of Commissioners is trying to devise a plan that is as equitable as possible without raising taxes. • Mr. Leonard will provide him with a copy of the power point presentation delivered by Mr. Oyler to the Board of Commissioners at the Stated Meeting in April. • The Township is doing a "balancing act" between raising taxes and/or cutting services.

Wayne Stayton	<ul style="list-style-type: none"> • Informed of an elderly neighbor who cannot physically roll a trash toter up and down her steep driveway. Before the present program was put into place, she put one trash bag in her automobile and drove the trash to the end of her driveway and then drove back to the house. • Asked whether trash can be placed in a yard waste container. 	<ul style="list-style-type: none"> • Suggested she put small bags into her toter, and when full, perhaps a neighbor or two would volunteer to handle her trash. • The Township cannot accept yard waste that has been contaminated with garbage.
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ADJOURNMENT:

Mr. Tackel motioned, with Mr. Derr seconding, to adjourn the meeting at 9:05 p.m.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Respectfully submitted,

Louise S. Birett
 Louise S. Birett, Recording Secretary

Attest: Chester Derr
 Chester Derr, Chairperson

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A special meeting of the Commissioners' Planning Committee of Upper Dublin Township was held on Tuesday, May 25, 2004, in the Township Building, Ann Thornburg-Weiss presiding.

In attendance were Commissioners Thornburg-Weiss, Derr, Pesavento, and Herold. Also present were Paul Leonard, Township Manager; and Mary Lou Troy, Library Director.

Mrs. Weiss asked those present to pledge allegiance to the flag.

PRESENTATION:

Draft Library Long Range Plan:

Mary Lou Troy introduced the consultant who worked with the Library Board to draft the Library Long Range Plan.

It was noted that the last Library Plan was developed in 1977

Alan Berger, of Library Development Solutions of Princeton, New Jersey, presented the draft Library Long Range Plan as follows:

The Process included meeting with various community groups, deriving planning assumptions, and gathering information from the public via a survey as follows:

- Planning Committee
- Planning Assumptions
- Library Board
- Community Focus Groups
- Community Advisory Group
- Survey
- Library Staff

Voices of Upper Dublin included obtaining information via the following means:

- User Survey (203 responses)
- Eight focus groups (90 participants) consisting of:
 - Seniors and retirees
 - Teens
 - Parents of young children
 - Educators and civic leaders
 - Users and Nonusers

The Survey and Focus Groups suggested the following:

- Provide additional and easier access to computers, the Internet and word processing. Create after school and weekend programs, and other services for K-12
- Make changes to the Library layout for better seating, reading and study areas, meeting space, children's activities
- Continue to make improvement to the collections
- Increase hours to meet changing community needs

Vision:

- The Upper Dublin Public Library will be a modern 21st century Library that satisfies community library needs through an exceptional collection and an excellent staff. Our personal touch and responsiveness to changing needs will provide an intergenerational public space that becomes an inviting community hub for all residents.

Mission:

- The mission of the Upper Dublin Public Library is to satisfy the informational, intellectual and cultural needs of all Township residents by providing materials, programs and services that enrich people's lives. We accomplish this by ensuring:
 - A welcoming environment
 - Knowledgeable staff
 - Fiscally responsible oversight

Five Key Strategic Issues:

- Technology Access
- Services to children and teens
- The Library experience and hub of the community
- The Library buildings – Main and North Hills
- Advocacy, marketing and resource development

Goal 1: Refresh and expand Library collections to meet current needs in all formats:

- Review and expand the current collection development policy
- Develop collections to meet specific community needs
- Increase collections and use of popular titles and materials

Goal 2: Sustain the environment that allows a friendly, knowledgeable staff and responsive services offered with a personal touch:

- Match staffing and hours to community needs
- Continue to provide incentives and opportunities for staff to deliver quality service

Goal 3: Improve the existing facility to create a more comfortable, easier to use environment for Library users and begin to study solutions to space limitations:

- Review Library space and make short term, low cost improvements that respond to user's needs.
- Review and remove barriers to use of the Library
- Consider longer term needs for Library service to Upper Dublin

Goal 4: Create an exceptional technology presence in the Library that will help build an information literate community:

- Provide a greater technology presence in the Library to respond to residents' needs
- Improve technology infrastructure and website

Goal 5: Expand services and programs for lifelong learning, from toddlers to retirees:

- Develop additional programs and services for children and teens
- Develop additional programs and services for adult learners

Goal 6: Review and enhance the opportunities for library service at the North Hills Branch, continuing to improve the services, programs, furnishings and collections at North Hills:

- Continue to improve the collections and services at the North Hills Branch.

Goal 7: Build a broad base of support for the Library and for Library funding by improving community awareness of the Library, its programs and services, through marketing and advocacy:

- Improve community awareness about the Library
- Create a plan for broader based community support of the Library and Library funding

Next Steps:

- Implementation
- Measurements
- Feedback

Mr. Berger informed of the following statistics (between 2001 and 2003):

- Circulation has increased by 18%
- Library visits increased by 6%
- Reference questions increased by 16%
- Program attendance by adults increased 60%
- Program attendance by children increased 16%
- Audio/visual items circulated increased by 50%
- Total usage increased 20%

When Mr. Leonard expressed concern about the age of the material offered by the Library, Mr. Berger informed that local libraries that are part of MCLINC can obtain a report from MCLINC showing what part of their collection may be obsolete. The Upper Dublin Township Library is in better shape than many local libraries. Improvement can still come from removing collections that are old, obsolete, and worn.

Mrs. Herold asked why the Friends of the Library have stopped holding used book sales? Ms. Troy said the used book sales were labor intensive and there is not enough storage space on the

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premises. The Friends of the Library do run an on-going book sale in the Library the proceeds of which help to pay for special programs.

Mrs. Herold suggested finding storage space on the second floor of the Township Building in preparation for used book sales. Volunteerism is the key to the success of such a venture.

Comments obtained from the surveys and opinions expressed by all concerned confirm that the Library staff is polite, knowledgeable and very accommodating.

Mr. Richard Beiler, in the audience, commended the Library staff for its marvelous progress through using MCLINC. He favored the idea of space to be found outside of the Library premises to store the older collection. He suggested specializing in research and financial services material in the Library.

Mr. Leonard informed that this draft plan was funded through a state grant of approximately \$17,000. He favored strategic plans because departments who use them have consistently done better over time. As the various Township departments compete for money, they are more successful because they can justify expenses.

Ms. Troy was asked to look at her budget presentation in the fall and plan accordingly. Budget requests for 2005 year will tie into this report.

Mr. Berger concurred that where long range plans are used, they become very successful.

ADJOURNMENT:

Mr. Pesavento motioned, with Mr. Derr seconding, to adjourn the meeting at 7:45 p.m.

VOTE ON MOTION

ALL YES

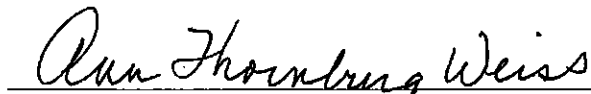
MOTION CARRIED

Respectfully submitted,



Louise S. Birett, Recording Secretary

Attest:


Ann Thornburg-Weiss, Acting Chairperson

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A special meeting of the Board of Commissioners (BOC) of Upper Dublin Township to discuss whether a referendum should be placed on the ballot in November asking whether the taxpayers would be in favor of an indoor recreation facility in Upper Dublin Township was held on Tuesday, August 31, 2004, in the Township building, Robert Pesavento presiding.

In attendance were Commissioners Ira Tackel, Jules Mermelstein, Chester Derr, Robert Pesavento, Judy Herold, William Bryers and Ann Thornburg-Weiss. Also present were Paul Leonard, Township Manager; and Gilbert High, Township Solicitor. Michael Chain, Michael Yanoff, Esquire, and Bob Danaher represented the Upper Dublin Indoor Recreation Task Force (U-Direct).

Mr. Pesavento asked those present to pledge allegiance to the flag.

A draft resolution and wording for a referendum on the November ballot was discussed in detail. As proposed, the draft resolution and referendum read as follows:

A RESOLUTION AUTHORIZING A REFERENDUM TO BE HELD IN THE TOWNSHIP OF UPPER DUBLIN, MONTGOMERY COUNTY, PENNSYLVANIA, ON THE QUESTION OF WHETHER THE BOARD OF COMMISSIONERS SHOULD BE AUTHORIZED TO INCUR ELECTORAL DEBT IN AN AMOUNT NOT TO EXCEED TWELVE MILLION DOLLARS (\$12,000,000) TO FINANCE, CONSTRUCT AND EQUIP A PUBLIC RECREATION AND SWIMMING POOL FACILITY.

WHEREAS, the Township's long-term indoor recreation needs have been analyzed and it has been determined that a recreational facility is needed; and

WHEREAS, it is determined that the community need for indoor recreation facilities is not currently being met within Upper Dublin Township and the demand continues to grow to an extent that all Township residents would benefit from this facility; and

WHEREAS, other community entities have committed to financially support the development of a recreation facility; and

WHEREAS, the Commissioners are of the opinion that the qualified voters of the Township should have the opportunity through a referendum to express their wishes as to the desirability of incurring electoral debt for the purpose of financing, constructing and equipping these facilities.

NOW, THEREFORE, BE IT RESOLVED:

1. That a referendum be conducted in the Township of Upper Dublin, Montgomery County, Pennsylvania, at the general election on

November 2, 2004, to advise the Commissioners as to whether the Township should incur electoral debt in an amount not to exceed Twelve Million Dollars (\$12,000,000) to develop a facility to house an Indoor Recreation Center, including swimming pool, on property owned by the Township or the Upper Dublin School District.

2. That the Township Secretary shall forthwith file a certified copy of this Resolution with the Montgomery County Board of Elections, together with a copy of the question to be submitted to the electors, which shall be as follows:

“Shall Upper Dublin Township be authorized to incur electoral debt in the amount of Twelve Million Dollars (\$12,000,000) for the cost of financing, constructing and equipping a public indoor recreation and swimming facility?”

The following conversation ensued among the participants and the audience:

- Mr. Mermelstein: • Asked the Solicitor if he has re-evaluated whether the Township can do a referendum?
- Mr. High: • Did not re-evaluate. The referendum is designed to ask whether the electorate is willing to authorize \$12,000,000 electoral debt.
• The Election Board is not willing to put a non-binding “public desire” question on the ballot.
• The referendum in question is phrased as a non-binding “authorized” referendum.
• It still remains up to the BOC whether or not this project would go forward and how the money therefor will be obtained.
- Mr. Pesavento: • Asked if the BOC has to make the ultimate decision, why is a referendum being considered?
- Mr. Derr: • The referendum is a guideline which will provide the ultimate public input.
- Mr. Mermelstein and Mr. Derr: • Interested in what the people think.
- Mr. Pesavento: • How can the BOC explain to the people that the \$12,000,000 equates to a 14% tax increase?
- Mr. Mermelstein: • The tax increase would be explained by the “give and take” of future discussions.
• The task before the BOC is whether the question should be placed on the ballot or not.
• If the referendum passes, then the BOC will have to decide whether the \$12,000,000 should be expended.

- Mrs. Weiss:
- Suggested raising the amount because she doesn't think the \$12,000,000 figure is realistic.
- Mr. Mermelstein:
- Suggested removing the first three "WHEREAS" clauses in the draft resolution because they seem to be asking if the BOC is asking for a decision, which is not the case. The BOC is only interested to learn what the public thinks.
- Mr. Derr:
- The resolution is not worded in a way with which he feels comfortable.
- Mr. Tackel:
- If the BOC chooses to proceed, and in that process determines that the project would cost \$15,000,000, that decision invalidates the referendum.
 - It is up to the BOC to vote on incurring whatever the debt would be.
- Mr. High:
- The upper limit to the Township's debt is 2 ½ times the annual income of the Township (\$45,000,000).
- Mr. Tackel:
- With or without the referendum, the Township is not close to its upper debt limit.
- Mr. Derr:
- The Township has a surplus because of the reinvestment fund. Therefore, the debt ratio is nil.
- Mr. High:
- The wording of the resolution is acceptable for placing on the ballot.
- Ms. Weiss:
- Felt that the BOC was considering a "desire" referendum without using the word "desire."
- Mr. Chain:
- In good faith and with a lot of hard earned money, U-Direct provided a feasibility study on building an indoor recreation center in Upper Dublin.
 - U-Direct has provided copious information to the Township.
 - U-Direct studied the report by Ann Toole regarding the Parks and Recreation Plan which was drawn up in 1998.
 - A demographic report was provided.
 - A community survey that obtained answers as to recreational usage desires and what kind of support the public would lend to the project was provided.
 - A report was provided as to what type of bottom line surplus or deficit could be expected.
 - Development costs were provided based on the formulas from the community survey.
 - All information gathered was presented to the Public Activities, Lands and Contracts Committee.
 - A presentation was also made to the entire BOC at the Stated Meeting in August.
 - The information U-Direct is presenting this evening answers the questions and comments raised by the BOC.
 - U-Direct feels the referendum is an important piece of information gathering.
 - The BOC will be able to find out if the public will agree to incur debt to make this a

good business decision for the Township.

- U-Direct used creditable consultants to conduct the survey.
- The consultants have conducted over 200 surveys for various communities.
 - On average, the surveys gained clear support 25% of the time.
 - The surveys did not obtain support 25% of the time.
 - The remaining 50% expressed equal parts support and opposition.
- U-Direct was asked to discuss the methodology used as to how 300 surveys can be representative of the community.
 - A random sample of 300 people gives 95% confidence with a +/- of 5%.
 - 300 surveys is the standard used by all market research firms.
- U-Direct was asked to describe the methodology for eliminating duplicate households.
 - The returned surveys were sorted by key research areas (zip codes, owner of the house, number of household occupants, ages of occupants) to ensure that each household was counted once.
 - Of the final 383 returns surveyed, 7 were found to be duplicates.

Mr. Pesavento: • Doesn't think the above method is valid unless the replies were individually numbered.

- Mr. Chain:
- U-Direct was asked to provide the methodology used for drawing a second 600 households.
 - The random drawing was taken from the same voter registration lists as the previous survey.
 - The surveys were sorted in a manner that assured that each of the households received only one survey.
 - Pro-forma questions and results were as follows:
 1. If the indoor center is an overwhelming success, what is the likelihood of exclusion from membership for Upper Dublin residents?
 - The operating Pro Forma was developed using a base of 1,085 membership units being sold.
 - The building size being considered will accommodate 2,100-2,400 membership units.
 - The Pro Forma was built on about 50% of capacity.
 - Non-resident annual memberships could be sold. Renewal memberships will not be guaranteed.
 - Drop-in fees and multiple (punch cards) admissions will be available.
 - Even if someone is denied a membership because of capacity issues, they will be able to use the facility on a drop-in basis.

Mr. Pesavento: • In the meantime, will applicants get a rebate on their taxes if they cannot get into an activity?
• 11% of the population will use the facility, and 48% will pay for it.

Mr. Chain: • There is a difference between memberships and number of members.

Mr. Pesavento: Asked Paul Leonard if Plymouth Township raised taxes to pay for their facility?

Mr. Leonard:

- Plymouth Township enjoyed a significant windfall from the earned income tax (EIT) because their school district does not participate in the EIT.

Mr. Chain:

2. Why is there a difference between the Pro Forma membership rates and those listed in the survey?
 - 44% of the respondents indicated they would prefer to pay for an individual membership of \$200-\$300.
 - 9% of respondents support a range of \$301-\$400.
 - The Pro Forma range for an individual pass is \$200-\$325 for residents.
 - 67% of households felt that user fees should cover 100% of operating costs or felt that the facility should be covered by user fees.

Mr. Pesavento:

- Pro Forma showed \$625 for a family fee, but only 5.6% of the people were willing to pay for it at that rate.
- If a family fee is less than \$625, the facility will be significantly under funded. This would once again require raising taxes.

Mr. Chain:

3. If the indoor center is an overwhelming success, what is the likelihood of exclusion from membership for Upper Dublin residents?
 - The operating Pro Forma was developed using a base of 1,085 membership units being sold.
 - The building size being considered will accommodate 2,100-2,400 membership units.
 - The Pro Forma was built on about 50% of capacity.
 - Non-resident annual memberships could be sold. Renewal memberships will not be guaranteed.
 - Drop-in fees and multiple (punch cards) admissions will be available.
 - Even if someone is denied a membership because of capacity issues, they will be able to use the facility on a drop-in basis.
4. In the Pro Forma, revenues for concessions were \$125,000 while costs were \$42,000. Is this an excessive margin?
 - Actual food concession costs are estimated to be in the range of 30%-33%.
 - Staff cost should run about 30%.
 - Overhead costs run about 5%-10% of sales).
 - A profit of 28% can be expected.
5. What is the experience of the consultants regarding community services?
 - They answered questions from a feasibility standpoint.
 - 15%-20% of the time, when they do a feasibility study, it does not test out at all.
- Executive Summary results:
 - 64% of the residential households are currently involved with recreational sports or aquatics in the Township as of the present time.
 - 42% of residents currently use Upper Dublin facilities.
 - 29% use high school facilities.
 - 25% use the YMCA.

- Usage of high school facilities is higher than normal.
- 71% of the people surveyed use Township or School District owned facilities.
- 96% of responding households indicated that the facilities met their needs.
- 50% said the facilities met some of their needs.
- 46% said the facilities did not meet their needs.
- Respondent households clearly favor indoor recreation.
- Families are a big potential market.

Mr. Pesavento: • Disagrees with the above statistics because the question of whether the responding households would support a 14% tax hike was not included in the survey.

Mr. Chain: - Respondents indicated which potential features of an indoor facility they would like to see provided as follows:

- Walking or running track
- Weight room
- Cardiovascular equipment
- Recreational swimming

Mr. Pesavento: • 66% of respondents are not willing to support a weight room or cardiovascular area.
 • 66% are not willing to support an aquatic facility.
 • 67% are not willing to support indoor walking/running facility.

Mr. Bryers: • Felt Mr. Pesavento's statements are disingenuous.
 • The survey offered many opportunities. The above top four are what they favor most.
 • The BOC must find out what activities the people are willing to pay for.

Mr. Chain: - Most respondents were willing to pay for aquatic features such as lap swimming.
 - 96% of respondents said their needs were somewhat or fully met.
 - 80% of the respondents said their needs were fully met.
 - 98% said their needs were somewhat met and that they would use a venue in an indoor facility.
 - The community would like to see different fee schedules for residents and non-residents.
 - 3% felt that 100% of costs associated with an indoor facility should be paid for by taxes.
 - 35% felt costs should be paid by fees.
 - Respondents felt a partnership between the Township and School District is important or somewhat important.

A comparison of a proposed indoor recreation center in Upper Dublin was made between Plymouth Township and Friendship Community Centers as follows:

	Upper Dublin Pro Forma	Plymouth Township	Friendship Community Center
Total Square Feet	50,000	70,000	59,000
Key Components	Leisure pool Exercise Aerobic Fitness Cardio Gymnasium Track Babysitting Office & Classrooms	10 lane competition pool Exercise Aerobic Cardio Gymnasium Babysitting Leisure pool Office & classrooms	6 lane competition pool Walking track Exercise Aerobics Gymnasium Babysitting Leisure pool Office & classrooms
Population	Township – 26,000	Township – 16,000 School District – 32,000	Township – 47,000
Management Team	TBD	Parks & Recreation	Parks & Recreation
Years in Operation	N/A	4	4
Total Membership	1,085	1,800	2,600
Total Members	3,000	3,800	5,500
Senior Citizen Members	Resident – 30 Non-resident – 40	800	1,500
Membership Fees:			
Single	Resident - \$325 Non-Resident - \$400	Resident - \$360 Non-Resident - \$500	Resident - \$397 Non-Resident - \$438
Family	Resident - \$625 Non-Resident - \$750	Resident - \$550 Non-Resident - \$760	Resident - \$603 Non-Resident - \$670
Operating Cost per Square Foot	\$32	\$27	\$33
Revenue per Square Foot	\$27	\$23	\$33
Total Development Cost	\$13,000,000	\$17,000,000	\$8,500,000

Discussion continued as follows:

- Mrs. Weiss:
- This facility will not include competitive swimming. That information should be included in the referendum.
- Mr. Pesavento:
- If the referendum were to pass, he would expect that the Township would inform the public in writing how much a facility will cost and how much taxes will be raised.
- Mr. Derr:
- From his perspective, an indoor recreation facility would be welcome.
 - Interested in what senior citizens think.
 - Needs to know if the Township residents want an indoor facility.

- Mrs. Weiss:
- Proposed that the referendum ask if residents are willing to pay taxes to repair the High School pool.
- Mrs. Herold:
- Feels families should pay for their own recreational needs.
 - Thinks the referendum idea smacks of socialism.
- Mr. Mermelstein:
- Feels that most residents will not vote for a \$12,000,000 expense, but also feels the BOC needs to obtain answers.
- Mrs. Herold:
- There are more important things the Township needs.
 - Suggested that those who want an indoor facility should come up with the money.
- Mr. Mermelstein:
- Feels an indoor facility would be a benefit for the Township, but residents should be willing to pay for it.
- Mr. Chain:
- The comparison above shows that other communities felt indoor facilities are important.
 - Both Plymouth and Friendship decided to build a competitive pool.
 - All of the three communities are close in population.
 - Both Friendship and Plymouth are currently managed by Township Parks and Recreation Departments.
 - Both have exceeded membership projections and are busier than they ever thought they would be.
 - Both managers thought Upper Dublin's Pro Forma cost per operating square foot was conservative.
 - Plymouth's goals were not to recover 100% of the cost. It feels that the current level of recovery of 85% keeps the prices low. In addition, subsidizing any operating deficit is a plus to the community and improves the quality of life.
 - Friendship's goal is to recover 100% of the operating costs as well as contribute surpluses to pay for capital reserve and debt reduction.
 - Both centers are surprised by the large number of senior members.
 - Friendship is investing in a 30,000 sq. ft. expansion to house senior activities.
- Mr. Leonard:
- Plymouth Township had \$12,000,000 on hand before they started planning for their facility.
 - Plymouth also incorporated creative partnerships.
- Mr. Chain:
- A lot of work remains and a lot of information needs to be supplied.
 - The Township needs time to develop partnerships.
 - U-Direct is willing to educate the public as to their proposals and costs involved.
 - U-Direct is of the opinion that an indoor facility is something the public wants. It will increase the quality of life and increase real estate values.

Mr. Pesavento:

- Thinks the merits are important.

Mr. Tackel:

- Asked for pros and cons from the audience whether to place this question on the ballot.

Alice Henderson
505 Loch Lash Ave.

- There are many people who do not know about the proposed referendum, the survey, or U-Direct.
- She does not think the public has enough information to vote on a referendum question.

Richard Bernstein
611 Hartranft

- Was concerned that the voters cannot make an informed decision on the referendum.

Richard Petruski
519 Madison Ave.

- Wondered why the BOC is considering this project at this particular time.
- Thinks the project should be part of a long range plan.
- Feels the questions should not be on the ballot in November.
- Thinks the survey does not justify a referendum.
- Most people are relatively happy with the facilities they are presently using.
- 72% of the respondents rated an indoor recreation facility as a medium to low priority.
- According to the survey, 34% of families would be willing to pay \$400-\$500 on an annual basis.
- 8% said they would be willing to pay a fee of over \$500.
- Doesn't think there is a need for a referendum until the BOC looks at all the projects that the Township could do.

Mrs. Weiss:

- Thinks a competitive pool would be a good idea.
- She commended U-Direct for a good job done.
- She is disappointed that the survey is being used to force a referendum.
- Feels the BOC would be doing the community a disservice to put the referendum on the ballot.

Mr. Mermelstein:

- If the BOC votes down the referendum this evening, the issue will not go away.
- U-Direct can still work on partnerships and come back to the BOC at a later date.

Richard Drescher
302 Washington Ln.

- Will not vote for or against the referendum.
- The BOC will have to wrestle with the results of a referendum.
- Decisions should be based upon results.

Mr. Danaher:

- Disagrees with Mr. Petruski's statements.
- Feels the BOC has nothing to lose and everything to gain by putting the referendum on the ballot.
- If the referendum passes, it does not commit the Township to anything.
- There is a strong possibility that there will be partnerships (i.e.; with the School

District, Abington Hospital, YMCA, and private enterprises).

- In order to pursue partnerships and determine a location, U-Direct will spend another \$40,000.
- Why would U-Direct spend more money without a referendum and the information it could provide?
- U-Direct has indicated that they are willing to spend \$50,000 and more for engineering costs.
- A referendum is a piece of information that the BOC needs.
- A referendum will not take any authority out of the hands of the BOC.
- A referendum is only information gathering.
- U-Direct and the BOC need to find out what the electorate feels about incurring \$12,000,000 debt.

Mr. Tackel:

- The public should be educated about what the referendum means.

Mr. Danaher:

- U-Direct will pay the cost for a Township mailing explaining what the ballot question means.
- In the alternative, the Township could send out a mailing and send the bill to U-Direct.

Mr. Tackel:

- Will give U-Direct the benefit of the doubt and make a presumption that the survey results are valid, but he is still not sure that any more information will be gleaned from placing the question on the ballot.

Mr. Danaher:

- 90% turnout of voters is expected on election day.

Mrs. Herold:

- There are citizens and taxpayers who do not vote.
- The Township is already looking for money to meet the 2005 budget without an increase in taxes.

Mr. Chain:

- After a vote, U-Direct stands ready and willing to do much more work.

Mr. Yanoff:

- The electoral debt process allows the BOC to incur debt that does not impact in any way on the non-electoral expenses.
- Any electoral debt allows enhancements to the life of the community.

Mrs. Weiss:

- People will have to pay some taxes regardless if it is electoral or non-electoral debt.

Mr. Yanoff:

- Regardless of the outcome on November 2nd, none of this usurps the BOC's responsibilities or powers.

Anita Brewster
1235 Thomas Dr.

- It is difficult to make a totally informed decision.
- Believes BOC has the obligation and responsibility to obtain answers first.
- Would want to know where the facility will be located before voting on a

referendum.

- Taxpayers will also want to know who will run the facility and if memberships will be limited.
- She doesn't ask other people to pay for her family's recreational resources.
- Is disappointed that there have been no hand-outs from U-Direct.
- The important issues discussed at BOC meetings are rarely covered by newspapers.
- The public has not been informed that there will be a 14% tax hike if this facility is built.
- She would not want to be an owner of a competing facility in Upper Dublin and still have to pay higher taxes.
- The BOC was commended for their patience and respect to members of the community.
- The Commissioners were commended for asking a lot of questions and zeroing in on the details.
- She does not want to pay for a facility that limits membership.

Bill Kane
Dillon Road

- A referendum is just one more piece of the puzzle.
- A referendum is a unique opportunity to get dialogue going.
- U-Direct should supply information at the polls.

Mr. Mermelstein:

- Suggested eliminating the first three WHEREAS clauses in the draft resolution.
- The fourth WHEREAS clause should be changed to read as follows:

WHEREAS, the Commissioners are of the opinion that the qualified voters of the Township should have the opportunity through a referendum to express their wishes as to the desirability of incurring electoral debt for the purpose of financing, constructing and equipping *a public recreation and indoor swimming facility.*

Mr. Pesavento:

- Suggested changing all references from \$12,000,000 in the resolution and referendum to \$13,000,000.

Mrs. Herold:

- Suggested raising the amount in the resolution and referendum to \$16,000,000 to cover the cost of land.

Mr. Mermelstein:

- Suggested that the referendum question be changed to read as follows:

“Shall Upper Dublin Township be authorized to incur electoral debt in the amount of Twelve Million Dollars (\$13,000,000) for the cost of financing, constructing and equipping a public indoor recreation and swimming facility *on land*

owned by the Township or School District?"

- Mr. High:
- Does not believe the Board of Elections would accept a significant addition to the referendum.
- Mrs. Weiss:
- If the Bub tract is the property the Township is thinking of for an indoor recreation facility, she would like the taxpayers to know that.
- Mr. Tackel:
- The BOC is trying to distill a very complex issue to the voters in a single question format.
- Mrs. Herold and Mrs. Weiss:
- The Township should have the type of swimming facility that the children need (i.e., a competitive pool).
- Mr. Tackel:
- Is opposed to changing the figures. They could total more than \$16,000,000.
- Mr. Derr:
- Believes the BOC has a responsibility to the voting public who will provide the information required via the referendum.
 - The survey did not ask if the public was willing to incur debt. That is a very important piece of the puzzle.
- Mr. Tackel:
- Suggested a Township-wide survey.
- Mr. Mermelstein:
- An indoor facility is a desire of the community, not a need.
 - Wants to know what the public thinks and a referendum is the best way to obtain this information.
- Frances Biedlingmeier
1426 Highland Ave.
- Feels the BOC should have all answers before asking the public to spend more than \$12,000,000.
 - U-Direct should have provided that information before the question is placed on the ballot.

Motion I:

Mr. Mermelstein motioned, with Mr. Derr seconding, to adopt Resolution No. 1858 as follows (changes to the original draft are in italics):

A RESOLUTION AUTHORIZING A REFERENDUM TO BE HELD IN THE TOWNSHIP OF UPPER DUBLIN, MONTGOMERY COUNTY, PENNSYLVANIA, ON THE QUESTION OF WHETHER THE BOARD OF COMMISSIONERS SHOULD BE AUTHORIZED TO INCUR ELECTORAL DEBT IN AN AMOUNT NOT TO EXCEED *THIRTEEN* MILLION DOLLARS (*\$13,000,000*) TO FINANCE, CONSTRUCT AND

EQUIP A PUBLIC RECREATION AND SWIMMING POOL FACILITY.

WHEREAS, the Commissioners are of the opinion that the qualified voters of the Township should have the opportunity through a referendum to express their wishes as to the desirability of incurring electoral debt for the purpose of financing, constructing and equipping a *public indoor recreation and swimming facility*.

NOW, THEREFORE, BE IT RESOLVED:

3. That a referendum be conducted in the Township of Upper Dublin, Montgomery County, Pennsylvania, at the general election on November 2, 2004, to advise the Commissioners as to whether the Township should incur electoral debt in an amount not to exceed *Thirteen Million Dollars (\$13,000,000)* to develop a facility to house an Indoor Recreation Center, including swimming pool, on property owned by the Township or the Upper Dublin School District.
4. That the Township Secretary shall forthwith file a certified copy of this Resolution with the Montgomery County Board of Elections, together with a copy of the question to be submitted to the electors, which shall be as follows:

“Shall Upper Dublin Township be authorized to incur electoral debt in the amount of *Thirteen Million Dollars (\$13,000,000)* for the cost of financing, constructing and equipping a public indoor recreation and swimming facility?”

Amendment I:

Mrs. Weiss amended the motion, and Mr. Derr seconded, to increase the electoral debt amount above to \$16,000,000 and include a competitive swimming facility.

Amendment II:

Mrs. Weiss amended the motion, and Mrs. Herold seconded, to increase the electoral debt amount above to \$20,000,000 to encompass the cost of the land.

ROLE CALL VOTE ON AMENDMENTS I & II	YES	COMMISSIONERS WEISS, HEROLD, AND PESAVENTO
	NO	COMMISSIONERS BRYERS, DERR, MERMELSTEIN AND TACKEL AMENDMENTS I & II DENIED.

Mrs. Weiss asked that the referendum question be changed as follows:

“Shall Upper Dublin Township be authorized to incur electoral debt in the amount of *Thirteen Million Dollars (\$13,000,000)* for the cost of financing, constructing and equipping a public indoor recreation and swimming facility *on land owned by the Township or School District?*”

Mr. Chain:

- If the amount is raised to more than \$13,000,000, U-Direct is not interested in the referendum.
- The \$13,000,000 figure is based upon advice from the consultants.
- The community does not want a competitive pool.

Mr. Leonard:

- Informed that he modeled the resolution on the Library Resolution.

Mr. Danaher:

- U-Direct paid a large amount of money to the consultants. U-Direct wants the Township to believe what they have indicated as a good figure.
- Less than 5% of the survey responders put a high priority on a competitive pool.
- The \$13,000,000 estimate does not include a competitive pool but it will provide what the public is asking for.
- This is not something that U-Direct is asking for but what the public is willing to pay for.
- U-Direct cannot name the site at this time.
- They do not know who the partners will be.

Motion II:

Mr. Mermelstein motioned, with Mr. Bryers seconding, to state the electoral debt as \$13,000,000 and add back in the information that the property will be owned by the Township or the Upper Dublin School District.

ROLE CALL VOTE ON MOTION II	YES	COMMISSIONERS BRYERS, DERR, MERMELSTEIN AND PESAVENTO
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	NO	COMMISSIONERS WEISS, HEROLD AND TACKEL
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MOTION II CARRIED.

Mr. Petruski:

- Was of the opinion that the BOC is being coerced by U-Direct.
- The BOC should make their own decisions and not be coerced by outside entities.
- Feels \$18,000,000 figure is realistic.

Mr. Tackel:

- Would like to see information in the referendum stating that the \$13,000,000 would be over a 20 year period plus interest.

- Prefers a straw poll of audience members this evening.
- Felt that the information Mr. Tackel wants included cannot be added at this point in time nor should a straw poll of the audience be conducted.

her BOC members:

Vote on Motion I:

The BOC voted on the first motion with the amendment of \$13,000,000 replacing \$12,000,000 throughout.

ROLE CALL VOTE ON MOTION I	YES	COMMISSIONERS BRYERS, DERR, AND MERMELSTEIN
	NO	COMMISSIONERS WEISS, HEROLD PESAVENTO AND TACKEL
		MOTION I DENIED

Motion III:

Mr. Pesavento motioned with Mrs. Herold seconding, that the budget process as prepared for the Board of Commissioners for the calendar year 2005 shall show a line item of \$20,000 for a study to continue the work of U-Direct and that some of the work should be done by the Township.

VOTE ON MOTION ALL YES MOTION CARRIED

SPECIAL REQUEST FOR FUNDING FROM THE NORTH HILLS COMMUNITY GROUP:

Mrs. Weiss motioned, with Mrs. Herold seconding, that the Board of Commissioners authorize the Township Manager and Finance Director to cut a check for the North Hills Program Group in the amount reflected by the receipts that were presented to the Township (approximately \$10,000) as validated by the Finance Director. The group needs the funds prior to the next Stated Meeting. The amount will not exceed that allocated in the budget.

Messrs. Derr and Bryers were of the opinion that the BOC should not release funds prior to substantiation of expenses.

Mr. Leonard informed that he had ascertained from Montgomery County in the beginning of August that there is no requirement for a match prior to the end of September. The Township makes advancements of payments only under a written policy. He will supply a copy of the policy to the BOC.

Mrs. Weiss said she has been told by the leaders of the Community Group that the money is needed immediately. The BOC has authorized spending this budgetary amount within the boundaries that the Finance Director feels are valid.

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ROLE CALL VOTE ON MOTION

YES

COMMISSIONERS TACKEL, DERR,
MERMELSTEIN, PESAVENTO,
HEROLD AND WEISS

NO

COMMISSIONER BRYERS

MOTION CARRIED

ADJOURNMENT:

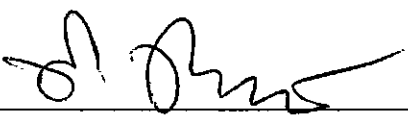
Mr. Bryers motioned, with Mrs. Weiss seconding, to adjourn the meeting.

Respectfully submitted,

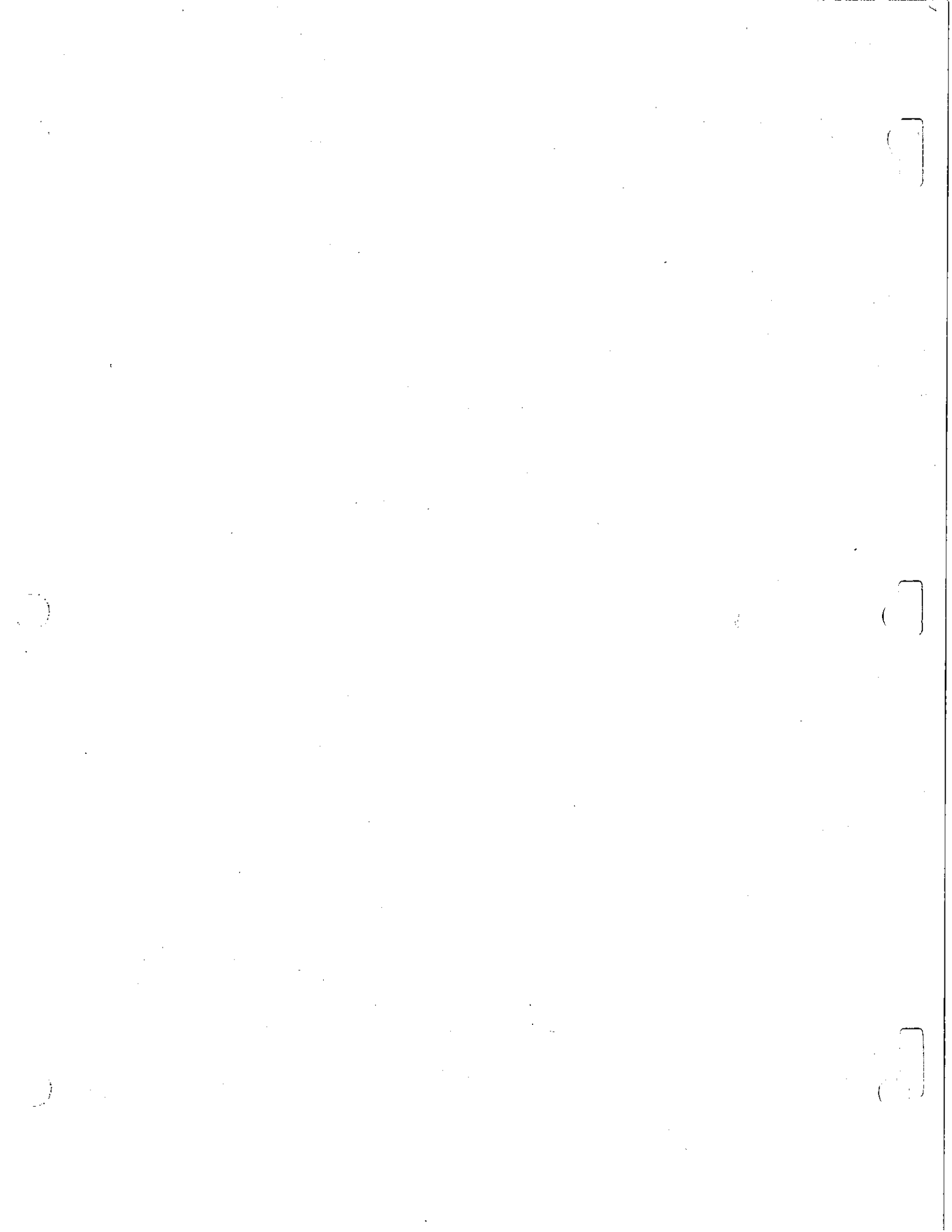


Louise S. Birett, Recording Secretary

Attest:



Robert Pesavento, Chairperson



^ Special Meeting of the Board of Commissioners of Upper Dublin Township was held on sday, March 28, 2006, at 7:30 p.m. in the Township Building; Robert Pesavento presiding.

attendance were Commissioners Ira Tackel, Chester Derr, Jules Mermelstein, Robert Pesavento, William Bryers, Ann Thornburg-Weiss, and Ronald Feldman. Also present were Paul Leonard, Township Manager; Gilbert High, Township Solicitor; and Liz Rogan, Township Planner.

Consider Action on Pennsylvania Avenue/North Hills Rezoning Map Amendment Ordinance:

Mrs. Weiss motioned, with Mr. Mermelstein seconding, to approve Ordinance No. 1166 amending the Upper Dublin Township Zoning Code by revising the Zoning Map to rezone from "CR-L" Commercial District variously to "B" Residential District and "C" Residential District an area from Chelsea Avenue to Mill Road and to the rear of properties fronting on Pennsylvania Avenue, North Hills.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Historic Preservation Presentation:

Mr. Leonard began the discussion by informing of the following:

- The Board of Commissioners is aware of concerns raised by many residents about the initiative on historic preservation which began last year.
- The Township is still under some pressure to consider alternatives to that which was proposed in 2005. The development of a proposed ordinance will be an alternative thereto.
In adjacent communities including Whitpain Township, Montgomery Township and Horsham Township, frequent situations occur where property owners choose to exercise their rights on their property and demolish significant structures thereon. Many questions have been raised as to how elected officials could allow this to happen.
- Suggestions from involved individuals who are engaged in the Fort Washington Historical Society have been made to determine alternatives to prevent situations where important historical structures (many of them yet to be identified) can be protected from immediate demolition. It is a complex matter that will not be settled this evening.

Lewis Keen represented the Upper Dublin Historic Preservation Ordinance Task Force and presented a slide show for the benefit of the residents present at the meeting. He made the following statements:

- The purpose of the meeting this evening is for residents to offer input to the Task Force and the Board of Commissioners.
- The Township will not move forward on historic preservation without residents' input.
- Nothing will happen in the near future. This will be a slow step-by-step process. There is no timetable and no schedule.
- Responsible citizens should be willing and able to stop destruction of irreplaceable resources.
- The Task Force has identified 740 out of 1,300 potential historic resources in Upper Dublin Township.
- Between the years 2002-2005 preservation efforts were based on models by the Pennsylvania Historic Museum Commission.

In 2004, there were a series of meetings with Upper Dublin property owners.

Residents were not in favor of any kind of restriction regarding the maintenances of their homes.

There were concerns about conditional use wording.

The benefits of being included in historic preservation really did not mean much to residents. At that point, the Township decided to stop and not move forward.

- The Task Force began to look into National Historic Districts. Those districts provide protection from federal highway projects.
- The Task Force met with representatives of the state and they have identified potential historic districts: i.e., the Keasby-Mattison structures, Fort Washington Heights, Oreland, Elliger Park, and Temple University Ambler. The Keasby-Mattison structures will be the first to be considered.
- The framework for historical preservation was described:
 - Document historic resources.
 - Prevent demolition of historic resources.
 - Encourage appropriate stewardship of historic resources.
 - Provide economic resources to owners of historic properties.
 - Assist owners wishing to add to their property and have their homes be part of the National Registry of Historic Places.
- A new ordinance to be considered will be simpler to read and understand.
- The goal of the new ordinance will be to keep historical structures safe for future refurbishing and to restore the buildings to their original intent.
- Comparison of the framework with previous efforts:
 - Identify historic resources.
 - Educate the public.
 - Create a Historic Commission.
 - Prevent demolition.
 - There will be nothing in the proposal about allowing conditional use.
 - Relaxed setbacks.
 - There will be nothing in the proposal about delaying demolition.
- Questions for residents this evening include:
 - Do they support the concept of demolition in the proposed ordinance?
 - If setbacks were relaxed, would owners remain in their homes rather than move to a larger newer structure?
 - What concerns does the public have regarding relaxing setbacks as they pertain to water runoff or proximity to neighbors?
 - Do they have any suggestions as to how historic preservation could be encouraged in Upper Dublin Township?

ments by interested residents as well as replies by Mr. Keen and Township representatives were as follows:

RESIDENTS COMMENTS AND QUESTIONS	RESPONSES TO COMMENTS/QUESTIONS
<p><u>Jim McNulty – Cedar Road:</u></p> <ul style="list-style-type: none"> • Is this going to be a volunteer program? • At the last public meeting, residents favored an opt-in program. He feels there is not much community support for anything other. • Will the proposed ordinance pertain to the surrounding properties as well? • Announcements that go out to residents from the Township are sent in plain grey envelopes. Many residents think they are just trash notices and ignore them. He suggested that special mailings be more identifiable to get people's attention. 	<p><u>Mr. Keen:</u></p> <ul style="list-style-type: none"> • This is not an opt-in or opt-out program. • These are historic resources the Task Force feels are worth saving. • The majority of historic resources are on very small parcels of land. • If a developer could safely move a historic structure to a corner of a property, he could then expand and build thereon. • There is no restraint on large properties to keep them from subdividing and putting another home on the property. • The proposed ordinance only applies to the building itself, and not the property surrounding it. <p><u>Mr. Pesavento:</u></p> <ul style="list-style-type: none"> • The only thing Mr. Keen is suggesting is a starting point to prevent demolition. <p><u>Mr. Leonard:</u></p> <ul style="list-style-type: none"> • This proposal has not yet gone to the Solicitor's Office for review.
<p><u>Francine Serator:</u></p> <ul style="list-style-type: none"> • Has heard that the building currently housing the Montessori School will be demolished. 	<p><u>Mr. Keen:</u></p> <ul style="list-style-type: none"> • Assured that sections of the building are historic structures and will not be demolished under the proposed ordinance.
<p><u>Lisa Wolfle – Meadowbrook Avenue:</u></p> <ul style="list-style-type: none"> • Lives in a small bungalow and is thinking of adding a dormer. Is that permissible? • Asked for clarification about water runoff on properties. 	<p><u>Mr. Keen:</u></p> <ul style="list-style-type: none"> • The property would be under the same rules as every other home in Upper Dublin Township. That is the key difference in the proposed ordinance. • There will be nothing in the proposed ordinance relating to maintenance. • The Township Code says that owners are not permitted to build out to the edge of their lots, and that also applies to water runoff.
<p><u>Ingrid Rivel – Summit Avenue:</u></p> <ul style="list-style-type: none"> • Asked what would happen if there is such neglect of a property, and because the owners cannot afford to maintain it properly, they would opt to move to a new home as a better option? • With properties being very close in proximity, she thinks there ought to be some very limited possibilities for building on some of the properties. She feels a restriction would be appropriate. 	<p><u>Mr. Derr:</u></p> <ul style="list-style-type: none"> • There is a hardship clause that would preclude the demolition restriction.

Roland Lindh – Summit Avenue::

- What does the term “demolition” really mean?
- Is the Commission talking about “historic old” rather than “historic interesting?”
- Those who live in historic houses are not concerned about the person who purchases the house next door.
- Residents are concerned with contractors who tear down older homes and place “cookie cutter” homes on the site instead.
- Would like to have his own property rights and keep his house in the manner that he wishes.

Mr. Keen::

- If the Township moves forward with the proposed ordinance, a definition of “demolition” will be clearly stated therein.
- If a home is altered to a point where it is no longer recognized as historic, the home will be taken off the list.
- If we can do something for the majority of our historic resources it is better than doing nothing.

Mr. Tackel:

- Someone could modify their house in a significant manner as to warrant that the home be taken off the registry and thereby allow the owners the right to demolish.

<p><u>ce Breuning – Limekiln Pike:</u> He owns a very old house and barn. A definition of what buildings would be considered historic would be important.</p> <ul style="list-style-type: none"> • The proposed ordinance would prevent destruction of historic properties. • If the Board of Commissioners moves forward, will there be further public meetings? 	<p><u>Mr. Keen:</u></p> <ul style="list-style-type: none"> • There is no plan to do anything beyond this meeting in the foreseeable future. <p><u>Mr. Pesavento:</u></p> <ul style="list-style-type: none"> • If a structure is in an unsafe condition, it should be taken down. • The Board of Commissioners intends to hold more public meetings on this matter. <p><u>Mrs. Weiss:</u></p> <ul style="list-style-type: none"> • Property upkeep and maintenance is covered in other ordinances. Therefore, there should not be a problem in this area.
<p><u>Frank Svitek:</u></p> <ul style="list-style-type: none"> • Regarding opting in or opting out, he was uncertain how the proposed ordinance can only be for maintenance. • He was against historic preservation. • He was interested in how well the Board of Commissioners will adjudicate a hardship. • Will the proposed ordinance put people in income brackets? What is the timeframe for a permit for demolition to be valid? • He doesn't think the Township should have the right to choose which properties should be preserved. 	<p><u>Mr. Keen:</u></p> <ul style="list-style-type: none"> • At the meetings in 2005, most of the owners were very concerned that someone would tell them how to maintain their homes. That is when the opt-in/opt-out clause became important. <p><u>Mr. Pesavento:</u></p> <ul style="list-style-type: none"> • None of Mr. Svitek's concerns are presently in any format or proposed ordinance. <p><u>Mr. Leonard:</u></p> <ul style="list-style-type: none"> • The timeframe for a permit for demolition is one year. A demolition permit is issued under the Building Code so that demolition can be accomplished safely.
<p><u>Vince Gorman – Bethlehem Pike:</u></p> <ul style="list-style-type: none"> • Of the opinion that the proposed ordinance is a "paper tiger." • Why have an ordinance if you cannot modify a building, but if you destroy its integrity, it can then be torn down? • In favor of restrictions on preserving buildings. • If a property owner wants to get around the ordinance, he can the way the ordinance is proposed. 	
<p><u>Sabra Smith – Summit Avenue:</u></p> <ul style="list-style-type: none"> • Did not feel the former ordinance was too restrictive. • While the proposed ordinance is weak, it is a good starting place. 	

<p><u>Bill Gast – Butler Pike:</u></p> <ul style="list-style-type: none"> • All cities and suburbs are beginning to look the same. • Does not want to be told what homeowners can do with their own properties. • The proposed ordinance should be worded carefully and kept very flexible. 	<p><u>Mr. Tackel:</u></p> <p>During budget negotiations, the Board of Commissioners obsesses over raising tax rates, and notices are sent out announcing discussions. Information is also telecast on Channel 16. Despite the foregoing, very few residents show any interest and do not come out to listen to deliberations. The Township wants to do the right thing. Input is needed from residents to assist in making correct decisions.</p>
<p><u>Dan Durbin – Pennsylvania Avenue:</u></p> <ul style="list-style-type: none"> • Appreciates the fact that the proposed ordinance will be much simpler than the previous one. • In favor of the opt-in/opt-out clause. 	
<p><u>Jennifer Revilow – Bannockburn Avenue:</u></p> <ul style="list-style-type: none"> • It would be good for new buyers of an older home to know the history of the dwelling. • Would like the Township to help residents to obtain small loans at low interest so they can refurbish their homes. 	
<p><u>Joanne Alburger – Farm Lane:</u></p> <ul style="list-style-type: none"> • Noted that contractors who can do old fashioned restoration work hardly exist any more. 	
<p><u>Ed Wapperson – Fort Washington Avenue:</u></p> <ul style="list-style-type: none"> • Asked what the Historic Commission used as age criteria? • Was in favor of inventorying historic buildings in Upper Dublin. 	<p><u>Mr. Keen:</u></p> <ul style="list-style-type: none"> • The state recommends that a home is historic when it is 50 years or older. Upper Dublin decided that any structure 75 years or older will be looked at for its historical integrity and architectural significance, or if someone famous lived in the home. • When inventorying structures in the Township and throughout Montgomery County, it was difficult to find buildings that were architecturally interesting or had architectural diversity. • A survey was done in 2003 for the state, and it included over 1,300 properties in Upper Dublin that were 50 years or older. The Township is working on supplying this list on line.
<p><u>Jeanina Lindh – Summit Avenue:</u></p> <ul style="list-style-type: none"> • Concerned that a historic home would be converted into a bed and breakfast establishment. Where she lives, the homes are only 20 ft. apart. To allow such a use in a residential neighborhood would make her very uncomfortable. 	<p><u>Mr. Keen:</u></p> <ul style="list-style-type: none"> • The reference to bed and breakfast establishments will be removed from the proposed ordinance. • The only place a bed and breakfast can be placed in the Township at the present time is in the Dresher Overlay as a conditional use and in commercial areas.

<p><u>thy McNulty – Cedar Road:</u></p> <ul style="list-style-type: none"> In favor of setback allowances for older buildings. Older homes have tremendous maintenance issues. It is easier to buy a new home than repair a historic property. Hasn't heard anything that would help people preserve their older homes. The Township should think of ways to help homeowners to enhance the value of older properties. 	
<p><u>Chris Pastore – Fort Washington Avenue:</u></p> <ul style="list-style-type: none"> The proposed ordinance is a step in the right direction. It is not a threat, but a benefit to Upper Dublin as a community. There is an attraction for developers to build homes in Upper Dublin Township. They would purchase older homes and destroy them to build anew. Setback and water runoff issues occur in new developments as well as older areas of the Township. 	
<p><u>Linda Rooney – Limekiln Pike:</u></p> <ul style="list-style-type: none"> Likes the proposed ordinance. As a new owner of an older home, she asked what the benefit is to be on the list of historic places. Low interest loans would help homeowners maintain their historic properties. 	<p><u>Mr. Pesavento:</u></p> <ul style="list-style-type: none"> If the Board of Commissioners decides to move forward, it would behoove the Historic Commission to have a list of contractors available even though they would not be permitted to make specific recommendations.
<p><u>John Hill – Bellaire Avenue:</u></p> <ul style="list-style-type: none"> Likes the proposed ordinance because it provides a mechanism for the Township or Historical Society to step in to find alternatives to tearing houses down. 	
<p><u>Rod Brightwell representing the Jarrettown United Methodist Church Trustees:</u></p> <ul style="list-style-type: none"> The Trustees are working very hard to maintain their old stone church building which is now being used as a youth center. Township ordinances state that they cannot repair the stained glass windows and cover them with plate glass for protection. An old oil tank should be removed from below ground level. A new electrical system is needed. Asked if there is a way the Township can help them with the fees for inspections, etc.? 	<p><u>Mr. Mermelstein:</u></p> <ul style="list-style-type: none"> If the trustees have legitimate requests, the Board of Commissioners can always change their opinions.

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<p><u>McGarver – Birch Lane:</u> Opting in or opting out should be a right residents have as property owners.</p> <ul style="list-style-type: none"> • Repairs should be affordable for people to maintain their properties. • Has a problem with authorities that can change things in the future. 	<p><u>Mr. High:</u></p> <ul style="list-style-type: none"> • If you are going to regulate whether someone can choose to demolish their home or not, why would someone choose to be regulated? Why would he opt-in? <p><u>Mr. Mermelstein:</u></p> <ul style="list-style-type: none"> • The law allows the Board of Commissioners to make changes as situations change. • The opt-in/opt-out option is not any more protection than anything else the Board of Commissioners does. <p><u>Mr. Derr:</u></p> <ul style="list-style-type: none"> • It is important to elect responsible leaders who reflect the voter's viewpoints and shares the same values.
<p><u>Glen Naessens – Owner of the former Dannenberg house:</u></p> <ul style="list-style-type: none"> • Lives in an old house because he likes relating to the past. • Finds it extremely important to preserve historic buildings. <p>Wants to do everything possible to keep his house repaired and encourages all owners of older homes to act accordingly.</p>	

ADJOURNMENT:

The meeting was adjourned at 9:00 p.m. All of the interested parties present this evening were thanked for their participation.

Respectfully submitted,


 Louise S. Birett, Recording Secretary

ATTEST:


 Robert Pesavento, Chairperson

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A Special Meeting of the Board of Commissioners of Upper Dublin Township was held on Tuesday, May 23, 2006, at 7:30 p.m. in the Township Building; Robert Pesavento presiding.

In attendance were Commissioners Ira Tackel, Chester Derr, Jules Mermelstein, Robert Pesavento, William Bryers, Ann Thornburg-Weiss, and Ronald Feldman. Also present was Paul Leonard, Township Manager.

Consider Action on Zoning Map Amendment Ordinance – Loeb Tract:

Mr. Mermelstein motioned, with Mr. Derr seconding, to approve Ordinance No. 1167 amending the Code of the Township of Upper Dublin, Chapter 255, Zoning, by revising the Zoning Map with respect to the property at 521 North Limekiln Pike, Maple Glen, owned by Bethel Associates, Inc. by rezoning the property shown as Lot 12 on the Plan of Subdivision of the "Loeb Tract."

VOTE ON MOTION

ALL YES

MOTION CARRIED

Consider Action on Office Center/Age Restricted Housing Ordinance:

The Board of commissioners discussed a proposed ordinance to amend the Zoning Code of the Township of Upper Dublin to provide for age restricted housing as a permitted use in the "OC" Office Center District subject to obtaining conditional use approval from the Board of Commissioners; establishing an "OC" Office Center Age Restricted Housing Overlay District which shall limit the properties that may qualify for age restricted housing and providing for a minimum tract area of 20 acres; providing regulations for property used for age restricted housing including the maximum number of units not to exceed 2.25 dwelling units per acre; the permitted dwelling type shall be single family detached; the maximum building coverage of 18% and impervious surface coverage not greater than 40%; a maximum height of 25 ft.; Parking Requirements; a guarantee that the property will be perpetually used for age restricted housing and residence regulations; and rezoning 50,465 acres of land to permit the Age Restricted Housing Overlay.

Mr. Derr questioned whether it is appropriate to ask Township Staff to invest any more time in this matter before determining that this is a good thing for Lots 4 and 5. If the Board of Commissioners is in agreement, Staff should be asked to work on revising the ordinance, adopt the ordinance as is, or send it back to the drawing board.

Mr. Mermelstein was in favor of Township Staff working on a comprehensive plan for the area and not going forward with the proposed ordinance at this time.

Mr. Bryers was of the opinion that Township Staff should make the recommended changes. He noted the following:

- Planners have provided ideas as to what can be done in this area.
 - The developers wish to move forward with the changes in zoning.
 - The economics shown prove that this makes sense.
 - The neighbors are overwhelmingly in favor of the changes in zoning.
 - The Board of Commissioners would do a disservice to the residents to tell Township Staff not to go forward with the ordinance for Lots 4 and 5.
 - There is no negative impact on the Township to change from "OC" Office Center Age Restricted Housing Overlay District to "CM" Age Restricted Housing Overlay District.
- This will give the Township another opportunity to have different housing in the Township.

Weiss was in favor of studying the entire tract.

Mr. Tackel would like to send the ordinance back to Township Staff for this tract only.

Mr. Feldman would like to see if there is something that could be developed with the other parcel and get that developer involved.

Mr. Bryers agreed that Township Staff could be talking with the other developer who will be moving in while also preparing the changes to the ordinance.

There were two issues put before the Board of Commissioners as follows:

1. Direct Township Staff to prepare an ordinance specific for Lots 4 and 5; or
2. Direct Township Staff to study and plan for Lots 4, 5, 3 – Zieger.

Those in favor of preparing an ordinance were Commissioners Tackel, Bryers, Derr and Feldman. Those in favor of the comprehensive plan were Commissioners Mermelstein, Weiss, and Pesavento. Thus the Staff will be asked to make the recommended changes to the ordinance.


ADJOURNMENT:

By a motion of Mr. Derr, and a second by Mr. Mermelstein, the meeting was adjourned.

Respectfully submitted,


Louise S. Birett, Recording Secretary

ATTEST:


Robert Pesavento, Chairperson

A special meeting of the Board of Commissioners (BOC) of Upper Dublin Township was held on Tuesday, July 11, 2006, in the Township Building, Jules Mermelstein presiding.

In attendance were Commissioners Ira Tackel, Chester Derr, Jules Mermelstein, Ann Thornburg-Weiss, William Bryers, and Ronald Feldman. Also present were Paul Leonard, Township Manager; Alan Flenner, representing the Township Solicitor; and Jeff Wert, Township Engineer.

ACTION ITEMS:

Tab 20 – 235 New York Drive – Conditional Use Decision:

Tuff-Shed, Inc. requested conditional use approval to install a fenced, outdoor storage area to the rear of their one-story office/warehouse building at 235 New York Drive.

Mrs. Weiss motioned, with Mr. Tackel seconding, to approve the Memorandum Findings of Fact, Opinion and Order for Conditional Use Application No. 1901 to permit Tuff Shed, Inc. to install a fenced outdoor storage area to the rear of the property located at 235 New York Drive,

VOTE ON MOTION ALL YES MOTION CARRIED

Discuss the Application of the Lubavitch Synagogue of Montgomery County to be located at 1311 Fort Washington Avenue:

Tim Woodrow, P. E., represented the Applicant, Rabbi Shaya Deitch. He was asked by the Applicant to assess the current site plan proposed for the synagogue including the comparison of the building and impervious coverage with the requirements of the "A" Residential Zoning District.

Mrs. Weiss said the BOC was concerned because it was not clear what variances would be requested. She noted that in Mr. Woodrow's letter to the Township, it was stated that the Applicant is in compliance with the building coverage requirements but is in excess of the impervious coverage requirements.

Mr. Leonard said:

- He was in contact with Mr. Woodrow and Michael Yanoff, Esquire, the Applicant's attorney, to review some of the issues.
- This is a Special Exception Application.
- Public health, safety and welfare issues as well as compliance with parking regulations are still outstanding.
- Staff suggested an extension of time might be in order to allow the engineers to do their homework.
- The Agreement of Sale is driving this issue forward.
- The BOC should send the Township Solicitor and Township Engineer to the Zoning Hearing Board meeting to ascertain whether or not the Applicant can show a hardship.

Mr. Wert interjected that he has no information above and beyond the facts to argue before the Zoning Hearing Board.

In answer to a question raised by Mr. Tackel, Mr. Wert said that if the plan does not meet the Township's storm water management requirements, it would be up to the Zoning Hearing Board to make a judgment. Mr. Tackel then said that he wants some assurance that the storm water issue can be mitigated.

Mrs. Weiss stated:

- If the Applicant gets beyond the variance stage, it would be difficult to get to the development stage.
- If the issues are not resolved and a special exception not made, the BOC would be opposing them as well.
- If there are impacts on the neighborhood, the BOC should be considering them also.

Mr. Wert said that no testing has been done of the percolation situation.

Mr. Bryers stated that until the engineer has details, the BOC cannot consider this properly.

Mr. Bryers motioned, with Mr. Derr seconding, to send the Township Solicitor and Township Engineer to the Zoning Hearing Board meeting to oppose the Lubavitch Synagogue Application for the requested variances on the property at 1311 Fort Washington Avenue.

ROLL CALL VOTE ON MOTION YES COMMISSIONERS TACKEL, DERR,
WEISS, BRYERS, AND FELDMAN

NO COMMISSIONER MERMELSTEIN

MOTION CARRIED


A neighbor in the audience, Chris Pastor of 1305 Fort Washington Avenue, brought up the following:

- Was opposed to an excess of variances regarding impervious coverage.
- Water runoff is a major problem for the neighbors below his property.
- Does not believe pervious coverage will even solve the water runoff problem.
- Although there is public sewer along the property, it was sized for residential use. Therefore, there may be sewer capacity issues.
 - Mr. Leonard interjected that the sewer capacity would be determined by Bucks County Water and Sewer Company. There are a series of steps regarding capacity.
- Urged the BOC to oppose the variances due to building size and impervious coverage.

In situations like this, Mr. Leonard informed that a school is considered an accessory use.


The Zoning Hearing Board meeting is scheduled on July 24, 2006 at 7:00 p.m.

Respectfully submitted,



Louise S. Birett, Recording Secretary

Attest:



Joseph Mermelstein, Vice President

A Special Meeting of the Board of Commissioners (BOC) of Upper Dublin Township was held on Tuesday, January 23, 2007, at 8:55 p.m. in the Township Building; Robert Pesavento presiding.

In attendance were Commissioners Ira Tackel, Jules Mermelstein, Chester Derr, Robert Pesavento, Ann Thornburg-Weiss, William Bryers, and Ronald Feldman. Also present were Paul Leonard, Township Manager; Richard Barton, Township Code Enforcement Director; Joanne Slade, Health Officer, Gilbert High, Township Solicitor; and member of the Upper Dublin Board of Health.

PRESENTATION BY THE MONTGOMERY COUNTY HEALTH DEPARTMENT (MCHD):

Dr. Joseph DiMino, Director of Health and Medical Director of the MCHD, discussed a series of slides explaining the undertakings of the MCHD as follows:

The Mission of MCHD:

- It is the mission of the MCHD to assure the provision of services that promote, protect and preserve the public's health.

What the MCHD does:

- There are 67 counties in Pennsylvania and the PA State Health Department oversees 57 of them.
- Only 10 counties have a county health department and MCHD is one of them.
- MCHD services 66 municipalities.
- Upper Dublin is the only township in Montgomery County that has its own health department.

Who is the MCHD?

Established as a result of a 1989 voter referendum.

- Was certified by the Pennsylvania Department of Health on September 1, 1991 and began providing a full range of prevention-oriented public health services one month later.
- 116 employees.
- Services approximately 850,000 residents.

Board of Health:

- A five member Board of Health, appointed by the Montgomery County Commissioners, serves in an advisory and policy-making role to the Director of Health.
- A specially trained team of public health professionals carry out the duties, responsibilities and State mandated programs of the Health Department.
- Current members:
 - Robert Griffith, DDS, Chairperson
 - Ross Weiss, Esquire, Vice Chairperson
 - Rita Hodge Sellers, RN.Ed.D
 - Stuart Shapiro, MD, MPH
 - Frank Gallo, Restaurateur

Location of Offices:

Willow Grove
Norristown
Pottstown

Emergency Management Team:

- Twenty-four hour on-call service provided 7 days a week (includes all disciplines).
- In emergencies/outbreaks, directs and coordinates Department activities to ensure the public's health and safety.
- Operates in conjunction with the County's Department of Public Safety.
- Immediately opens liaison with regional, State and Federal agencies.

Dr. DiMino introduced Kevin Smith, Bioterrorism Coordinator, who explained that he coordinates all personnel required to deal with an emergency, i.e., the recent Taco Bell issue. He gathers field staff and in-house disease managers as a team that constantly critiques one another.

Mr. Smith continued discussing the slide presentation as follows:

Bioterrorism:

- The goal is to coordinate activities that strengthen and improve MCHD's ability to respond to and assist in a weapons of mass destruction event by:
 - Strengthening liaison between MCHD and the Department of Public Safety.
 - Fortifying activities that will ensure MCHD's emergency response capability.

Mr. Mermelstein asked if Upper Dublin Township were not a member of the MCHD, would MCHD personnel not become involved in case of disease intervention or incidents of mass destruction? Mr. Smith said it would be fractured service at best. Dr. DiMino said that while the MCHD has never refused any Township, they do not have the legal jurisdiction to respond.

Mr. Smith introduced Denise Waller, Deputy Director for Administrative Services, who continued with the slide presentation as follows:

How is the MCHD funded?

- Act 315 – Mandated services.
 - The State will reimburse MCHD 50% of its annual operational budget.
- Act 12 – Per capita.
 - MCHD is eligible for \$1.50 per resident living in Montgomery County.
- Act 537.
 - Categorical grants – Programmatic funding that reimburses MCHD 100% of its expenditures for a specific program.
 - Revenue – Collect revenue for user fees, such as food licenses, well water permits, etc.

Fiscal Year 2007 Operations:

User fees	\$867,300
Grants	\$7,410,398
TOTAL REVENUES	\$8,277,698
Full Time Headcount	116

Full Time Regular	\$5,165,505
Overtime	\$1,000
Part-time	\$140,000
Wages	\$5,306,505
Benefits	\$1,965,574
Controllables	\$2,651,535
Non-controllables	\$476,170
OPERATIONS	\$3,127,705
TOTAL EXPENSES	\$10,399,784
COUNTY CONTRIBUTION	\$2,122,086

Fiscal:

- Goal: To ensure proper fiscal controls within the department in accordance with county, State and Federal guidelines.
- Processing of purchase requisitions:
 - Monitoring and tracking of purchase orders.
 - Verify and approve departmental invoices for orders and services.
- Verify and approve monthly expense reports.
- Preparation of monthly/quarterly grant reimbursement.
- Tracking of revenue.

Information Management:

- Responsible for the department's computing environment:
 - Technical support.
 - Application development.
 - Software/hardware maintenance.
 - Training.

Communications:

- Participates in countywide health partnerships and special initiatives throughout Montgomery County.
- Assists the operational divisions in preparing and disseminating public health information.
- Responds to general public health inquiries and media requests.
- Responsible for internal notification of public health issues to staff.

Health Statistics:

- Assist staff with program development and evaluation.
 - e.g., Assists Program Manager when developing a new program by providing statistics and scientific literature research.
 - Manages data and tabulates statistics.
 - Analyzes trends and patterns of health behavior, diseases, natality and mortality.

- Responds to inquiries regarding health statistics and disease clusters.

Ms. Waller introduced Anita Criley, Deputy Director for Personal Health Services. She oversees the Bureau of Personal Health Services, the Division of Health Promotion (health education), and the Division of Communicable Disease Control and prevention. She continued with the slide presentation as follows:

Division of Clinical Services and Public Health Nursing:

- Provides services that promote the well being of individuals, families, groups and communities.
- Responsible for programs for:
 - Maternal and child health.
 - Childhood lead poisoning prevention.
 - Childhood and adult immunizations.
 - Clinical aspects of the communicable disease program.
 - Cancer prevention, education and early detection program.
 - Health screenings for breast cancer.
 - Healthy lifestyle program.
 - Sexually transmitted disease (STD) program.
 - Injury prevention program.
 - Highway safety program.
 - Comprehensive Tobacco Control Program.
- Programs are provided through clinics, walk-in services at the community health centers, home visits, schools, worksites and shelters.
- 22 nurses on staff are situated at all three county health offices.

Ms. Criley introduced Mike Bassinger, Director of Communicable Disease Control and Prevention. He continued the presentation as follows:

Division of Communicable Disease Control and Prevention:

- Surveillance:
 - Disease reporting.
 - Data entry, analysis and interpretation.
 - Case investigation.
 - Communication.
- Management and control of disease outbreaks and unusual situations.
 - Site visits.
 - Education of community and staff involved in high risk situations.
 - Prophylaxis or vaccination.
 - Control measures (solution, hand washing, enforcement and education about hygienic conditions, etc.).
- Community prevention education.
 - People or groups at high risk.
 - Examples:
 - Rabies prevention.
 - Flue preparedness in long-term care facilities.
 - Hand washing for children in day care centers.
 - Lyme disease.
 - Rabies clinics every Saturday in June.

- Hepatitis B & C, STD, HIV/AIDS at drug and alcohol facilities, prisons, other high risk situations.
- HIV/AIDS testing, counseling and partner notification.
- STD partner notification.

HIV/AIDS Program:

- Disease investigation and surveillance.
- Prevention education.
- Confidential HIV counseling, testing, partner notification and referral services are offered in MCHD clinics, in communities throughout Montgomery County during street outreach and inpatient drug and alcohol facilities.

ANIMAL RABIES PROGRAM:

- Monitor human and animal (wild and domesticated) rabies.
- Investigate animal bites.
- Recommend rabies post-exposure prophylaxis (PEP) if appropriate.
- Initiate recommended animal control and rabies prevention measures.
- Yearly Rabies Clinics at various sites in the county.

Central Nervous System (CNS) Program:

- Educate patients and community about epidemiology, treatment and prevention of CNS diseases (bacterial meningitis, viral meningitis and encephalitis).
Investigate reported bacterial meningitis cases. Identify close contacts and evaluate need for prophylaxis.
- When the Health Department receives a report, they do the following:
 - Interview all suspected contacts and confirmed incident cases.
 - Evaluate the need for prophylactic treatment.

Enterics Program:

- The enteric diseases that are reportable to the Health Department are salmonellosis, shigellosis, campylobacteriosis, giardiasis, and all types of E.coli infections.
- Case investigation and patient education.
- Food complaints.
- Control of outbreaks.
- Hand washing in day care centers.
- Prevention education of groups at risk.

Hepatitis Program:

- Case investigation of Hepatitis A and B.
- Hepatitis C demographic data entry.
- Control of Hepatitis A outbreaks.
- Prevention education on Hepatitis A, B and C.

Lyme Disease Program:

- Case reporting and investigation.
- Prevention education.

Kyle Schneck, Division Manager for Water Quality Management, continued the discussion of the slide presentation as follows:

Division of Water Quality Management:

- Goal: To protect the public from waterborne disease outbreaks through the preservation, improvement, and prevention from pollution of groundwater and surface water.
 - Oversees the permitting and inspection process for on-lot sewage disposal and individual water supply systems.
 - Provides outreach to sewage system and well owners on operation and maintenance guidelines and recommends water analysis and monitoring schedules.
 - Responds to complaints of malfunctioning sewage systems and contaminated wells.
 - Provides laboratory services.

Division of Environmental Field Services (a division of Water Quality Management):

- Goal: To protect the public's health through the implementation of programs and enforcement of the Public Health Code.
 - Licensing and inspecting food service facilities.
 - Investigating general nuisance and disease vector complaints.
 - Health and safety inspections of organized camps, campgrounds, public bathing facilities, institutional sanitation and safety, mobile home parks.
 - Environmental West Nile Virus surveillance and control program.
- Initiate enforcement and/or legal actions for non-compliant or multiple repeat offense.

Individual Drinking Water Supply Program:

- Review permit applications for individual water supply installations.
- Schedule and inspect newly constructed individual water supply system installations.
- Investigate well water contamination complaints.

Laboratory Services Program:

- Select microbiological water analysis are provided to County residents in an on-going effort to ensure potable drinking water.
- Provide water analysis reports with result interpretation.
- Provide treatment advice, as needed.

Additional Services:

Respond to public sewage back-ups and flood events via water sampling/clean-up education.

Coordinate activities for drought emergencies.

Coordinate water table and rain water monitoring networks.

Sample streams periodically throughout the County at DEP and EPA request.

Analyze County parks' drinking water wells on a quarterly basis.

Respond to water-borne disease outbreaks, such as Legionella or E.coli.

Mr. Schneck introduced Pam Lawn, Division Director of Environmental Field Services, who continued the slide presentation as follows:

Food Protection Program:

- Food service facility inspections of approximately 3,000 facilities and, as applicable, plan review.
- Food borne disease outbreak investigations.
- Identification of hazard analysis and critical control points.
- Inspection of mobile vendors
- Implementation of food handler certification for managers and/or operators.
- Have done 85,000 inspections.
- Have opened 219 new facilities.
- Staff rotates every 6 months.
- Training for staff is the same as for new businesses.
- Meet with other health departments once or twice a year to maintain consistency.

Other Programs Include:

- Organized camps and campground sanitation program.
 - Seasonal sanitation inspections.
- Institutional sanitation program.
 - Skilled nursing facilities, personal care facilities, acute care, and child-care facilities.
- Mobile Home Park Program (13):
 - Emphasis on health, safety and sanitation.

Bathing Place Sanitation and Safety Program:

- Seasonal sanitation and safety inspections at all public bathing places in Montgomery County. Over 400 inspections conducted annually.

General Nuisance and Disease Vector Control Programs:

- Investigate general nuisance complaints (cockroaches, garbage).
- Investigate all disease vector complaints (mosquito breeding).
 - Have done 501 vector control program inspections.
 - Have treated 80 known public places for West Nile Virus.
 - Have treated mosquito pools.

Projected Fiscal Impact of Upper Dublin Joining MCHD:

Revenue		
Act 12: 26,550 (per capita) x \$1.50 =		\$39,825
Act 315: 50% of operational expenses		
Expenses		
Salary and Benefits	\$101,556	
Operational Expenses	4,500	\$106,116

Dr. DiMino explained the following about his organization and the effects on Upper Dublin Township if it were to opt in to the MCHD:

- The MCHD is all about taking care of people.
- The members of the MCHD are not public officials.

- If Upper Dublin were to join the MCHD, it is mandated by the Commonwealth of Pennsylvania that there is no going backwards.
- Dr. DiMino and his staff are always available.
- Suggested that Upper Dublin staff call any of the other townships who are members of the MCHD for their reaction and recommendations.
 - Mr. Leonard interjected that Abington Township has reported that their transition to MCHD was good.
- Act 315 money is provided from the State.
- The contribution from Montgomery County is 2.1 million dollars.
- Under Act 12, the subsidy MCHD would receive if Upper Dublin Township joins is \$39,825.
- Act 315 provides 50% of operational expenses.
- Montgomery County will have to put out more money as municipalities join.
- Cheltenham Township originally retained their health officer. The gentleman remained on the job for six months and then resigned.
- Lower Merion Township appointed a Health Advisory Board.
- MCHD is open to discussions with Upper Dublin.
- If they join MCHD, Upper Dublin will receive quarterly reports. If there is something specific that is required, it will be provided immediately.
- If Upper Dublin does not join, anytime Dr. DiMino would be asked to handle something for Upper Dublin, he would need permission from the Township's Solicitor.
 - Mr. Leonard interjected that if the Township does not get the services it needs from Montgomery County, then a request could be made to the State Board of Health.
- Upper Dublin Township would get a faster response from MCHD than from the State.
- MCHD would receive \$22,000 per year if Upper Dublin opts in.

Mr. Derr likes having a health officer in the Township. The Township now has the ability to control who its health officer is, and Upper Dublin also has its own Board of Health.

Dr. DiMino assured that Upper Dublin will have as much control as it wants with the MCHD. He noted that the Department of Health of Pennsylvania mimics what MCHD does.

David Reed, a member of Upper Dublin's Board of Health, requested a meeting with the Board of Commissioners (BOC).

Discussion ended when Mr. Tackel said the BOC must digest all of the above information and decide what is in the best interest of the residents of Upper Dublin.

ADJOURNMENT:

Mr. Tackel motioned, with Mr. Derr seconding, to adjourn the meeting at 10:00 p.m.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Respectfully submitted,

Louise S. Birett
Louise S. Birett, Recording Secretary

ATTEST:

Robert Pesavento
Robert Pesavento, Chairperson

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A special meeting of the Board of Commissioners (BOC) of Upper Dublin Township was held on Tuesday, May 29, 2007 at 7:00 p.m. in the Township Building; Robert Pesavento presiding.

In attendance were Commissioners Ira Tackel, Chester Derr, Jules Mermelstein, Robert Pesavento, William Bryers, Ann Thornburg-Weiss and Ronald Feldman. Also present were Paul Leonard, Manager; and Gilbert High, Township Solicitor.

Mr. Pesavento asked everyone to pledge allegiance to the flag.

CONSIDER CONDITIONAL USE APPLICATION NO. 1909 AND 1910 OF DANNY JAKE CORPORATION CELEBRATION ON CAMP HILL ROAD:

Mr. Tackel explained that the BOC's task this evening was to discuss and vote on Conditional Use Approval to construct age restricted housing and to cross the Floodplain Conservation District with respect to premises on either side of Camp Hill Road (between the Pennsylvania Turnpike and the Norfolk Southern Railroad in Fort Washington, PA).

Mr. Tackel motioned, with Mr. Derr seconding, to deny the right-of-way for reasons set forth in the 36 page Memorandum Findings of Fact, Opinion and Order. Specific sections of the document were referred to as follows:

Page 2, Paragraph 3:

The Conditional Use Application was accompanied by a Land Development Plan dated March 31, 2006 with a last revision dated November 10, 2006 prepared by Schlosser & Clauss Consulting Engineers, Inc. (the "Plan"). The Plan shows two separate parcels of ground on either side of Camp Hill Road, a Township street. The Plan gives no dimensional information for the individual parcels and, although requested, no testimony was offered by the Applicant to provide this information.

Floodplain, Page 15, Paragraph 46:

Applicant presented a plan that shows soil delineation and the location of buildings with respect to those soils. Applicant presented another plan (Exhibit A-13) which delineates the calculated flood plain. However Exhibit A-13 does not show buildings in relation to the floodplain. It is clear from these two plans, however, that a lengthy retaining wall and portions of the middle building on the East Parcel (Building 200E) lie within either the floodplain or the floodplain boundary. The applicant's engineer admitted this. (NT 3/6/07, p.6). The zoning code does not permit such structures within the floodplain or the floodplain boundary.

Zoning Issues, Page 16, Paragraph 52 and 52 a, b, and e:

Various zoning code violations are identified in the Findings of Fact above. Additionally, as set forth in the report of the Township Engineer dated March 27, 2007, and the review by other members of the Township staff, the Plans presented by the Applicant show a number of zoning violations, among them:

- a. Stormwater management structures are not permitted within twenty (20) feet of a proposed building or structure. Z.O. Section 255-24.1B. Applicant's Plans show stormwater management structures within twenty (20) feet of Building #1 and the swimming pool on the West Parcel and within twenty (20) feet of Building #3 and #4 on the East Parcel.
- b. No Steep Slope plans or calculations were presented by the Applicant. However, based on the topographic information submitted, the percentage area disturbed on the steep slopes on the West Parcel exceed the area of disturbance permitted by Section 99-17 of the Township Code.
- e. The maximum permitted building height is 35 feet measured from existing grade. Applicant's buildings as shown on their Plan range in height from 42.6 feet to 54.25 feet in violation of Section 255-50.

Page 25, Paragraph A:

The Plan fails to list criteria for each parcel sufficient to confirm that it complies with the Zoning Code. Each parcel is missing information concerning the net lot area, building area, impervious surface area, steep slope calculations, and area of disturbance. Based on the minimal information provided, the Township Engineer has concluded that the development on the West Parcel will violate the Zoning Code in all these respects.

Page 28, Paragraph B:

The Plan shows that significant cutting and filling is required to fit the proposed buildings on the lots. Walls ranging up to 35 feet in height are proposed with most exceeding 10 feet in height. There are 3,220 linear feet of walls shown on the Plan. Those to the rear of the three buildings closest to the Turnpike (two on the West Parcel and one on the East Parcel) are all significant and are within the 40 foot setback from the Turnpike in violation of the Zoning Code Section 255-53.1.D(6) noted above. At least one significant wall is well within the 1200 year floodplain in violation of the Zoning Code. Applicant's engineer says this is a land development issue. However the Zoning Code imposes proof of compliance with all Township codes as a specific requirement for conditional use.

Page 29, Paragraph C:

The conditional use plan shows buildings which significantly violate the maximum height permitted in this zoning district. Applicant also failed to provide elevations for buildings and a graphic representation of the relationship between the proposed buildings and structures on adjacent properties.

Page 30, Paragraph D:

The recreation and common areas shown on the Plan are not defined in terms of size and are inappropriate to an age restricted community.

Page 31, Paragraph E:

The Township Transportation Engineer has testified that the sight distances are inadequate for an age restricted community.

For the above and other reasons embodied in this 36 page document, it is concluded that the burden of proof has not been met and this Application should be denied.

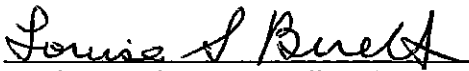
ROLL CALL VOTE ON MOTION	YES	COMMISSIONERS DERR, FELDMAN, MERMELSTEIN, TACKEL, WEISS AND PESAVENTO
	ABSTAINED	COMMISSIONER BRYERS
		APPLICATION FOR CONDITIONAL USE IS DENIED

ADJOURNMENT:

Mr. Derr motioned, with Mr. Mermelstein seconding, to adjourn the meeting.

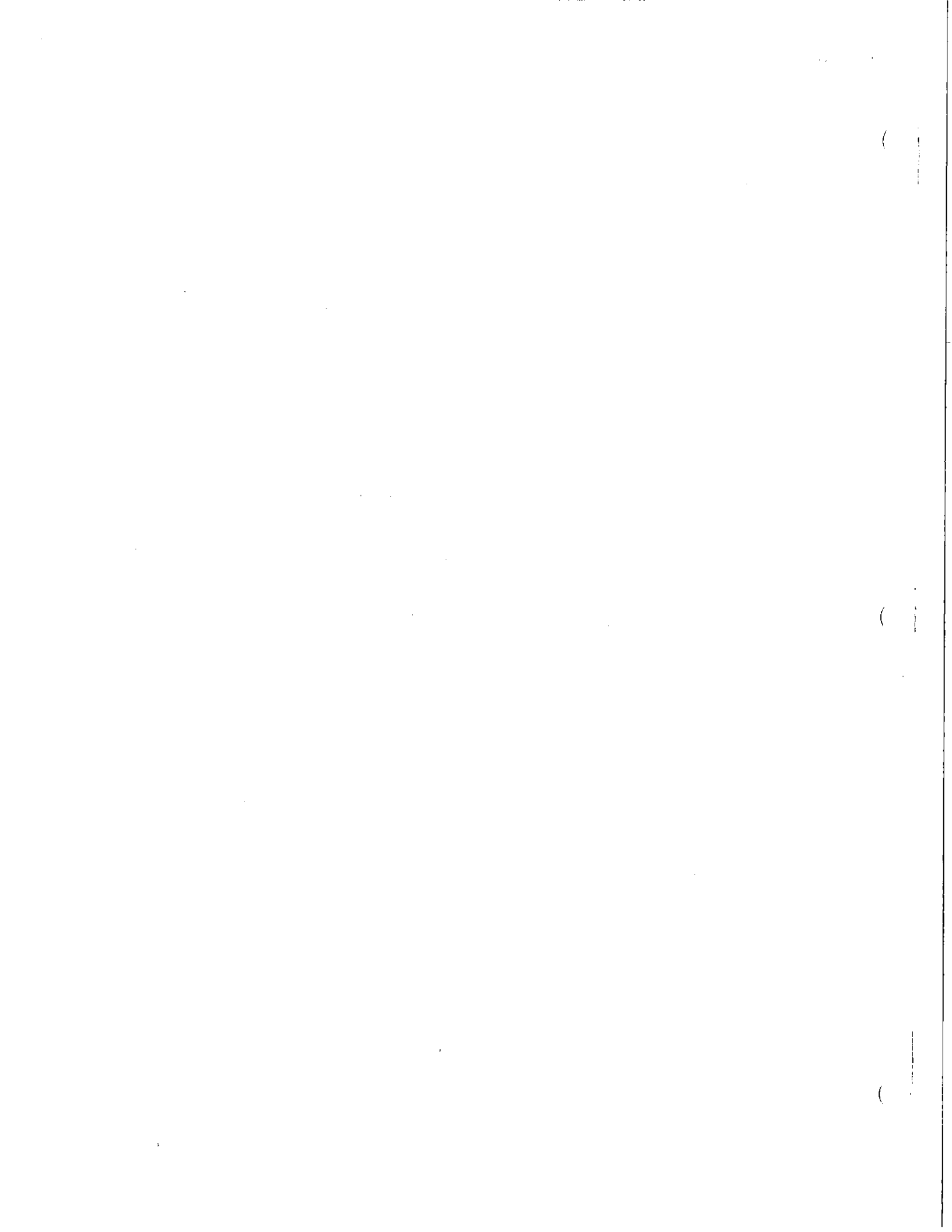
VOTE ON MOTION	ALL YES	MOTION CARRIED
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Respectfully submitted,


 Louise S. Birett, Recording Secretary

ATTEST:


 Robert Pesavento, Chairperson



**BOC Special Meeting – Warm Water Teaching Pool
Wallover Architects Inc. Presentation – October 9, 2007**

A workshop to discuss building an adjunct warm water teaching and therapeutic use pool as part of an aquatic facility being built by the Upper Dublin School District (UDSD) was held by the Board of Commissioners (BOC) of Upper Dublin Township (UDT) on Tuesday, October 9, 2007, at 6:30 p.m. in the Township Building; Robert Pesavento presiding.

In attendance were Commissioners Ira Tackel, Chester Derr; Jules Mermelstein, Robert Pesavento, William Bryers, and Ronald Feldman. Also present were Jonathan Bleemer, Township Finance Director and Assistant Manager; Susan Lohoefer, Township Parks and Recreation Director; and representatives from the UDSD (Dr. Michael Pladus, Superintendent of Schools; Wade Coleman, Business Administrator; and Danielle Hoffer, Gilbert Architects).

Edwin "Ted" Wallover and Susan Wallover of Wallover Architects Inc. (WAI), an aquatics design and operations management firm in Lancaster, PA, made the presentation. Mr. Wallover explained that although the firm is also currently retained to help design the aquatics facility included in the new UDHS high school design by Gilbert Architects; Wallover has also been retained by UDT (through Township Manager Paul Leonard and Director of Parks & Recreation Susan Lohoefer) to present options for designing an additional community-use warm water pool.

National studies show that warm water teaching pools are used by students at various grade levels and are in great demand for use by the general public for teaching, recreational, adaptive and therapeutic (self-directed and prescribed) uses. Thus the potential of a partnership between UDT and the UDSD is being pursued to offer this type of facility within the Upper Dublin community.

Mr. Wallover presented a Power Point slide show which informed of the following:

- A warm water teaching pool offers an opportunity to provide amenities to infants, children, and adults as well as school students.
- National Aquatic Trends:
 - Over 5.8 million people are participating in aquatic exercise.
 - Aggressive aquatic programs generate revenue to offset operational costs.
 - Offering programs and special events creates more community interest and use.
 - A warm water teaching pool increases the opportunities for revenue generation.
- In addition to swimming lessons, many other programs can be offered such as adult rehabilitation and exercise, parties, events, etc.
- As the population increases, more and more people are using warm water exercise pools.
- U-DIRECT Survey Results (2004):
 - 40% of households indicated they would use lap swimming for fitness.
 - 34% of households indicated they would use warm water for therapeutic use.
 - 22% of households indicated they would use warm water for family activities.
- Special Advantages:
 - Additional educational opportunities for UDHS.
 - Shows cooperation between UDSD and Upper Dublin Township.
 - Controls and economizes construction costs by piggybacking with current UDHS development.
 - Maximizes use of tax dollars.
 - Increases opportunities for community-based aquatic programs and additional revenue generated.

- More opportunities to attract a wider segment of the Township's population to Upper Dublin Parks and Recreation programs.
- **Building Program Definition:**
 - Programmed and proposed activities:
 - Supplements the UDHS physical education program.
 - Adaptive aquatics for special needs students and community members.
 - Warm water community recreation/leisure use for:
 - Pre-school
 - School-age group
 - Family
 - Elderly population
 - Rental income from private parties.
 - Potential limited therapeutic usage (medically prescribed therapies; rehabilitation)
 - Partnering with community-based facilities.
- **Environmental Issues:**
 - Water temperature: 86-94 degrees Fahrenheit.
 - Indoor air temperature: 86-88 degrees Fahrenheit.
 - Indoor relative humidity: 55-58 degrees Fahrenheit vs. 79-92 degrees Fahrenheit in existing pool.

Mr. Wallover showed a rendering of the current layout of the athletic wing of the UDHS where a teaching warm water aquatic facility could be located. It showed:

- Dressing rooms, restrooms, offices, adjacent "wet" activities room, lobby, reception/entry control area
- A rail system to be utilized to enter the tank as well as while in the tank.
- Ample deck space.
- Primarily deep water tank – 120 ft. long by 75 ft. wide.
- Fully ADA compliant.
- Can be used while adjacent competitive pool is also in use.
- Will be an adjunct to the existing building.

Preliminary cost estimates:

Building Sq. Ft.	10,600 sq. ft.
Estimated Cost	\$2,544,000
Pool Sq. Ft.	2,088 sq. ft.
Estimated Cost	+ \$417,600
Total Estimated Costs	\$2,961,600
Contractors' Overhead and Profit	+ \$592,300
Contingency	+ \$355,400
Total Estimated Costs	(total as shown on slide is without contingency \$) \$3,553,900 (with contingency) \$3,909,300
AE fee (6%)	(6% w/o contingency \$) + \$213,200
ALL IN TOTAL	\$4,122,500

Questions and Comments follow.

When Mr. Bryers asked if the operational and maintenance costs will be covered by programming? Wallover said WAI is still developing this information for a final report.

Mr. Bryers asked if part of that model is to generate funds for lifecycle and capital repairs in the future? Mr. Wallover commented that the life cycle of a new pool is 25 years, and there is usually no need for major renovations during that time, but planning for renovations and maintenance is "smart." Wallover stated that this would be a very cost effective design – filtration and air handling designs are consistent with new UDHS systems; there is simplicity and similarity of systems. He also noted the following:

- The filter plant will operate for 3-4 months between cleanings.
- The filter plant will be a pressure regenerating system which allows the ability to regulate the amount of backwash.
- Looking at a salt generation system to convert from chlorine.
- Looking at using ultra violet light as a cleaning system.

Mr. Tackel asked what "economies of scale" exist if UDT planned now but built later vs. building now? Wallover replied cost inflation is most prominent – WAI is seeing about 9% increases per year. The question was clarified as what are the "lost opportunities" for "economies of scale" if the facility is built later. Wallover replied mobilization expenses for labor and equipment on top of inflation.

When Mr. Tackel asked if other pools in the community, i.e. pools at Artman Home, LA Fitness and YMCA, had been considered in the evaluations, Mr. Wallover and Mrs. Wallover said there are not enough warm water pools for the amount of population that wants to use them. As the population ages and grows, there will be a larger continuing demand for warm water pools. Other "perks" of a community-run pool is that a total facility membership fee is not required, people are more familiar with the facility and operators and there is a greater comfort level for use.

Blanche Moran who has worked at the UDHS pool since it opened made the following comments:

- She extolled the virtues of warm water swimming for older citizens and young people alike in the Learning to Swim Program.
- Memberships at private facilities are expensive for senior citizens on limited incomes.
- The UDHS is so popular, she urged the building of a new facility to relieve the overcrowded programs.

Clare Lynch said:

- She has been swimming in the UDHS pool for the past 19 years at least three times a week.
- She has taken her children there on Friday nights over the years.
- Due to her personal medical situation, she prefers a lower temperature of the water than 82 degrees.
- She urged the school officials to look at all options for purifying water.
- She asked what percentage of the population responded to the U-DIRECT survey?
 - Mr. Pesavento informed that 82% of the people voted "no" to a new pool although the \$15 million projected was much greater than those figures proposed today.
 - Mr. Wallover commented that lanes in the cooler water competitive pool would be programmed for some community use.
 - Mr. Wallover confirmed Mr. Tackel's notion that although there are land lines in the warm water pool, there would be no competitive nature to the warm water area.

Richard Petruschke of Fort Washington commented:

- He thanked Commissioner Pesavento for a recent letter sent to the *Ambler Gazette* that outlined the wide variety of projects which need to be undertaken by the Township totaling over \$100 million, and the fact that he called the pool project “fluff.”
- He agrees the proposal is “fluff” because the existing pool will be replaced and can be used for competitive swimming, students and citizens alike.
- He has a problem with spending \$3.5 million for a pool that the Township, in his opinion, does not need.
- Feels taxes will double in the next 5-10 years if all of the projects are undertaken.
- The BOC should ask the Planning Commission to put together a total plan for the community and put that in place before going ahead on a project such as the new warm water pool.

Bob Danaher, a member of the U-DIRECT Committee clarified a number of points about that committee’s work and then offered additional comments:

- The U-DIRECT survey was mailed to every household in Upper Dublin.
 - 50% of the 9,000 households said “no” to an “LA Fitness-style pool” because it did not meet the Upper Dublin competitive needs.
- The existing pool at UDHS is 40 years old and is falling apart.
- He favored the synergy between the community and the UDSD for the warm water pool. He said the community will have “some use” of the scholastic pool; it will meet the needs of the people who want to swim in cooler temperatures. By the same token, the community pool will meet the teaching needs of the UDSD and provide opportunities for everyone.
- This is a once-in-a-50-year offer.
- Five years from now, as a stand-alone facility, the costs will be millions more.
- If specifications are done now, it will always meet PA Dept. of Education (PDE) approval. Plans will still be good for 9-10 years from now.
- The BOC is being asked to spend \$200,000 that is an “investment” in, but not a commitment to, a community asset. The BOC will not get a second chance at this price.
- He encouraged the BOC to do this either now – even if the facility is built 5 years from now – because it is an investment “that makes sense.”

Mr. Pesavento said the BOC must establish what its priorities are. Is it in the BOC’s interest to add a pool in conjunction with the UDHS? Is the BOC willing to invest \$3.5 million now on top of everything else that must be done? He thinks a business plan should be drawn up for recurring costs of the proposed community pool.

Mr. Tackel stated that the BOC’s knowledge of new UDHS plans is that it’s “fast tracked.” If UDT waits to make a decision, will that effect UDHS’s progress? Wallover replied it will not; UDSD is a standalone design. However, he cautioned that it will slightly change the design and require future “wall knockouts.”

Mr. Bryers said the BOC needs accurate facts and figures about community aquatics programs. The BOC also needs to know how much lead time the architects need.

Wade Coleman, UDSD Business Administrator, explained that:

- UDSD is a willing partner on this project, now or in 3-5 years. The only difference will be the costs associated with losing walls and the economies of concurrent construction.
- UDSD’s design is close to complete. They expect to go to bid in March (spring) 2008. The BOC has to make a decision before that time in order to be included in the same bid package, if we are going to partner.

Ted Wallover added that it will take 4-5 months to develop architect's documents for the warm water pool (start finish) so a decision is needed by November in order to partner with the UDSD and act on the potential of using the same contractor.


Wallover cautioned that a decision to build the facility in phases could result in different contractors.

Wade Coleman added that the UDSD is a regulatory body that is required to submit their plans to the Facilities Department of the Pennsylvania Department of Education (PDE). The UDSD can apply for a "mandate waiver" which, if approved, would allow UDSD and UDT to concurrently bid and construct both pools – provides economy and value of using the same contractor. He does not believe there are any costs to be recovered.


The BOC will discuss this matter further in two weeks at the Commissioners Planning Commission Meeting on October 23, 2007. Topics for discussion will be:

- BOC priorities for capital spending.
- Information re: aquatics needs in UDT
- If approved, BOC decision to Design/Build or just Design at this time
- If approved, potential source(s) of funding (CRF or other)

Respectfully submitted,


Louise S. Birett, Recording Secretary

ATTEST:


Robert Pesavento, Chairperson

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A Special Meeting of the Board of Commissioners (BOC) of Upper Dublin Township was held to discuss a new fire station location on Tuesday, November 27, 2007, in the Township Building; Robert Pesavento presiding.

Attendance were Commissioners Chester Derr; Jules Mermelstein, Robert Pesavento, William Bryers, Ann Thornburg-Weiss, and Ronald Feldman. Also present were Paul Leonard, Township Manager; Jonathan Bleemer, Township Finance Director; Alan Flenner, Township Solicitor; Liz Rogan, Township Planner; Jeff Wert, Township Engineer; Craig Samtmann, Fire Services Administrator; and Brian Newhall, Fire Chief.

Various residents including Rick Gitlin of Fort Washington, Fran Barron of 1207 Hazlewood Drive, Ken Apfelbaum of Tressler Drive, Don Piper of 1228 Tressler Drive, Jeff Gordon of 1256 Tressler Drive, Jerry Lowery of Tressler Drive, and Chris Pastor of 1305 Fort Washington Avenue appeared on behalf of themselves and their neighbors.

Mr. Leonard informed that a study was begun in August 2008 by Mitchell Associates.

A committee was formed consisting of 5 Fort Washington Fire Company (FWFC) representatives, 2 residents, and Messrs. Tackel, Leonard and Samtmann representing the Township. They came up with a number of locations keeping in mind that 3 ½ to 4 acres are required.

Mr. Samtmann said the Task Force looked at properties that have the same response time. Many of the residents are concerned about the traffic congestion with 4 schools in the segment of the bullseye from Hawthorne Drive down to Highland Avenue (a new synagogue, the Church of the Open Door, Fort Washington Elementary School, and Upper Dublin High School).

The Township's traffic engineers were asked to complete a traffic study for Hawthorne, Thomas and Tressler Drives. The Township is confident that a left turn signal will be required at Fort Washington Avenue and Susquehanna Road.

Mr. Leonard said there will not be one single solution. It will be a blend of solutions with some changes in traffic patterns in the neighborhood and the possibility of one-way streets.

The locations for a new fire station included:

- Current Fire Station on Summit Avenue
 - Was deemed insufficient for future needs.
 - Mr. Tackel thought perhaps two substations instead of one in the bullseye area would be a good idea. He also felt it would be cost prohibitive to renovate this station. It cannot house the equipment of today nor does it have adequate parking.
- Bub Farm Site
 - Now off the table.
 - Mr. Apfelbaum was distressed that the present football field on this property is only used for 4-6 months per year by very young children. He felt this was the best site for a fire station.
 - Mr. Tackel said the state was willing to expend \$500,000 in grant money for the present football field.
 - Mr. Derr said the fields went in long before the Task Force Study.

- Field of Dreams
 - Owned by the School District.
 - The School District already has a 30% deficit in fields.
 - It was largely constructed with state grant money and that money would have to be repaid to the state.
 - The Upper Dublin Junior Athletic Association and Soccer Clubs contributed \$225,000.
 - The Township could offer to swap the Bonsell property for the Field of Dreams, but would have to put in lights.
 - Mr. Pesavento thought it would be appropriate for Mr. Leonard to discuss with the School District whether they would consider swapping the Field of Dreams for the Bonsell Property.
 - Fire Chief Newhall said the Fire Company would prefer building on this site.
 - Mr. Mermelstein suggested a member from the Field of Dreams area should be appointed to the Task Force.
 - Mr. Piper said the Field of Dreams is not an ideal location for a fire station because it is surrounded by homes. In the mornings when children are being dropped off by parents or by buses, it will be difficult for fire equipment to enter the roadway.

- Bonsell Property
 - Ms. Weiss was not in favor of the School District using this property for a bus garage.
 - Mr. Derr and Ms. Weiss were in favor of appointing a resident from the Bonsell area to the Task Force.
 - Mr. Leonard was told by the School District that they would seek temporary parking on the Bonsell property until 2010. While they have other options, the Bonsell property is closer and thus more convenient.
 - Ms. Weiss said the School District also indicated that if neighbors object to the temporary parking, they could find another location elsewhere.
 - Mr. Derr said that putting the School District's bus garage on the Bonsell property is one of many possible uses for the property.
 - Mr. Gitlin said the School District had no intention to put in permanent parking on the Bonsell site.
 - Mr. Piper worried about drainage problems.
 - Mr. Wert assured that storm water management will be taken care of.

- Veteran's Memorial Park
 - Site of a former quarry.
 - Would be extremely difficult and expensive to build at this location.

- Dresher Triangle
 - Out of the bullseye area.
 - Will not provide rapid access to Maple Glen.

- Rear of the Fort Washington Elementary School
 - Being considered but is above grade.
 - Mr. Gitlin preferred investigating putting the new fire house and the bus garage on this property.

- Mondauk Common
 - Being considered but also above grade.

Mr. Barron said the Task Force needs residents' perspective when coming to a decision.

Mr. Gordon asked the BOC not to make a hasty decision.

Mr. Lowery was concerned that there is no real plan in place looking forward to the next 10 years. There needs to be a longer vision as to how things need to be done.

- Mr. Leonard said there is current money budgeted to do a comprehensive plan within the next 2 years. It failed twice before because residents did not want unnecessary things in their communities. The Township is trying to make sure that whatever takes place in this area is done well.
- Mr. Mermelstein said the BOC is doing planning and has done planning for many years.
- Mr. Tackel said while there is a need for planning, circumstances change dramatically. It is difficult to plan out for 5 years today.
- Mr. Derr said everyone has a vision of what is right for every specific region of the Township. That dynamic changes every two years when BOC members are elected.

Mr. Tackel thought the community as well as the BOC should step back until the Task Force presents a formal recommendation.

Mr. Pesavento suggested that the Task Force present its report at the Stated Meeting in February.

Messrs. Leonard and Samtmann will look at the original mission statement of the Task Force.

If anyone in the community knows of other properties with 4 or more acres that would be appropriate for a fire station they should contact the Township Manager.

ADJOURNMENT:

Mr. Mermelstein motioned, with Mr. Derr seconding, to adjourn the meeting.

VOTE ON MOTION

ALL YES


MOTION CARRIED

Respectfully submitted,

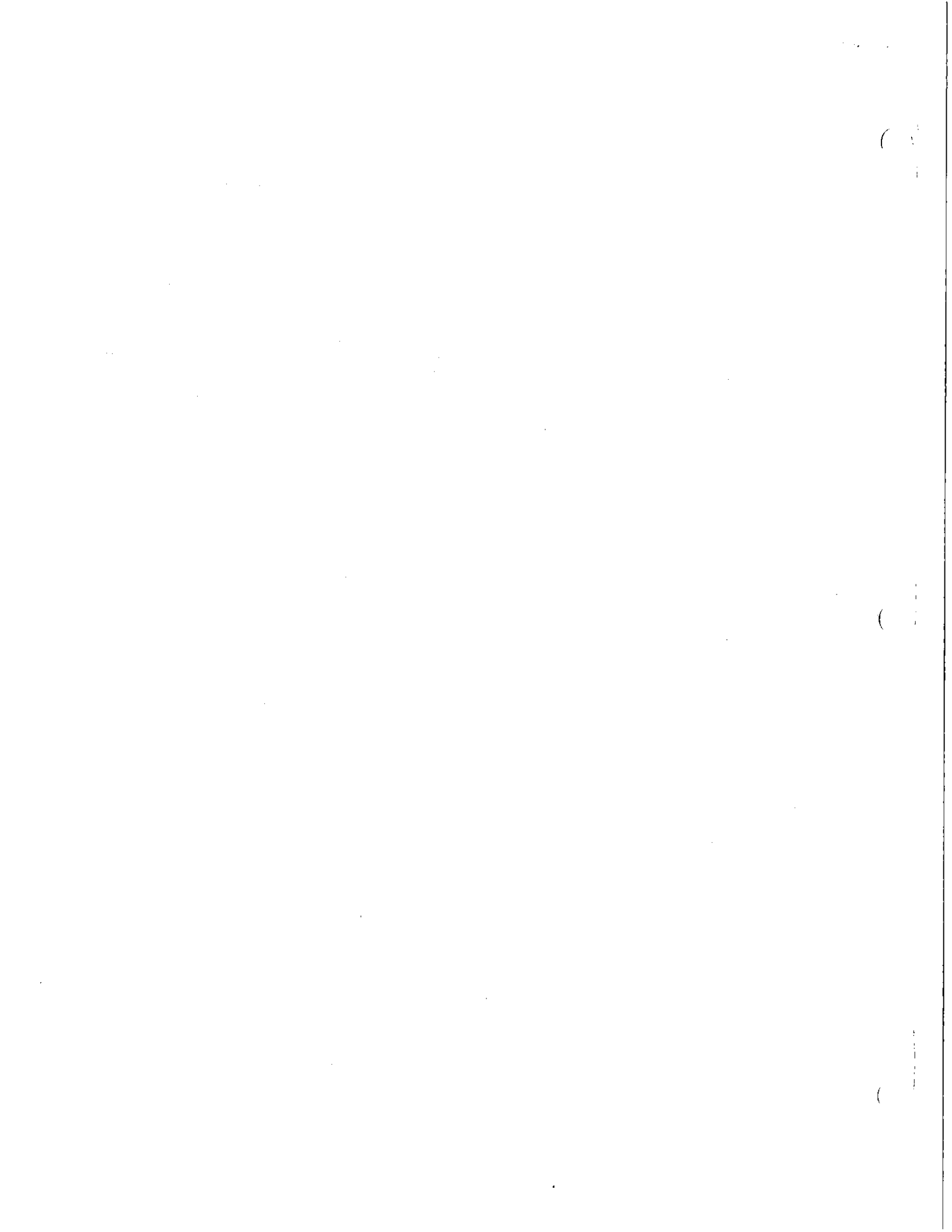


Louise S. Birett, Recording Secretary

ATTEST:



Robert Pesavento, Chairperson



A Special Workshop Meeting of the Board of Commissioners (BOC) of Upper Dublin Township to discuss the BroadBand Initiative was held on Tuesday, June 3, 2008, in the Township Building; Ira Tackel presiding.

In attendance were Commissioners Ira Tackel, Chester Derr; Sharon Damsker, Jules Mermelstein, Robert Pesavento, Ron Feldman and Stan Ropski. Also present was Paul Leonard, Township Manager.

PRESENTATION:

Community BroadBand Initiative:

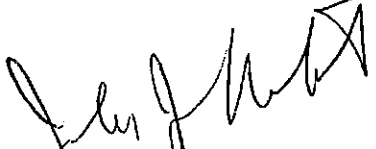
After a lengthy Powerpoint presentation by Mr. Tackel, the BOC authorized the appropriate Township staff to actively negotiate and make recommendations for an agreement with NextWave Wireless, Inc. for the development and formal proposal of a viable municipally-owned broadband network conforming to the guidelines and recommendations established by the Community BroadBand Steering Committee. It is understood that such an agreement will be subject to separate and thorough review and consideration by the BOC.

The Powerpoint presentation and business plan can be viewed by the public in the Upper Dublin Library and on the Township's website.

Respectfully submitted,


Louise S. Birett, Recording Secretary

ATTEST:



Jules Mermelstein, Chairperson

A Special Stated Meeting of the Board of Commissioners (BOC) of Upper Dublin Township was held on Tuesday, September 16, 2008, in the Township Building; Jules Mermelstein presiding.

In attendance were Commissioners Ira Tackel, Sharon Damsker, Chester Derr, Jules Mermelstein, Robert Pesavento, Ronald Feldman and Stan Ropski. Also present were Paul Leonard, Township Manager; Jeff Wert, Township Engineer; Liz Rogan, Township Planner; and the following members of the Planning Commission (PC): Wesley Wolf, Willard Detweiler, Hillary Hartman, Wendi Kapustin, Mary Radford, and Ed Bercofski.

PLEDGE OF ALLEGIANCE:

Mr. Mermelstein asked those present to pledge allegiance to the flag.

INTRODUCTION BY PAUL A. LEONARD:

The BOC's support for planning has included funding for a Comprehensive Plan which is now under way. Said planning involved the Library staff, Police Department, Parks and Recreation Department as well as open space neighborhood planning in Dresher, North Hills and Maple Glen.

This project has been the longest continuous planning effort due to its complicity. The Center for Sustainable Communities under the direction of Dr. Jeffrey Featherstone of Temple University consolidated current funding of \$780,000 for the services of time by Jeff Wert, Liz Rogan as well as others. The discussion this evening will constitute a learning experience for the BOC.

The Delaware Valley Regional Planning Commission, as well as Orth Rodgers and other experts provided assistance and support.

PRESENTATION BY DR. JEFFREY FEATHERSTONE OF THE TEMPLE UNIVERSITY CENTER FOR SUSTAINABLE COMMUNITIES (Center):

Dr. Featherstone informed that Adrienne Eiss of Orth-Rodgers and Associates (Orth Rodgers) did all of the transportation work on the study. Richard Nalbandian is the Research Fellow at the Center. Darren LeBrake provided estimates on what stormwater improvements would cost. Duane Verner did the aerial photography and topographical work in connection with the project.

The report has many sections detailed in its appendices. A slide show was shown and discussed as follows:

Overview of the Study:

- Study the flooding and transportation problems plaguing the Fort Washington Office Park (Office Park) and recommend solutions that will mitigate these problems and revitalize the Office Park.
- Prepare an Implementation Plan with short term and long term recommendations, including a prioritized list of physical improvements.

Funding:

- | | |
|--|-------------------------------|
| • Upper Dublin Township | \$420,000 (\$370,000 Federal) |
| • FEMA | \$200,000 |
| • Department of Community and Economic Development | \$100,000 |

Study Organization:

- Lead:
 - Center for Sustainable Communities – Jeffrey Featherstone, Ph.D, Study Director

• Contractors:

- Orth Rodgers and Associates
- Coleshill Associates, LLC
- Engineering and Design by Design Institute, Philadelphia University
- Jacques Whitford

Current Issues:

- Frequent flooding
- Excessive impervious surface
- Poor stormwater management
- Inefficient transportation network and traffic management
- Limited growth potential

Project Outline:

- The study had six inter-related analyses:
 - Hydrology/Hydraulics
 - Digital photogrammetry and GIS mapping and analysis
 - Stormwater management
 - Transportation Systems
 - Market Analysis
 - Sustainable Design

Interdisciplinary Team (Team):

- Planners
- Engineers
- Geologists
- GIS Specialists
- Architects
- Landscape Architects

Project Components:

- Hydrology/Hydraulic Analysis and Modeling
- Predicting runoff
- Delineating floodplains
- Conducting field studies
- Recommending wide-spread use of BMPs
- Evaluating BMP impacts on flooding
- Incorporating low impact development techniques
- Recommendations

Transportation System Project Components:

- Assessing current transportation network
- Assessing impacts of the existing transportation system and parking facilities on stormwater management and flooding
- Analyzing cost effective transportation system alternatives
- Recommendations

Project Approach:

- State-of-the-Art GIS technology:
 - Prepared 2 ft. resolution digital elevation model and contour data
 - Created new and updated GIS data including stormwater management systems and impervious surfaces
 - Simulated alternative transportation and development scenarios in 3D GIS
- Using sustainable design:
 - Evaluated alternative combinations of flooding improvements, stormwater BMPs, and transportation and open space modifications
 - Conducted sustainable design charrettes to seek public input

GIS Data Preparation:

- Several slides were shown showing GIS data preparation (2 ft. elevation data of the Sandy Run Watershed)

Envisioning the Future:

- Design guidelines using BMPs:
 - Suggestions include curb cuts and vegetative swale, wet ponds, roof gardens, porous pavement
- Many students were in the field addressing areas in question
- Students looked at the streams and connected them
- Drainage ditches were added
- Showed existing transportation under work for the Route 309 project. The Center thinks it would be worth funding the remainder of the cloverleaf and Route 309

Types of Transportation Improvements:

- New connections with the Pennsylvania Turnpike
- Improve access and circulation within the Office Park
- Reduce “zig zag” on main road through Office Park
- Reduce impact on flooding
- Improvement for modes other than auto

Public Involvement:

- Project Steering Committee met one year ago
- Design charette
- Web posting and news releases
- Presentation to BOC

Design Charette:

- Provided stormwater management alternatives such as:
 - Site runoff
 - Grass swale
 - Vegetative swale
 - Raised crosswalk
 - Transportation management alternatives (sidewalks and crosswalks)

Contents of Draft Final Report:

- Main report of approximately 45 pages

- Series of appendices including:
 - Field study maps
 - Township maps of floodplains within the Sandy Run Water Shed (will discuss with FEMA next week)
- The report can be downloaded at www.csc.temple.edu

Dr. Featherstone commented as follows:

- Welcomed comments and suggestions because this is still a draft report
- Willing to make changes
- 1.5 sq. miles of flood plains are in their mapping program
- 1.2 sq. miles of FEMA floodplains
- Abington Township has some buildings in the Sandy Run Floodplain within Upper Dublin
- Abington Township contributed \$30,000 toward the mapping effort.
- The report includes a map of the 100 year floodplain and flood depth within the Office Park
- Table 3 shows potential stormwater improvements to the Pine Run
- Suggestions for the Pine Run and Rapp Run approach \$28 million for 55 individual stormwater improvements. All of the improvements were mapped. Looked at traditional flood control, how high the dam should be (recommending 12 ft.), storage and discharge relationships.
- Calculated 2 year, 10 year and 100 year floodplains and flood depths before improvements
- There will still be problems on Virginia Drive and the backwater area from the Sandy Run after improvements are made
- Moving roads and more significant measures should be considered to deal with some of the issues

Guiding Principles:

- Reduce flooding risks to persons and property
- Improve connectivity within the Office Park and with the community
- Restore the ecological functions of the natural environment while providing for public amenities
- Enrich the sense of place

Development Plan:

- Key features:
 - Transportation improvements and modifications of Virginia Drive
 - Transfer of development rights program
 - Sustainable and mixed use development
 - Flood warning system

Dr. Featherstone further commented as follows:

- Key features include transfer of development rights (sending zones and receiving zones).
- Proposing much higher density and mixed use in Phase I.
- No sending zones but several receiving zones in Phase II.
- A number of transportation improvements including improving access and connectivity to the Office Park.
- A major recommendation is to provide a new road and thoroughfare to get through the Office Park including Camphill Road being expanded to a 4 lane road, elevating Camphill Road in the Pine Run area, and a slip ramp access to the Pennsylvania Turnpike.
- Cost estimates associated with transportation improvements include Virginia Drive relocation in excess of \$15 million and a large number of other costs, the Camphill Bridge over Virginia Drive, the ramp from the

Fort Washington Interchange to Commerce Drive, and the Slip Ramp. The cost of right-of-way is not included.

Transfer of Development Rights (TDR):

- Goals:
 - Transfer the development of seriously flood prone parcels to other parcels within the Office Park on higher ground through market transactions.
 - Set aside seriously flood prone parcels to passive recreation areas.
- Components:
 - Sending Zones (areas where development rights or credits are sold off elsewhere).
 - Receiving Zones (areas that can absorb higher densities and more varied uses than normally allowed by zoning).
 - Development Rights Bank (facilities transactions).

Proposed TDR Program:

- Phase I:
 - Sending Zones #1 and #2 (500,000 sq. ft.)
 - Receiving Zone #1
 - 2,000,000 sq. ft. (potential)
 - 500,000 sq. ft. (current)
- Phase II:
 - No Sending Zones
 - 3 Receiving Zones
 - Development credits sold to provide funds for Phase I demolition and site improvements, etc.

Additional Recommendations:

- Sustainable design guidelines
 - LEED Certification
 - Green streets and parking
- Flood Warning System
 - Consider stream level alarms
 - Adopt HEC-HMS as a flood warning

Cost Estimates:

Activity	Cost
First Phase:	
Stormwater Management Improvements	\$28,159,800
Second Phase:	
Transportation Improvements	\$40,540,000

Cost Estimates for Alternative Implementation Scenario:

<u>Activity</u>	<u>Cost</u>
First Phase:	
Stormwater Management Improvements	\$28,159,800
Second Phase:	
Virginia Drive Reconstruction in Place	\$9,664,000

DISCUSSION:

- Mr. Pesavento: The BOC has been working on its own infrastructure plan for the past 8 months. The BOC has been working on raising of funding for major stormwater areas in the Office Park and upstream. Mr. Wert has suggested an infrastructure plan to the BOC of over \$100 million.
- Mr. Mermelstein: Thanked Dr. Featherstone and his team for an excellent job.
- Mr. Tackel: Regarding grassy rooftops, former Commissioner Herold advocated them for a very long time after visiting Germany and observing them there.
- Dr. Featherstone replied that there are many buildings in the Office Park that would be amenable to grassy rooftops.
- Mr. Derr: Asked how essential the eastbound slip ramp will be to the viability of the study? He noted that PennDOT has a lack of money for a slip ramp.
- Dr. Featherstone said it is very important. It is essential to get people out of the Office Park during a flooding event.
- Mr. Mermelstein: Does the \$40 million include the cost of a slip ramp?
- Dr. Featherstone answered affirmatively.
- Mr. Derr: If we provide a loan to PennDOT, they will entertain a slip ramp.

Mr. Leonard:

He is interested in the impact to property values. Given Dr. Featherstone's experience with the Pennypack Watershed and discussions with FEMA, how does it play out when maps are changed?

- Dr. Featherstone said his team did not calculate what the property value impact would be under various conditions, but they are very substantial.

What happens to owners of buildings that are now considered to be in the floodplain when they were not at the time of construction? Will their property values crash?

- Dr. Featherstone replied that in the case of the Pennypack, his team never came up with a plan for the next step. The scenario is not good. His team is identifying more buildings located in the floodplain. It is unfortunate, but the plan does not recommend that all of the structures be moved out of the floodplain. However, it is possible to do so via storm water improvements in some cases. The team looked at the others during a 100 year event (20,000 cu. Ft. of water per second). In his opinion, there is no easy answer.

Are there individuals on Dr. Featherstone's team with the capabilities to anticipate the potential liabilities? What happens when properties drop in value because of this situation?

- Dr. Featherstone noted that a property is only worth what someone is willing to pay for it. He would be interested in following up and taking on this activity.

Mr. Mermelstein:

Property values have fallen due to the occurrence of 100 year storms every couple of years. People will not occupy buildings that are flooding now.

Mr. Leonard: If the BOC were to make investments, does the net value of the Office Park warrant it?
- Dr. Featherstone said the best future for the Office Park is to build higher. The value of the buildings in the Office Park will then go up. Thus, in the end, it makes the most sense despite the fact that some of the numbers are quite high.

Mr. Mermelstein: Suggested additional studies of the Fort Washington Interchange.
- Dr. Featherstone would be more comfortable if more recent aerial photographs of the area would be taken (at a cost of \$5,000-\$10,000). It should be done when the interchange work is completed. While the team has looked at culverts, Dr. Featherstone would like to document them. His recommendation for a next step is to seriously consider integrating the Stormwater Improvement Program together with the Township's Capital Improvement Program.

Does the Center have information available for various grants for this type of work?

- Dr. Featherstone replied that there are always grants, but whether or not they can be obtained in a timely manner is another issue.
- Mr. Pesavento opined that it will take political influence at higher levels.
- Dr. Featherstone said his team has suggestions for a large number of improvements. The total package of improvements would store 260 acre ft. of water. Of those, approximately 170 acre ft. would be the net result of those improvements at a cost of approximately \$12 million.

Mr. Pesavento: Encouraged residents to read the reports on the Township's website.

Dr. Shay of Camphill Road: He read the report, but did not see any detailed information on the impact to the residents on Camphill Road and Highland Avenue regarding remodeling, properties to be impacted, values of homes, safety of children, changes in the environment, etc. Any changes will impact the outer edges of the Office Park. He is worried about tractor trailers and trucks entering residential areas.

- Mr. Mermelstein said, before anything would be done related to Dr. Shay's concerns, further studies would have to be commissioned.

Steve Stoden of 1080 Camphill Road: Reviewed the study several weeks ago. Saw no mention of a pact with residents that traffic from the Office Park would not be "dumped" onto residential streets, including Camphill Road. Why did the study propose such a drastic 4 lane widening of Camphill Road to become an egress from the Office Park? Why is the Township not looking at buildings in the floodplain and minimizing pervious coverage?

- Mr. Pesavento said the PC is currently working on a Comprehensive Plan. In addition, the Economic Development and Finance Committee is also looking at the economic impact of allowing buildings to be higher with parking garages in certain areas. He assured that nothing is going to happen quickly.

Mr. Mermelstein: Allowing developers to build parking garages is very expensive. They would rather have impervious surfaces. Allowing parking garages would not compel developers to build them. The team from Temple was told to put everything on the table, and inform the Township what the best solution would be. Before doing any transportation improvements, the BOC always studies what the impact will be.

Ms. Damsker: The BOC has no comparison as to what it would cost to transfer development rights and subsidizing parking garages.

- Dr. Featherstone said that was a part of doing the depth maps for the road. If buildings are raised, the roads would have to be raised, and the costs would be "off the charts." Dykes would have to be created to move flood waters. In his opinion, it is not a good idea.

Mr. Leonard: The existing buildings are the result of very poor land use decisions decades ago. To compound them by allowing significant improvements probably would not be prudent.

- Dr. Featherstone agreed completely. The TDR Program would not be paid off by taxpayers but by developers in the receiving zones. FEMA does have money to fund flood prone properties.

Conrad Kantner of Cinnamon Drive: His property fronts onto Camphill Road. He thinks widening Camphill Road to 4 lanes is a bad idea. He does not want to see a traffic canyon in front of his house. He echoed Mr. Stoden's comments about parking lot impacts.

Mr. Wolf: What is the protocol to provide comments to the study group?

- Dr. Featherstone said comments should be forwarded to Mr. Leonard who in turn will forward them to the team.
- Ms. Rogan said she will discuss this matter with the PC.

Regarding the cost benefit analysis, what is the value of spending a certain amount of money, and what will the Township get out of it? Raised questions about the first floor elevation.

- Dr. Featherstone said they have field topography of all first floors. The question should be asked whether the water goes into the building. There is definitely a problem in Whitemarsh under the railroad tracks where big water effects are created. He noticed a 4-5 ft. differential between all of the storms. Asked if something has been done about that. Suggested the team must look at all possible alternatives. Asked if there was any value in looking at improvements for the off ramp on Delaware Avenue. The PC will meet with Dr. Featherstone to discuss these matters.

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Mr. Ropski:

Noted there are elevation differences between Pine Run where it enters and exits the Office Park.

- Dr. Featherstone said there are sections near Susquehanna Road and Virginia Drive that are still very flood prone at a depth of 5-8 ft. The worst condition is just below the turnpike interchange in the vicinity of 17 ft. depths.

Did the team consider widening Pine Run?

- The answer was negative. Dr. Featherstone noted that the flood flows were several foot above. The Pine Run could be widened, but the difference would not be significant.
- Mr. Nalbandian said improvement would not make a significant difference. Any time you have problems such as this, the best solutions are in the head waters. Many of the problems stem from Abington Township due to poor stormwater management.
- Mr. Wert said additional investigation is warranted in looking at the Pine Run channel. He would like to look at the impact of the channel improvements upstream. Many of the buildings are in the 1, 2, or 3 ft. ranges, and may benefit from this.
- Mr. Nalbandian said, according to FEMA rules, the team treated all culverts as open.
- Regarding the Township's capabilities, Mr. Leonard would like to discuss the outcome off the Dresher Urban Area Study with the team. Currently, the Township would probably fall short of beginning to undertake such a dramatic change in the Office Park and elsewhere.

Dr. Featherstone:

Dr. Featherstone noted that in June of 2008, there were 9-10 people working on completing this study. In many cases, if the team had a little more time and a little more money, they could do more. There are many things that could be done as a follow up to the study.

ADJOURNMENT:

Mr. Pesavento motioned, with Mr. Derr seconding, to adjourn the meeting at 8:40 p.m.

VOTE ON MOTION

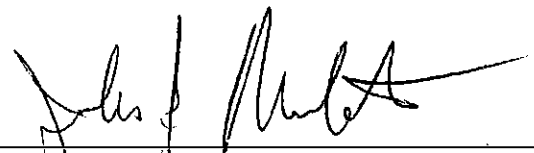
ALL YES

MOTION CARRIED

Respectfully submitted,


Louise S. Birett, Recording Secretary

ATTEST:


Jules Mermelstein, Chairperson

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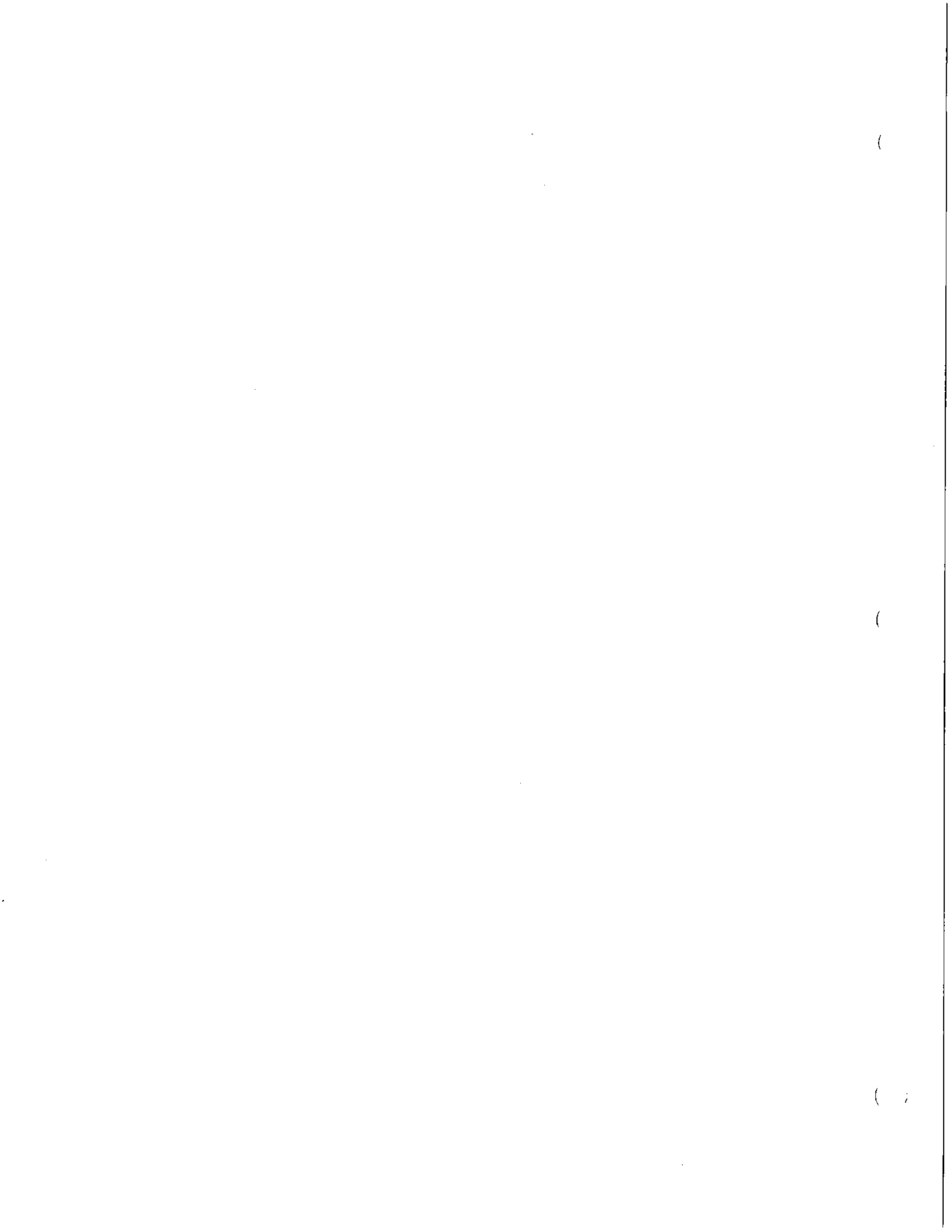
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SPECIAL MEETING AGENDA
BOARD OF COMMISSIONERS OF UPPER DUBLIN TOWNSHIP
TUESDAY, NOVEMBER 17, 2009 6:45 PM

Action Item

Consider action on award of lowest responsible bid for Upper Dublin Trail System
Acorn & GMAC Properties Trail System.

Adjournment



A Special Meeting of the Board of Commissioners (BOC) of Upper Dublin Township was held on Tuesday, November 17, 2009, in the Township Building; Jules Mermelstein presiding.

In attendance were Commissioners Ira Tackel, Sharon Damsker, Chester Derr, Jules Mermelstein; Robert Pesavento, Ronald Feldman and Stan Ropski. Also present were Paul Leonard, Township Manager; Jonathan Bleemer, Finance Director; Jeff Wert, Township Engineer; Derek Dureka, Parks and Recreation Director; and Rick Collier, Land Concepts Group.

PLEDGE OF ALLEGIANCE:

Mr. Mermelstein invited those attending to join in the Pledge of Allegiance to the Flag.

Consider Action on Award of Lowest Responsible Bid for Upper Dublin Trail System – Acorn and GMAC Properties Trail System:

Mr. Tackel was not in favor of making a motion this evening for the following reasons:

- A lengthy meeting was held on November 16, 2009 with approximately 20 interested residents of Ward 4 whose homes surround the Camphill area to discuss the Acorn and GMAC properties trail system proposal.
- The residents were concerned about another access to Cinnamon Drive, traffic-calming techniques, and signage.
- The residents believe there are more documents that may be available setting forth provisions that run with the land.
- A few of the residents are in the midst of conducting a title search at their own expense to determine if there is documentation related to an 80 ft. buffer between the residents and the Fort Washington Office Park (FWOP) buildings.
- While Mr. Tackel is absolutely in favor of the trail system, he would like to reject the bids at this time and have them rebid.

To begin discussion on this matter, Mr. Pesavento motioned, with Mr. Feldman seconding, to accept the lowest qualified bid for Trails 3B - Phase 2 – Acorn and GMAC Trail Project to JJD Contracting, LLC with a base cost of the project in the amount of \$151,095.00.

Francesca Kantner of Cinnamon Drive commented as follows:

- She believes that the Seltzer Organization agreed to leave an unobstructed 80 ft.-buffer between the FWOP and the residential area years ago. She and her husband are now in the process of a title search and obtaining other documents to prove it.
- She thanked Mr. Tackel for spearheading the meeting with the neighbors on November 16th.
- A vote was taken as to how many people would be in favor of a second entrance on Cinnamon Drive, and there was only one person who agreed.
- Mr. Tackel agreed to have Rick Collier of Land Concepts look at bringing the path closer to the FWOP.
- Questions that were not discussed at the meeting on November 16th are as follows:
 - Is the path being built on a pre-existing right-of-way approximately 30 ft. away from the center line of Camphill Road, or is the bike path being built outside the pre-existing public right-of-way and thus on some private property in the FWOP? If it is on a property in the FWOP, when and how did the Township acquire the rights?

- Many of the neighbors agree that there is no place for a bike path on Cinnamon Way due to the traffic in and out of the dog park, the mulch dump, and the entrance to the Parc property off of Cinnamon Drive.
- The neighbors are not against bike paths. They believe they are a great idea, but could cause irreparable harm to the character of their neighborhood.
- She and the neighbors request that all questions be answered before approval of the trail takes place. Thus, the residents are asking the BOC to not award a contract at this time.

Joan Chen of Wenner Way said some of those present at the November 16th meeting are very much in favor of the bike path.

Conrad Kantner of Cinnamon Drive thanked Mr. Tackel for his concerns and echoed the opinions of his wife. He commented as follows:

- There are some very legitimate concerns that the neighbors have.
- He would like all issues resolved before a vote is taken.
- He felt it is appropriate to respect Mr. Tackel's request to delay a vote.

Mr. Leonard explained:

- There was some discussion at the November 16th meeting about two possible field changes that might be accommodated within this action if the BOC chooses to move ahead.
- One of the suggestions was to amend the agreement and eliminate the crossing at Cinnamon Drive.
- The plan was designed by professional staff and meets county standards.
- There is a painted and signed crossing at Cinnamon Drive.

Mr. Tackel interjected:

- The foregoing crossing markers were placed there as a courtesy to the neighbors on Cinnamon Drive.
- The vast majority of the residents felt that there was not an appropriate or necessary means of ingress and egress onto Cinnamon Drive
- He believes the residents will regret their opinions in a year or two.
- If the trail were backed up into the wooded area, there could be a small gravel trail at the point of Cinnamon Drive, or the Township could do nothing at this point, and he does not think that is an unreasonable request by the neighbors.
- The entrance on Susquehanna Drive and Virginia Drive as well as that to the dog park will be accessible.

Mrs. Kantner continued:

- There were some safety concerns about having an entrance across from Cinnamon Drive including the existence of a bus stop and the fact that there are two special needs children in the area.
- She thinks the access will be an invitation for people to cut through Cinnamon Drive.
- The signage and white strips that would be required will have an impact on the character of the neighborhood.

Mr. Collier commented that when staff and neighbors walked through the area, it was noted that a few trees will need to be removed to accommodate the trail. There could easily be one-to one-replacement with suitable species including evergreens and shrubs. He assured that there will be no net loss of trees and that the buffer will remain in tact.

Joel Chen of Wenner Way asked if it were possible to follow the planned path while deferring the decision regarding entering onto Cinnamon Drive. Therefore, the contract could be awarded and there would be no significant delay.

ROLL CALL VOTE ON MOTION YES COMMISSIONERS MERMELSTEIN,
PESAVENTO, FELDMAN AND
ROPSKI

NO COMMISSIONERS TACKEL, DERR,
AND DAMSKER

MOTION CARRIED

ADJOURNMENT:

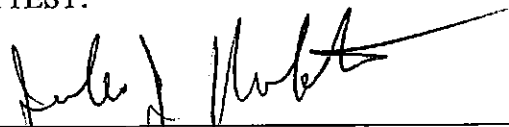
Mr. Pesavento motioned, with Mr. Derr seconding, to adjourn the meeting.

VOTE ON MOTION ALL YES MOTION CARRIED

Respectfully submitted,


Louise S. Birett, Recording Secretary

ATTEST:



Jules Mermelstein, Chairperson

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**AGENDA FOR THE WORKSHOP & SPECIAL MEETING OF THE
BOARD OF COMMISSIONERS OF UPPER DUBLIN TOWNSHIP
TUESDAY, FEBRUARY 23, 2010 7PM**

Fort Washington Office Park, Flood Control/ Economic Development

Pledge of Allegiance

Introduction, Steve Lester

Planning, EGGG Grant Wes Wolf

Grant Status

State Transportation Commission

Capital Construction, David Tshudy, The McCullough Group

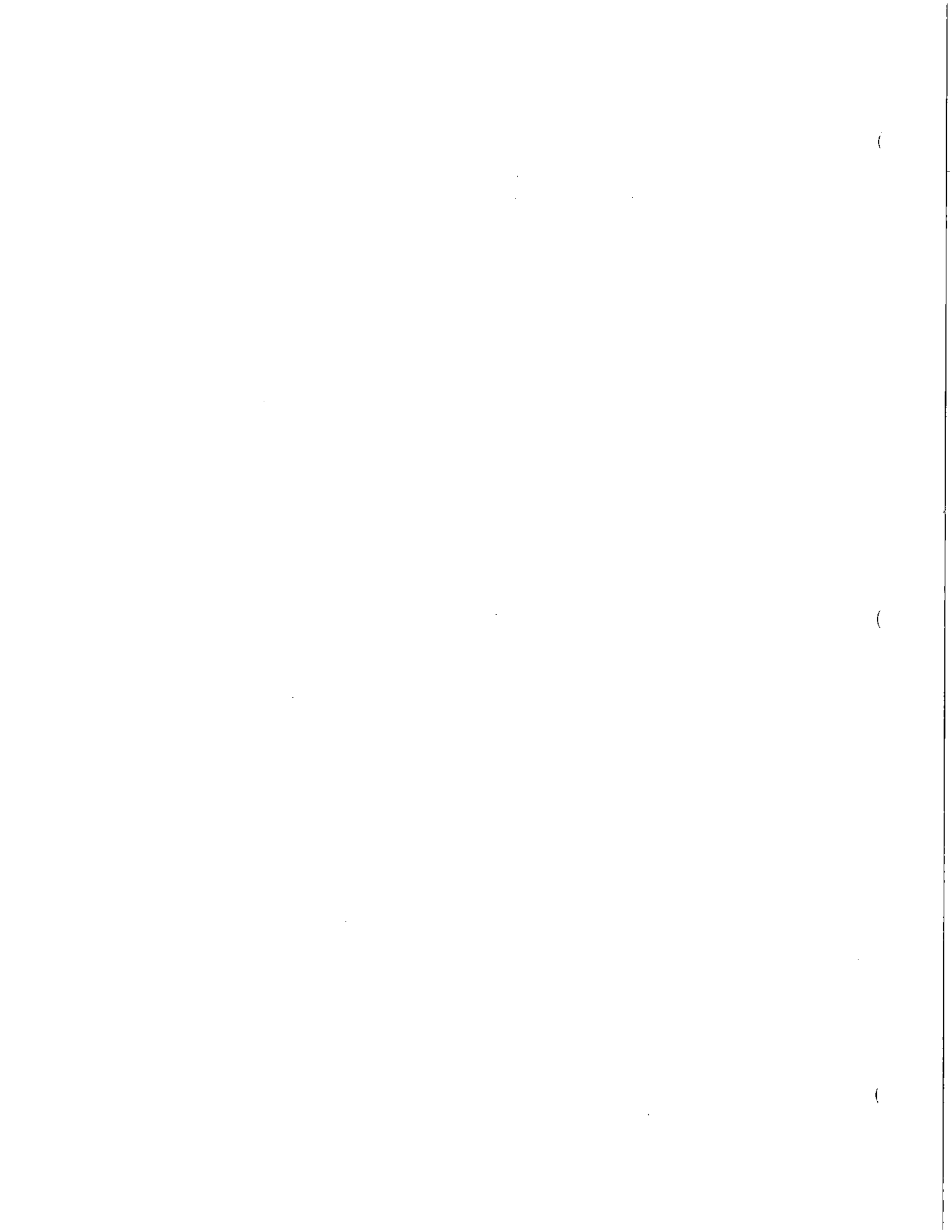
Federal Appropriations

Review of scope and findings, Phase I work URS

Discussion of Next Steps

Consider, Authorization for Phase II & III design

ADJOURN



A workshop and special meeting of the Board of Commissioners (BOC) of Upper Dublin Township to discuss flooding issues in the Fort Washington Office Park (FWOP) was held on Tuesday, February 23, 2010, in the Township Building; Robert Pesavento presiding.

In attendance were Commissioners Ira Tackel, Sharon Damsker, Jules Mermelstein, Chester Derr, Robert Pesavento, Ronald Feldman and Stan Ropski. Also present were Paul Leonard, Township Manager; Jonathan Bleemer, Finance Director; Jeff Wert, Township Engineer; Wesley Wolf and Michael Cover, representing the Planning Commission; Steve Lester, Consultant; John Allen, Project Manager with URS; Tom Friel, Vice President of URS; Bob Pinciotti, Dam Expert with URS; John Volk, Technical Engineer with URS; and Dave Tshudy, representing the McCullough Group.

PLEDGE OF ALLEGIANCE:

Mr. Pesavento asked those present to pledge allegiance to the flag.

DISCUSSION:

Mr. Pesavento opened the meeting with the following comments:

- Upper Dublin Township has been working on storm water management for a long time.
- The Township had previously contracted with the Center for Sustainable Communities of Temple University for their input.
- In the 2010 budget, \$700,000 was budgeted for work related to flooding in the FWOP.
- In prior years, the Township had expended much money trying to “get a handle” on the flooding issues in the Township and in the FWOP in particular.
- The Ambler Gazette has run three articles on this subject within the past three weeks.

Mr. Lester commented as follows:

- He commended the BOC on the fine work of the Township Administrative staff.
- He was impressed with the Public Works Department staff.
- Jeff Wert was invaluable in helping to review things.
- He was happy that the Planning Commission has Wes Wolf as its chairperson. Mr. Wolf is a Civil Engineer with tremendous hydraulic experience who has put in many volunteer hours and oversight of hydraulic reviews.
- Four meetings were held with the Department of Environmental Protection (DEP). One of their experts on dams even traveled to Norristown to meet with Mr. Lester. The DEP is doing everything they can to expedite matters.

Mr. Wolf discussed the Efficient Growth in Growing Suburbs Study (EGGS):

- Goals:
 - Develop economic and regulatory options to minimize/relocated density out of the flood prone areas.
 - Recommend change to density, use and building height in the higher and dryer parts of the FWOC.
 - Consider options to increase FWOP tax base while minimizing impacts to adjacent properties and roadways.
- Urban Partners will make an initial presentation within three months (including properties that are severely flood prone) to the EGGS Steering Committee and the BOC.
- A memo will be issued regarding moving to the next step (dealing with higher and dryer properties in the FWOP).

Mr. Tackel: Is a project like this that clearly has risks one of the things that could benefit from the Community Reinvestment Fund and could be an appropriate outlet to fund this until the outcome of the grants is known?

Mr. Mermelstein: Turning the FWOP into a premier location would be a boon to the Township, and the BOC would be neglectful if they did not agree to do so. This is essential to the future of the Township.

Mr. Feldman: Would feel more comfortable about making the application more secure if URS can do 100% before July 1st.

Mr. Feldman: Suggested appropriating money for just one dam.

Mr. Leonard: The URS proposal was just received by the Township yesterday. URS might want to look at their Project Management Team to get final numbers to the Township earlier than just one day.

Mr. Friel: The scope of the proposal only came clear within the past few weeks.

Mr. Pesavento: This is the most important capital project the Township is contemplating.

Mr. Feldman: Suggested doing the engineering for the dams in play and do nothing for Virginia Drive.

Mr. Tackel: Does URS have the staffing to expend 10,000 hours to get the Township to 85% construction by July?

Mr. Friel: They do have the manpower to move the project forward and could get to more than 60% by July.

Mr. Lester: The intention is to get to the dams first and then build as much of Virginia Drive as the Township can afford and as money becomes available.

Mr. Tackel: Can URS put a plan together that gets the Township much further along on the dams with the reserves that we have?

Mr. Friel: URS is the biggest dam design firm.

Mr. Pesavento: Recommended moving ahead with the \$1 million concentrating on the dam design work and with 85% completion by the application date.

Mr. Wolf: .

- If they must prioritize, the Township has to do the two dams first. It is the only solution to mitigate some of the flooding problems in the FWOP.
- If the Township wants to keep on schedule, approval should be given this evening for the survey. Any delay would jeopardize the project.
- A revised engineering budget be prepared for the Stated March BOC meeting.
- There is money left for URS to continue working for another two weeks.

Comments from the Public:

Greg Gaston, President of the Fort Washington Business Alliance (FWBA), made the following comments:

- He is a 25 year resident of Upper Dublin as well as President of the FWBA.
- He recognized the work of Messrs. Mermelstein, Tackel and Leonard in dealing with the FWBA during the past six months.
- The FWBA is very supportive of the plans for the FWOP, and Mr. Gaston was encouraged to hear the discussion this evening.
- From the perspective of the business owners and property owners, they sometimes feel that no one cares very much. While the BOC makes decisions, the business owners are making decisions at the same time such as (1) What will I do when my lease runs out?, (2) What will I do if the building floods again?.
- The FWBA talked about a promotional bus tour through the FWOP, but knew that they would get questions regarding the flooding that occurs. Therefore, they dismissed the idea because they would have no answers.
- Business owners are concerned about lost productivity, loss of equipment, and loss/damage to property, papers, and files every time it floods.
- The BOC was asked to think about the general appearance of the FWOP.
- The FWBA welcomes lots of communication.

Mr. Mermelstein motioned, with Mr. Derr seconding, to approve the funding for the aerial topographic work during the next two weeks and keeping the regional analysis running.

VOTE ON MOTION ALL YES MOTION CARRIED

ADJOURNMENT:

Mr. Tackel motioned, with Mr. Derr seconding, to adjourn the meeting at 9:17 p.m.

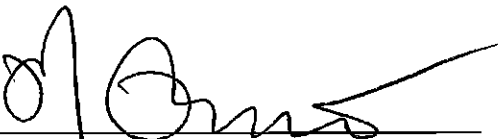
VOTE ON MOTION ALL YES MOTION CARRIED

Respectfully submitted:



Louise S. Birett, Recording Secretary

ATTEST:



Robert Pesavento, Chairperson

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SPECIAL MEETING AGENDA
BOARD OF COMMISSIONERS OF UPPER DUBLIN TOWNSHIP
TUESDAY, JULY 27, 2010 7:00 PM

PRESENTATION

Upper Dublin Fire House Landscape Plan

Upper Dublin Fire House Traffic Study

Design Development

Color Pallets

Action Item

Consider motion to approve Land Development Plan and Minor
Subdivision Plan – Upper Dublin Fire House.

ADJOURN

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A Special Meeting to discuss the new fire house landscape plan, traffic study, and design development was held by the Board of Commissioners (BOC) of Upper Dublin Township on Tuesday, July 27, 2010, in the Township Building; Robert Pesavento presiding.

In attendance were Commissioners Ira Tackel, Sharon Damsker, Jules Mermelstein; Robert Pesavento, Ronald Feldman and Stan Ropski. Also present were Paul Leonard, Township Manager; Jonathan Bleemer, Finance Director; Jeff Wert and Jim Rudolph of Metz Engineers; Greg Breyer, Fire Services Administrator; Representatives of the Fort Washington Fire Company including President Jeff Fogel, Fire Chief Brian Newhall, and Lt. Bob Lester; Jim Faber of McCloskey & Faber, Landscape Architects; David Pacheco of Pacheco Ross Architects; Jamie Lynch and M. Arif Fazil of D'Huy Engineering, Inc.; Rick Stoneback, Civil Engineer with Shoemaker Engineers; and Joe DeSantis, President of McMahon & Associates.

Pledge of Allegiance:

Mr. Pesavento invited those attending to join in the Pledge of Allegiance to the Flag.

Approval of Snow Removal Contract:

Mr. Feldman motioned, with Mr. Mermelstein seconding, to accept the \$80,000 payment from PEMA for overtime spent on snow removal in February 2010.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Upper Dublin Fire House Landscape Plan:

Mr. Faber commented as follows:

- A few changes have been made to the Landscape Plan since the last time he presented to the BOC including:
 - Shade trees along the street (8-10 ft. height at the time of planting, and capable of growing to 30 ft.)
 - Low ornamental trees.
 - Massings of evergreens (combination of Norway and Colorado Spruce trees, as well as Douglas Firs).
 - Shrubs on the Fire Station side at the base of the trees.
 - Buffering around the perimeter.
 - This piece of property will contain more than 130 new trees and 65% green space.
 - Two heights of privacy fencing – 6 ft. and 4 ft. where appropriate.
 - The fencing chosen via a public vote will be textured tan colored PVC pipe and will require relatively low maintenance.
 - The fencing surrounding the basin will be 4 ft. split rail fence with wire fencing stapled to it.
 - Naturalized seeding will be used in the basin.

Brian Callahan, who resides behind this property, expressed the desire to have no fencing along his property. He will discuss the matter with his neighbors, the Pipers, and the Township will do whatever they decide upon.

Upper Dublin Fire House Traffic Study:

Joe DeSantis commented as follows:

- McMahon Associates performed the traffic study for the new Upper Dublin High School, and were asked to complete a traffic study on behalf of the Township.
- He looked at the operation of the new fire house on Fort Washington Avenue as well as the current fire house at Susquehanna and Twinning Roads and developed statistical information.
- He had discussions with the fire officials of the Township including frequency of activities, types of activities, and how traffic would flow in the area.
- An average of 20 fire personnel respond when there is an incident.

- The frequency of incidents is roughly one a day, and the eventuality of them occurring during school peak hours is rare.
- There is sufficient capacity in the area for the responders to get to the fire house and trucks and exit the premises.
- The activity around the area when the High School is in session was studied over a ten day period in March 2010 during the morning peak hours, as well as after school peak hours (2:30-3:30 p.m.) and commuter peak hours (4:30-6:00 p.m.).
- The operation of the fire house relative to the High School was considered.
- Highway occupancy approval has been obtained from PennDOT.
- The two-way driveway on the fire house property will be closed off to outgoing traffic during school peak hours. There will be much less activity at the Hawthorne/Ft. Washington Avenues intersection.
- Traffic at the High School will be remedied in stages. There will be a point where the circulation will be directed to the rear of the building. When construction is completed at the High School, there will be several driveways in addition to the driveway leading to Ft. Washington Avenue. Therefore, traffic flows on Ft. Washington Avenue will be much better.
- Training sessions will be set up between the school crossing guards and fire officials each year to discuss how the crossing guards should respond in the case of a fire/rescue event.
- Flashers are recommended for use at the fire house. An overhead flashing yellow sign will be installed.
- A speed zone sign close to where the flasher will be located is recommended.
- The width of Ft. Washington Avenue is 40 ft. Traffic will be able to pull off to the side during an emergency so that there should be enough room for responders to get through.
 - Mr. Leonard interjected that fire apparatus has the right-of-way. Volunteers not driving fire apparatus do not have the right-of-way and must abide by the 15 mph speed limit.

Richard Gettlin of Tressler Drive posed several questions as follows:

1. How many parking spaces will there be for students on the Township building's side of Loch Alsh Ave ?
 - Mr. DeSantis said all students will be parking behind the High School. The other side of Loch Alsh Avenue will be for overflow parking only.
2. How will traffic be handled during "Back to School" night, graduation, and football games, etc.?
 - McMahan did not do counts for those specific events. Mr. DeSantis said there are only 4-5 events that would generate more traffic than the average arrival and dismissal time, and recommended discussions on safety practices of fire officials when those events occur.
3. It is unbelievable what goes on traffic-wise, and it is difficult to get through the intersection of Loch Alsh and Ft. Washington Avenues.
 - Mr. Pesavento pointed out that students and parents will also be going out through Spark Drive.
 - Mr. Leonard said the police were very pleased with the traffic situation during graduation. There has been very positive feedback.
4. The goal should be to make the area safe for fire personnel, children crossing the street, and residents.
 - Ms. Damsker noted that the Township regulates evening events with the school district so that traffic flow would have to use Spark Drive.
 - Mr. Mermelstein pointed out that Spark Drive is closer for drivers attending sporting events, and it makes more sense for drivers to use it.
 - Mr. Leonard said the Township works with the School District. Susan Lohoefer, former Township Director of Parks and Recreation and now Facilities Coordinator for the High School, is credited with improved coordination between the two entities. Good signage is also in place.

Design Development:

Jamie Lynch, Project and Construction Manager, D'Huy Engineering, Inc., thanked the BOC, Township Administration, Fort Washington Fire Company, neighbors and consultants for their continuous input. He noted that comments came to him in different shapes and sizes. Those comments definitely challenged the Design Team and the value of the project.

A PowerPoint presentation provided the following information:

Work Completed:

- End-user meetings and Design Team meetings.
- Traffic and Geotechnical Studies are complete.
- Community outreach.
- LEED Check List updated.
- Planning Commission meetings.
- Utility contacts.
- MCPC and MCDS submissions.
- PennDOT submissions pending.
- Design development submission.
- Design development cost estimates and value engineering.
- Design development drawing and specifications comments/responses.
- System selections (M/E/P), buildings.
- Colors.

Schematic Design Comments (all have been completed):

- Add hallway from meeting room to the apparatus bays.
- Increase storage for BOC and meeting rooms.
- Enlarge records storage.
- Eliminate the doors and hardware to conference room from the offices of the Chief and the President.
- Eliminate fenced storage in apparatus bays to provide better line of site.
- Conference table anticipated to seat 14 people.
- Add door to storage room 3 from the day room.
- Identify the location for uniform storage.
- Uniform office sizes.
- Reduction in number of offices.

Schematic Design Value Engineering:

- Emergency generator design – ground base, fully enclosed with muffler.
- Roof construction – standard structural design, sloped to be long lasting.
- Lobby tower – cost effective alternative for day lighting – TOWER DELETED.
- Stormwater pipe – perforated to provide some infiltration.
- Meeting roof line – lower and less glass – DONE.
- Bunk room roof – flat roof vs. barrel – DONE.
- Finishes – floor and wall coverings applicable to use – DONE.
- Glazed sandstone – standard shapes vs. angled top – DONE.
- Alternatives for 6th bay – plan now for cost effective addition - DONE.

- Guttering – gutters, French drains, and snow guard options.
- Lighting control fixtures for building exterior – DONE.
- Brick veneer – consider increasing brick size for economy – NOT DONE.
- Balance of asphalt vs. concrete pavement – DONE.
- Glazing and day lighting – GLAZING REDUCED.
- Apparatus doors – balance of insulation vs. glazing – GLAZING REDUCED.
- Use alternative types of display cabinetry – TO BE DETERMINED.

Design Development Comments:

- The Design Team responded to 329 comments.

Design Development Value Engineering:

- Eliminate bump out at public meeting rooms.
- Consider changing ceramic tile to vinyl tile in the corridors.
- Consider carpet tile in lieu of broadloom.
- Consider further glazing reductions.
- HVAC controls and “off-the-shelf” components in lieu of proprietary systems.
- Landscaping substitutions.
- Radiant heat system means and methods improvements.
- Lower apparatus bay roof.
- Radio room size reduction.
- Exterior stone veneer in lieu of cement or panel system.
- Planter deletion.
- Portico reductions at the public and responder entrances.
- Steel frame for efficiency even in winter weather.
- Multiple manufactures for building systems and equipment to increase competition.
- Foundation construction suggestion.

LEED Update Summary:

- To obtain silver certification, 50 to 59 points are required.
- Currently, D’Huy is projecting 42 points with another 27 in question.
- Achieving silver certification seems to be within reach.

Dave Pacheco presented as follows:

- He has done most of the design work and has attended Project Design meetings. He has been designing fire and police stations exclusively for the past 14 years, and has done well over 100 facilities.
- The floor plan was explained as follows:
 - Public portion of the building includes:
 - Main entrance.
 - Main lobby.
 - Large multi-purpose room with divider.
 - Public restroom facilities.
 - Coat area.
 - Township offices.
 - Secondary public lobby.
 - Administrative office suite for use by the Fire Department.
 - Operation side of the building includes:

- Five apparatus bays on the northeast side.
- Radio room.
- Self-contained breathing apparatus.
- Laundry area.
- Storage rooms.
- Lavatories.
- Supporting response area:
 - Bunk rooms.
 - Kitchen shared with the public side of the building.
 - Mechanical room.
 - Bathrooms.
 - Day room.
 - Small study.
- Other facilities:
 - Exercise room in center of the building.
 - Conference room.
- How the exterior of the building will look:
 - Combination of brick, bands of cast stone which simulates limestone, and adhered natural stone (either grey stone with blue trim, or beige stone with wine red trim) manufactured in Pennsylvania.
 - Metal roofing.
 - All materials selected can be obtained within a 500 mile radius.
 - Masonry block walls designed for intense usage will be used in the area of the apparatus bays.
 - Many flashing details will be applied to the exterior.
 - Stud walls with brick ties will be used on the living portion of the building.
 - The roof over the apparatus bays will contain the HVAC and mechanical equipment.
 - Based on previous comments, the height of the building was dropped 1.4 ft using a domed roof. If a sloped roof were to be used, the building would be taller by approximately 6 ft.
 - The life of a flat roof is 20 years and requires maintenance in between. A metal roof has a better maintenance record and a 50 year life span. There should be no replacement issues with a metal roof. While the finish of a metal roof tends to change, the integrity of the roof could be good for 70-100 years. Metal roofs are fairly maintenance-free unless there is damage to them. They are made of extremely durable material.
 - Some of the windows will be functional. However, windows in the Emergency Operations Center will not be operable.

The following discussion ensued:

Mr. Pesavento: The look of the building blends well with the High School.

Ms. Damsker: Was concerned that the building blends well with the neighborhood.

Mr. Leonard: Cautioned that the BOC might want to change what is being shown during this meeting for financial reasons. What the architects have recommended is elegant. However, flat roofs are absolutely the cheapest route to take.

Mr. Pesavento: The BOC must look at the cost differential.

Mr. Mermelstein: Reminded that the Environmental Planning Advisory Board suggested the roof be designed with a solar array.

- Mr. Pacheco: A light weight thin film solar system could be used with the metal roof system.
- Mr. Pesavento: Felt the BOC should not look at the solar option at this point in time.
- Mr. Pacheco:
- Adding a solar system could be done after the fact as well. He will provide a report as to how much a solar system will save in energy costs. He cautioned that all solar panels require maintenance over their lifetime, and they are very sensitive to shading.
 - A white roof is presently shown over the apparatus bays. It would be possible to use a white roof on the living side of the building, but it will be visible to the neighbors.
 - Super insulation is planned for the roof: R-42 over the living area, and R-36 over the apparatus bays.
- Kathy Kelly of Tressler Drive: Felt that the design of the building seems busy with roofs going in different directions.
- Mr. Pacheco:
- Part of the design was to scale down the look of the building, and part of it is functional.
 - The radio room has an unobstructed view of the apron outside.
 - Feels it is better to have the roof "stepped" as shown on the schematic instead of in two different directions. The roof over the radio room matches the other roofs on a much smaller scale.
- Mr. Gettlin: Asked about disposal of rain water.
- Mr. Pacheco:
- On the flat roof portion of the building, rain water will be collected in roof drains.
 - On the sloped roofs, water will drop into the drainage basin in the rear.
 - None of the water will go out to Ft. Washington Avenue.
- Mr. Stoneback: The basin design is oversized for the property in order to comply with the Upper Dublin Stormwater Management Code. The basin has a volume in the 5 acre range which will allow for a 40%-50% reduction for almost all storms.
- Ms. Damsker: Noted that clay-based soil does not percolate as well.
- Mr. Stoneback: The report in its final form shows that there will be very high rates of permeability. The appropriate soil mix in the bottom of the basin will control infiltration and be a water quality enhancement feature.
- Mr. Leonard: Installing a cistern would be expensive. The mechanical engineer has indicated that recycling water throughout the building would be very expensive as well. The Fire Station itself does not use much water. The system will be plumbed correctly. What was not addressed is whether or not grey water can be discharged to the detention basin.
- Mr. Gettlin: How high is the building?

Mr. Pacheco: The height of the building is 32.5 ft. (allowable height in the zoning district is 35 ft.)
There is also additional slope out to the road.

Mr. Lynch continued his PowerPoint presentation:

Time is of the Essence to Achieve the Construction Start Deadline:

- 12 months for construction (up to 14 months).
- Looking at bidding alternative timeframe.
- As of July 17th, it is a fantastic time to be developing a public project.
- Has a list of calls from interested prime contractors.
- Project costs are understandably less due to the economy based upon historical information in the market at the present time.
- The goal in putting together a budget is not to be the low bidder on the project.
- The project budget was reduced based upon a 21,000 sq. ft. building.

Project Cost Update:

Original budget	\$7,057,926
Schematic design estimate	8,447,792
Design development estimate	8,667,489

Design Reduction Options - \$326,000:

- Eliminate epoxy floor in apparatus area.
- Eliminate rear second story bump out at the apparatus bays.
- Eliminate meeting room bump out.
- Bid deduct alternate to eliminate 4 bunk rooms (reduction of 700 sq. ft.).
- Space landscaping.
- Bid deduct alternate for meeting room divider.
- Delete skylight.
- Interior finish reductions.
- Bid deduct alternate for stormwater forebay.
- Contingent reduction - \$100,000?

The Current Project Estimates Represent a 5% Increase in the Budget:

- The original budget was achieved by reducing the projected project costs from \$14 million to \$7.9 million by basing the estimate on a basic fire house structure.
- The current costs represent inclusion of the building and site features with other multiple uses together with expansion opportunities and benefiting the Township, neighbors and Fire Company.
- Premium costs can primarily be found in building components that best contribute to long life, value and low maintenance such as roofing, structure, site and electrical systems.
- Significant value analyses have been performed. Further reduction will impact the long term value and aesthetics.
- The competitive bid environment will likely offset a portion of the estimated cost.
- As an alternative to contingency reductions, a budget increase is recommended along with consideration of a list of alternates for final decision-making.

- “De” Value Engineering Ideas:
- Use flat white single ply roof over the meeting room in lieu of curved roof.
- Replace all curved roofs over living area with flat white single ply roof.
- Use unit heaters in lieu of radiant heat in apparatus bays.
- Delete one apparatus bay.

The BOC agreed to curved roofs and radiant heat in the apparatus bays as shown on the schematic.

Mr. Lynch said that extending the radiant heat to the outside of the bays would be an add alternate.

Next Steps:

- Collect and include Township input.
- Complete construction documents.
- Bid phase. Review bids with Township to consider award.
- Final approvals from PennDOT, MCCD, etc.
- Commence construction for December 2011 completion (depending on winter conditions).
- Collect financial information from low bidding contractors.
- Want to deal with contractors who are recognized in this type of work.

When Mr. Leonard asked what other safeguards can be built into the process regarding labor, Mr. Lynch said it depends on crafting of the documents which should include any instructions and qualification statements. Contractors must meet certain criteria to be able to bid.

Color Pallets:

The BOC decided on the beige stone pallet with wine red roof and trim.

ACTION ITEMS:

Consider Motion to Approve Land Development Plan and Minor Subdivision Plan – Upper Dublin Fire House:
Mr. Mermelstein motioned, with Mr. Tackel seconding, to approve the Land Development Plan and Minor Subdivision Plan for the new Upper Dublin Fire House pursuant to Metz Engineers letters of July 20, 2010 and July 22, 2010.

VOTE ON MOTION

ALL YES

MOTION CARRIED

QUESTIONS/COMMENTS:

Mr. Tackel noted that the Township is replacing roadway in Oreland which is a very historic area. Many of the roads have grassed areas instead of sidewalk. In one particular block, a resident has requested going back to sod rather than replacing existing sidewalk.

Commissioners Pesavento, Mermelstein, Feldman and Ropski felt it would set a bad precedent.

Ms. Damsker was not opposed to restoring to sod.

Mr. Leonard observed that sidewalks in this area are handsome, and are part of the community. He too is very concerned about setting a precedent. He noted that 130 residents in the Township received replacement not

this year. The sidewalk on this particular property has existing sidewalk which needs repair. The Public Works Department feels it is an opportunity to repair and continue what the BOC has been doing in that neighborhood for some time. The resident in question has said they will agree to the Township doing the repairs if required.

Alex Raginsky of Clemens Avenue in Roslyn opined that this particular resident should abide by the Township's edict to the 130 properties who received replacement notices.

The BOC decided to require sidewalk replacement on the above-mentioned property.

Discuss Cancellation of Stated Meeting in August:

Because there is only one item from the Township Solicitor's Office to be dealt, with, it was decided to discuss the matter in September and to cancel the Stated Meeting in August.

Mr. Leonard advised that the warrant list of bills would have to be distributed to the BOC before that meeting would have taken place.

ADJOURNMENT:

Mr. Tackel motioned, with Mr. Mermelstein seconding, to adjourn the meeting at 9:30 p.m.

VOTE ON MOTION


ALL YES

MOTION CARRIED

Respectfully submitted,


Louise S. Birett, Recording Secretary

ATTEST:


Robert Pesavento, Chairperson

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SPECIAL MEETING AGENDA
BOARD OF COMMISSIONERS OF UPPER DUBLIN TOWNSHIP
TUESDAY, FEBRUARY 26, 2013 7:00 PM

7:00 PM Public Hearings

2. Dresher Overlay and Zoning Map Amendment Ordinance

1. Alternative Energy Ordinance

Hearings were held

Convene Meeting of the Board of Commissioners of Upper Dublin Township

Consider action on Dresher Overlay and Zoning Map Amendment Ordinance.

Consider action on Alternative Energy Ordinance.

MEETING NEVER CONVENED

Adjournment

SPECIAL MEETING AGENDA
BOARD OF COMMISSIONERS OF UPPER DUBLIN TOWNSHIP
TUESDAY, APRIL 2, 2013 7:00 PM

Pledge of Allegiance

Public Comment

Action Items

Consider

action on Resolution to approve participation in the Montgomery County 2013 Community Development Block Grant Program.

ADJOURN

A special meeting of the Board of Commissioners of Upper Dublin Township was held on Tuesday, April 2, 2013, in the Township Building, Ira Tackel presiding.

In attendance were Commissioners Ira Tackel, Chester Derr, Stan Ropski, and John Minehart. Also present were Paul Leonard, Township Manager; Jonathan Bleemer, Township Finance Director; and Jeff Wert, Township Engineer.

Mr. Derr motioned, with Mr. Minehart seconding, to approve Resolution No. 13-2135 approving participation in the Montgomery County 2013 Community Development Block Grant Program.

Mr. Wert explained that this is for reconstruction of Renfrew Avenue and a small portion of Trinity Road at an approximate project cost of \$667,000.

VOTE ON MOTION ALL YES MOTION CARRIED

ADJOURNMENT:

Mr. Derr motioned, with Mr. Minehart seconding, to adjourn the meeting.

VOTE ON MOTION ALL YES MOTION CARRIED

Respectfully submitted,



Louise S. Birett, Recording Secretary

ATTEST:



Ira Tackel, Chairperson

SPECIAL MEETING AGENDA
BOARD OF COMMISSIONERS OF UPPER DUBLIN TOWNSHIP
TUESDAY, OCTOBER 29, 2013 6:30 PM

Public Hearings:

- 6:30 PM 1. Zoning Map and Ordinance Amendment adding Transferable
Development Rights to a Portion of the EC Employment Center
District
- 7:30 PM 2. Conditional Use Hearing on TD Bank
(continued from September 10, 2013)

Convene Meeting of the Board of Commissioners of Upper Dublin Township

Consider 1. action on Zoning Map and Ordinance adding Transferable
Development Rights to a Portion of the EC Employment Center
District.

Consider 3. motion to approve Resolution Amending the Slip Ramp
Memorandum of Understanding with the Turnpike Commission to
Allow School Buses

ADJOURN

A Special Meeting of the Board of Commissioners (BOC) of Upper Dublin Township was held on Tuesday, October 29, 2013, at 7:00 P.M., in the Township Building, Ronald Feldman presiding. In attendance were Commissioners John Minehart; Sharon Damsker, Ronald Feldman, Chester Derr, Stan Ropski and Rebecca Gushue. Also present was Paul Leonard, Township Manager.

Resolution Amending the Slip Ramp Memorandum of Understanding with the Turnpike Commission to Allow School Busses

Mr. Derr motioned, with Ms. Damsker seconding, to approve a Resolution amending the Slip Ramp Memorandum of Understanding with the Turnpike Commission to allow school busses.

Mr. Leonard explained that the Turnpike Authority requested the Commissioners clarify the original Memorandum of Understanding (MOU) which prohibited trucks from using the slip ramp at the office center at Virginia Drive by agreement between the Township and the Turnpike Authority. The Township has determined that school busses would greatly benefit from use of the ramp. Adoption of the proposed resolution to amend the MOU will clearly state that school busses may use the ramp. Mr. Leonard recommended approval of the amendment as a result of conversations with parents, school bus operators and the Authority.

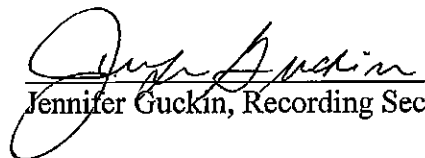
In response to questions by Mr. Minehart, Mr. Leonard stated that the amendment would not be limited to buses in Upper Dublin Township but all busses carrying students. The amendment would not include commercial busses.

Mr. Ropski stated that it would be beneficial if concerned parents lobbied the Authority to fund an additional ramp in the eastbound direction.

VOTE ON MOTION
MOTION CARRIED


ALL YES EXCEPT MR. TACKEL WHO WAS ABSENT

Respectfully submitted:



Jennifer Guckin, Recording Secretary

ATTEST:



Ronald Feldman, Vice President

SPECIAL MEETING AGENDA
BOARD OF COMMISSIONERS OF UPPER DUBLIN TOWNSHIP
TUESDAY, NOVEMBER 26, 2013 6:30 PM

Public Hearings:

- | | | |
|---------|----|---|
| 6:30 PM | 1. | Budget Hearing |
| 7:30 PM | 2. | Zoning Map and Ordinance Amendment adding Transferable Development Rights to a Portion of the EC Employment Center District (continued from October 29, 2013) |

Convene Meeting of the Board of Commissioners of Upper Dublin Township

- | | | |
|-----------------|----|---|
| <u>Consider</u> | 2. | action on Ordinance to amend the Zoning and Map adding Transferable Development Rights to a Portion of the EC Employment Center District. |
|-----------------|----|---|

ADJOURN

A Special Meeting of the Board of Commissioners (BOC) of Upper Dublin Township was held on Tuesday, November 26, 2013, in the Township Building, Ira Tackel presiding.

In attendance were Commissioners John Minehart, Ronald Feldman; Ira Tackel, Chester Derr, Stanley Ropski and Rebecca Gushue. Also present were Paul Leonard, Township Manager; Finance Director; Gilbert High, Township Solicitor; and Jim Rudolph, representing the Township Engineer.

Mr. Feldman motioned, with Mr. Derr seconding, to adopt Ordinance No. 13-1277 and the zoning map adding transferrable development rights to the "EC" Employment Center District.


VOTE ON MOTION ALL YES MOTION CARRIED

ADJOURNMENT:

Mr. Derr motioned, with Mr. Feldman seconding, to adjourn the meeting.

VOTE ON MOTION ALL YES MOTION CARRIED

Respectfully submitted:



Louise S. Birett, Recording Secretary

ATTEST:



Ira Tackel, Chairperson