

TOWNSHIP OF RADNOR
Minutes of the Meeting of August 14, 2017

The Radnor Township Board of Commissioners met at approximately 6:30 PM in the Radnorshire Room in the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087

Commissioners Present

Phil Ahr, President	Elaine Schaefer, Vice President	Donald Curley- left the meeting @ 10:11 PM
Richard F. Booker	Luke Clark	John Nagle

Absent – James Higgins

Also Present: Robert A. Zienkowski, Township Manager; John Rice, Township Solicitor; William White, Assistant Township Manager & Finance Director; Steve Norcini, Township Engineer; William Colarulo, Superintendent of Police; Roger Phillips, Engineer and Jennifer DeStefano, Executive Assistant to the Township Manager.

President Ahr called the meeting to order

Notice of Executive Session on August 14, 2017 preceding the Board of Commissioners meeting

There was an Executive Session held on August 14, 2017 where all commissioners attended with exception of Commissioner Higgins where matters of personnel, litigation and real estate were discussed.

1. Consent Agenda

- a) Disbursement Review and Approval: 2017-07A, 2017-07B, 2017-07C, 2017-07D
- b) Acceptance of Departmental Monthly Reports
- c) Approval of Meeting Minutes from the July 10, 2017 and July 17, 2017 Board of Commissioners meeting
- d) Staff Traffic Committee Meeting Minutes – July 19, 2017
- e) Resolution #2017-91 - Approving the property and casualty insurance binder for August 1, 2017 through July 31, 2018 at a premium of \$346,488
- f) Resolution #2017-92 - Renewing the Township's Microsoft 365 Subscription for 1 year at a price of \$14,385.12
 - g) HARB
 - HARB-2017-15 – 328 St Davids Road – Renovation of existing home and addition of detached garage
- h) Resolution #2017-93 - Authorization to Purchase Seed and Fertilizer from Site One Landscape Supply
- i) Resolution #2017-94 - Authorization to remove 5 hazardous trees along Woodlea & Roberts Roads by Horgan Tree Experts
- j) Resolution #2017-95 - Authorizing Municipal Maintenance, Incorporated, to perform repairs to Pump #2 at the King of Prussia Pumping Station
- k) Resolution #2017-96 - Awarding the contract for Tree Planting for the Big Tree Program
- l) Resolution #2017-97 - Authorizing Gannett Fleming, Incorporated to Provide Professional Design Services for Lighting the SEPTA R100 Under Pass at Conestoga Road
- m) Resolution #2017-98 – Authorizing Gannett Fleming, Incorporated to Perform an Evaluation of the Matsonford Road Pedestrian Bridge
- n) Resolution #2017-99 – Authorizing Gannett Fleming, Incorporated to Perform an Evaluation of the Free-Standing Masonry Wall at Radnor Chester Road

Commissioner Nagle requested that item m is removed from consent agenda; Commissioner Booker requested for item n to be removed from consent agenda and Commissioner Curley requested for item d to be removed from the consent agenda.

Commissioner Nagle made a motion to approve the Consent Agenda with items d, m & n removed, seconded by Commissioner Booker. Motion passed 6-0 with Commissioner Higgins absent.

d) Staff Traffic Committee Meeting Minutes – July 19, 2017

Commissioner Curley had requested for the above item to be removed from the consent agenda. He just wanted to clarify that there are some “big ticket” items in the Staff Traffic Minutes and by accepting the minutes it does not authorize staff to proceed. Superintendent Colarulo agreed that the items would still need to come in front of the Board for approval.

Commissioner Curley made a motion to accept the Staff Traffic Committee Meeting minutes, seconded by Commissioner Clark. Motion passed 6-0 with Commissioner Higgins absent.

2. Public Participation

Kim Englehardt – She thanked the Township for their support with the Garrett Hill 4th of July Parade. The parade was a huge success.

Marty Costello – He announced the 3rd Flags of our Fathers ceremony on August 20th at 6 PM which will recognize the Domenick Family.

Anne Corino, Cambria Court – She commented in support on behalf of herself and the other neighbors about the project at 106 Cambria Court.

Dan Sherry, Wayne – He commented in regards to a news article which was published on August 11, 2017 in the Main Line Media News.

Sara Pilling, Garrett Avenue – She spoke in regards to the rain gardens which were damaged at Clem Macrone Park during construction.

There was a brief discussion amongst the Commissioners and staff in regards to the article which was published on August 11, 2017 as well as the Grand Re-Opening of Clem Macrone Park schedule for September 9, 2017.

- Recognitions of Community Members - Garrett Hill 4th of July Committee - Radnor Studio 21

Mr. Zienkowski presented members of the Garrett Hill 4th of July Committee and John Ricuitti, RS21 with recognition plaques for their Community Service.

3. Announcement of Boards and Commissions Vacancies

Shade Tree Commission – 2 vacancy _____ Environmental Advisory Council - 1 Vacancy

Commissioner Ahr announced the above vacancies on the Shade Tree Commission and Environmental Advisory Council. Interested candidates please submit their letter of interest to Robert Zienkowski, Township Manager, 301 Iven Avenue, Wayne, PA 19087.

4. Willows Mansion Update

Mark Evans gave a brief update on the Willows Mansion Project. *Since our last project update on July 17th, BartonPartners, Urban Partners and Rettew have been conducting the research and planning necessary to prepare the*

business and operating plan for the Willows Mansion. On July 20th we met with the Township Manager, Finance Director, Engineer, Recreation Director and Code Enforcement Officer to better understand the past and current operations of the Willows Mansion. We have conducted three site tours of the Mansion to better understand the architectural and historical features of the building as well as the code and accessibility challenges of restoring it for community use.

Our architects, landscape architects and market consultants have been exploring a wide range of alternatives designed to meet the guiding principles established at the outset of the Willows Mansion restoration project including:

- *Public Use*
- *Right-sized Events*
- *Economic Sustainability*
- *Celebrating the Views and*
- *Creating a Township-Wide Destination*

Urban Partners has evaluated the competitive market to better understand the potential revenues for the Willows Mansion. With the assistance from Township staff, they are identifying the likely operating expenses for this facility. We remain diligent in our effort to establish a program of uses that prioritizes public use of the mansion.

As discussed at the last meeting, there are many physical improvements that were not anticipated in the October 2016 Condition Assessment Report where we have no cost information. As we discussed with the Township Manager, we are actively working with a cost estimator to identify the costs of up to three alternative designs that will meet the guiding principles and public uses identified during the public meeting held on July 11th and July 17th.

Due to the complexity of programmatic requirements, the operational needs of the facility and the need to prepare additional cost estimating, we will be prepared to discuss the business plan in detail at your September 11th meeting. We felt it was essential that we only present alternatives for which we knew the cost of the improvements. We look forward to bringing you three alternatives that will address:

- 1) *A Vision for the Renovation of the Mansion – through plan drawings, photographs and an illustrative view – focusing primarily on the first floor and surrounding terraces*
- 2) *A Focus on Public Uses that will celebrate the views and create a Township-wide destination with broad public access to the facility*
- 3) *A conceptual cost estimate that outlines a plan and alternatives for Township capital improvements*
- 4) *A Business Plan that outlines projected revenues, operational costs and alternative governance models*

We will assemble information for both the public to access on the website and the Board of Commissioners to review prior to the meeting. We are on track to meet the many objectives outlined in the guiding principles. For the September 11th Board of Commissioners meeting, we anticipate this conversation to require between 45 minutes and one hour of time. We are committed to providing Radnor Township with a comprehensive business and operating plan and look forward to working with you to restore this facility to its glory as a public place the Township can host events for generations to come.

There was a brief discussion amongst the Commissioner's and Mark Evans, Barton Partners.

5. CARFAC presentation on long-term liability update

Jerry Linden, member of CARFAC made a brief presentation to the Board of Commissioners which can be found on the Township website at: <http://radnor.com/DocumentCenter/Home/View/16770>. A brief discussion followed the presentation.

6. Presentation: MS4 Pollution Reduction Plan Presentation by Meliora Design, Incorporated

Meliora Design, Inc. gave a brief presentation of the MS4 Pollution Reduction Plan which can be found on the Township website at: <http://www.radnor.com/DocumentCenter/Home/View/16797>. A brief discussion followed the presentation.

7. Committee Reports

PUBLIC WORKS & ENGINEERING

H. Resolution #2017-101 - SALDO Application #2016-S-15 – Final Approval – Preliminary/Final Subdivision Plan – 106 & 110 Cambria Court

Matt Lombardi, Developer and Property Owner showed renderings for the property. There was a brief discussion amongst the Commissioners and the Solicitor.

Commissioner Curley made a motion to approve, seconded by Commissioner Schaefer. Motion passed 5-1 with Commissioner Booker opposed and Commissioner Higgins absent.

G. Motion to Create a Steering Committee for the Radnor Township & Haverford Township Joint Comprehensive Plan

Commissioner Schaefer made a motion to create the Steering Committee as proposed in the meeting materials, seconded by Commissioner Nagle.

Proposed Composition for the Steering Committee for the Radnor/Haverford Joint Comprehensive Plan

Positions as suggested by Haverford Township	Radnor Township Staff Recommendations
Recreation Representative	Tammy Cohen
Planner or Architect	Cheryl Graff -Tumola
Civil/Traffic Engineer	Stephen Norcini (civil)
Business Association Representative	WBA Member
Board of Commissioner Member	Commissioner on the Public Works Sub-committee
EAC Member	SWMAC Member

There was a brief discussion amongst the Commissioners in regards to the motion.

Public Comment

Dan Sherry, Wayne – He commented in regards to his disagreement of the proposed members to the steering committee.

Roberta Winters – She commented in support of the suggested proposed members.

Commissioner Ahr called the vote, motion passed 4-2 with Commissioners Booker and Curley opposed; Commissioner Higgins absent.

I. ZHB – Request from the Zoning Hearing Board to add 1 or 2 additional alternate board members

Commissioner Curley made a motion to direct staff to take the measures necessary to create one additional alternate member of the Zoning Hearing Board, seconded by Commissioner Nagle.

There was a brief discussion which followed.

Commissioner Ahr called the vote, motion passed 6-0 with Commissioner Higgins absent.

m) Resolution #2017-98 - Authorizing Gannett Fleming, Incorporated to Perform an Evaluation of the Matsonford Road Pedestrian Bridge

There was a discussion amongst the Commissioners and staff in regards to the resolution.

Commissioner Schaefer made a motion to direct staff to reach out to Brandywine Realty and the School District to participate in the evaluation and subsequent cost of repairs prior to the resolution approval, seconded by

Commissioner Clark. Motion passed 4-1 with Commissioner Booker opposed; Commissioners Curley and Higgins absent.

n) Resolution #2017-99 - Authorizing Gannett Fleming, Incorporated to Perform an Evaluation of the Free-Standing Masonry Wall at Radnor Chester Road

There was a conversation amongst the Commissioners and staff. The wall exhibits many problems: roots and trees growing from the wall, missing stucco, missing bricks, mortar that has disintegrated, additional trees and plants growing from the top portion, covered in cedar shingles, to name but a few of the issues. By moving forward in this fashion, our consultant will then know what is needed in the actual design. As in the bridge project, this evaluation will be the basis for the design project; any deficiencies or repairs noted will be included in the final design. Proceeding in this fashion insures that the design project is conclusive of all items required. Upon completion of the evaluation, a cost proposal for design will be submitted.

Commissioner Nagle made a motion to approve, seconded by Commissioner Schaefer. Motion passed 5-0 with Commissioners Curley and Higgins absent.

Commissioner Booker made a motion to approve resolution #2017-98, seconded by Commissioner Clark.

Public Comment

Dan Sherry, Wayne – He commented in regards to the Ward that the bridge is in and how it looks aesthetically.

Commissioner Ahr called the vote on Commissioner Booker motion. Motion passed 4-1 with Commissioner Schaefer opposed and Commissioners Higgins and Curley absent.

A. King of Prussia Road Sanitary Sewer Repair Project Update

Steve Norcini, Township Engineer gave a brief update on the project: *The King of Prussia Road Emergency Force Main Replacement project is a design/build, time and material (with estimated costs) project. In this design/build process, much of what we are doing would have been captured in the design process. The design process would have taken 6-9 months on its own, and construction duration on a project such as this would normally be 6 months...we are planning to complete both operations this in less than 5 months, as opposed to 12 to 15 months. The Township is striving to move the project forward as quickly and safely as we can. Unforeseeable issues, such as not being able to use ramps, which caused us to have to bury the pipes beneath the drives, as well as the proximity of two water lines, added time and expense to the project.*

The project is in 2 phases; the first phase is to replace the portion in the street. The second phase is to replace from the street to the pumping station. Phase 1 completion is on track to be done by mid-September. Concurrent with this operation is the backfilling, repairing, and patching of the areas excavated. Based on Penn DOT requirements, permanent restoration will take place in early November. This task will be completed with lane closures, not a full road closure. There may a few days during pipe removal or milling, that a road closure is required, but that will be kept to a minimum. Driveways will be restored as soon as possible after the bypass piping is removed, the second half of September.

Phase two, from King of Prussia road to the pump station, will begin immediately following phase one. It is anticipated this will take into the second half of October to complete. There are no road restrictions during this phase. Total project completion, including restoration, is mid-November.

Estimated cost, including by pass pumping, traffic control, Radnor Township Police Department traffic control assistance, pipe bursting, inspections, pipe removal, restoration, utility location, patching, and labor, is \$2,100,000.

B. ~~REMOVED—Discussion and Possible Motion for Banbury Way Flood Mitigation Project~~

C. ~~REMOVED—Resolution #2017-100—Awarding the Contract for Professional Design Services for the Cleaning, Repairing, and Sediment Reduction BMP at the North Wayne Field Park Basin Resolution #2017-103~~

D. Ordinance #2017-14 – (Introduction) Adopting And Approving An Amendment To The Articles Of Incorporation Of The Jointly-Organized Municipal Authority Known As The “Radnor-Haverford-Marple Sewer Authority” With The Townships Of Haverford And Marple, All Of Delaware County, Pennsylvania, To Add A Provision Therein Extending The Term Of Its Existence For An Additional Fifty Years From The Date Of The Approval Of The Articles Of Amendment (Requested by Commissioner Nagle)

Commissioner Nagle gave a brief background on the proposed ordinance. There was a discussion amongst the Commissioners.

Commissioner Nagle made a motion to introduce, seconded by Commissioner Schaefer. Motion passed 4-1 with Commissioner Booker opposed and Commissioners Higgins and Curley absent.

E. Ordinance #2017-13 – (Introduction) Amending Chapter 263, Trees, § 263-5, of the Radnor Code, To Exempt Certain Species of Ash Trees from The Regulations Under Chapter 263

Commissioner Ahr made a motion to introduce, seconded by Commissioner Schaefer.

Commissioner Booker made a motion to amend the resolution to also include Tulip Poplar Trees, seconded by Commissioner Clark. Motion failed 2-3 with Commissioners Ahr, Schaefer and Nagle opposed; Commissioners Higgins and Curley absent.

Commissioner Ahr called the vote on the original motion, motion passed 5-0 with Commissioners Higgins and Curley absent.

F. ~~Ordinance #2017-12 – (Introduction) – Amending Chapter 235, section 235-5, Sewers, to provide standards for discharge into the public sewer system to avoid obstructions in sewer and drain pipes, prohibiting pollutants from being discharged into the public sewer system, and prescribing penalties for violations of the ordinance~~

G. Ordinance #2017-15 – Establishing Rules and Regulations For The Management Of Its Rights-Of-Way; Requiring A Permit Application Fee And Plan For Any Street, Driveway, Or Utility Installation Upon Any Portion Of A Township Road Or Other Public Road Or Right-Of-Way

COMMUNITY DEVELOPMENT

H. ~~DRB—Consideration of Appeal filed in opposition of DRB 2017-23~~

***FINANCE & AUDIT
PUBLIC SAFETY
PERSONNEL & ADMINISTRATION
LIBRARY
PUBLIC HEALTH
PARKS & RECREATION***

Public Comment

Dan Sherry, Wayne – He commented in regards to an article in the newspaper.

There being no further business, the meeting adjourned on a motion duly made and seconded.

Respectfully submitted,

Jennifer DeStefano