

**TOWNSHIP OF RADNOR**  
**Minutes of Public Meeting of October 12, 2015**

*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**

*James C. Higgins, President  
Richard F. Booker  
Donald Curley  
Cheryl Graff Tumola*

*John Fisher, Vice President  
John Nagle  
Elaine Schaefer*

**Also Present:** *Robert A. Zienkowski, Township Manager; John Rice, Township Solicitor; William White, Finance Director; Kevin Kochanski, Director of Community Development; Steve Norcini, Director of Public Works; William Colarulo, Superintendent of Police; Tammy Cohen, Director of Community Programming and Recreation; Amy Kaminski, Traffic Engineer; Roger Philips, Township Engineer and Jennifer DeStefano, Executive Assistant to the Township Manager.*

*President Higgins called the meeting to order and led the assembly in the Pledge of Allegiance*

*Notice of Executive Session on October 7, 2015 and October 12, 2015*

All commissioners were in attendance at the October 7, 2015 executive session with the exception of Commissioner Fisher; where matters of real estate and litigation were discussed.

All commissioners were in attendance at the October 12, 2015 executive session where matters of personnel, real estate and litigation were discussed.

*1. Consent Agenda*

- a) *Disbursement Review and Approval: 2015-09D, 2015-10A*
- b) *Resolution #2015-102 - Award of the Contract for the Big Tree Program*
- e) *Resolution #2015-103 – Villanova Center – Planning Module*
- d) *Resolution #2015-104 - 120-124 Bloomingdale Avenue - Planning Module*
- e) *Approval of minutes for Board of Commissioners meeting of September 15, 2015 and September 28, 2015*
- f) *Resolution #2015-97 - Acknowledging the receipt and accounting of the 2015 General Municipal Pension System State Aid*
- g) *Consideration of a Motion to Approve the Certificate of Appropriateness:*
  - *HARB-2015-16 – 302 Orchard Way – 2 story addition onto rear of existing residence*
    - *HARB-2015-17 – 326 St David’s Road – garage renovation*
- h) *Motion to extend the financing contingency in Paragraph H. 7. of the Willows Radnor LLC lease for an additional 30 days*

Commissioner Booker requested that items 1c and 1h be removed from the consent agenda. Commissioner Fisher made a motion to approve the consent agenda with the items above removed; seconded by Commissioner Tumola. Motion passed 7-0.

1c - Resolution #2015-103 - Villanova Center - Planning Module

Mr. Rice, Township Solicitor briefly explained the background of the item in question. There was a brief discussion amongst Commissioners and staff in regards to approval of the planning module.

Commissioner Fisher made a motion to approve, seconded by Commissioner Tumola. Motion passed 6-1 with Commissioner Booker opposed.

1h - Motion to extend the financing contingency in Paragraph H. 7. of the Willows Radnor LLC lease for an additional 30 days

Commissioner Fisher made a motion to approve, seconded by Commissioner Higgins.

Commissioner Fisher gave a brief background that the lessee for the Willows Mansion has requested a 30 day extension for the financing contingency in the lease. There was a brief discussion amongst the Commissioners.

Public Comment

Leslie Morgan, Farm Road – She commented in regards to her agreement to the extension but to look at other possible tenants in the meantime as well as commented in regards to wants vs. needs in the budget (Library & Trails).

Dave Falcone, representing Willows Radnor LLC – He commented in regards to his client not being in default that they are requesting an extension to a contingency in the agreement.

Commissioner Higgins called the vote, motion passed 5-2 with Commissioners Booker and Curley opposed.

2. Recognition of Bryn Mawr Hospital/Main Line Health and Nemours duPont Pediatrics

Commissioner Nagle and Tammy Cohen, Director of Recreation and Community Programming, presented members from Bryn Mawr Hospital/Main Line Health with a plaque of recognition for their support and sponsorship of the Fall Harvest and Great Pumpkin event.

3. Public Participation

Baron Gemmer, S. Wayne Ave - He announced that the Carol H. Axelrod blood drive is today and tomorrow at Lankenau Hospital and there are still slots available for donations.

Leslie Morgan, Farm Road – She commented in regards to her concerns with two items in the budget for funding (Library & Trails).

Helen McGrane– She commented that the Library has been raising money since May in a capital campaign and they are on a tight time restraint to commit to the project. She also invited all to attend their public board meetings.

Matt Marshall, 228 Walnut Lane – He commented in regards to his disagreement of taking bonds out to fund capital projects.

#### 4. Committee Reports

##### **FINANCE & AUDIT**

###### *A. Presentation of the Township Manager's Recommended 2016 Preliminary Budget*

Mr. Zienkowski, Township Manager, made a brief presentation along with Mr. White, Finance Director, of the 2016 Township Manager's recommended preliminary budget which can be found on the Township website at <http://radnor.com/DocumentCenter/Home/View/11505>.

There was an in depth discussion amongst the Commissioners in regards to the proposed preliminary budget.

###### *B. Park Capital Funding / Draft Parameters Bond Ordinance discussion and direction*

Mr. Zienkowski, Township Manager, and Bill White, Finance Director, discussed a breakdown of possible millage increases needed to fund capital requests such as park improvements, trails and library improvements as well as bond refunding costs. There was an in depth discussion amongst the Commissioners and staff in regards to proposed capital funding requests (i.e. park improvements, trails, library improvements and bond refunding) to be bonded and parameters for drafting of a bond ordinance.

###### *C. Ordinance #2015-18 - (Introduction) An ordinance authorizing the incurrence by the Township of Radnor of non-electoral debt by the issuance of General Obligation Bonds, Series 2015 in an aggregate principal amount not to exceed \$ \_\_\_\_\_ for the purpose of providing funds for park and trail improvements, library facility improvements and for the current refunding of the Series 2010 General Obligation Bonds*

There was an in depth discussion amongst the Commissioners and Staff in regards to the ordinance above.

Commissioner Schaefer made a motion to introduce ordinance #2015-18 with the exhibit WIP presented by staff attached and in the amount of \$11,565,000 (\$8.25 million dollars of new money and \$3.315 million dollars of refunding money); seconded by Commissioner Tumola.

Commissioner Curley made a motion to limit in 2015 the parameters ordinance to \$5 million dollars of new money (\$2.5 M for the Library and \$2.5 M to be distributed between parks and trails) and \$3.315 million dollars of refunding money, seconded by Commissioner Booker.

##### Public Comment

Matt Marshall – He commented in regards to the proposed debt service if the parameters ordinance is adopted.

Sara Pilling, Garrett Hill – She commented in regards to the proposed trail at Martha Brown's Woods which has many obstacles for it to be initiated.

Jane Galli, Barcladen Rd. – She commented in regards to needs vs. wants and what was important to spend money on with the bonds.

Commissioner Higgins called the vote on Commissioner Curley's motion above. Motion failed 2 -5 with Commissioners Tumola, Nagle, Fisher, Higgins and Schaefer opposed.

Commissioner Booker made a motion to amend Commissioner Schaefer's motion to include all projects that had been excluded in the original version of the bond appendix worksheet WIP tab, seconded by Commissioner Curley. Motion failed 1 -6 with Commissioners Tumola, Nagle, Fisher, Higgins, Curley and Schaefer opposed.

Commissioner Fisher made a motion to increase the cash funding to \$2M coming from the Township into the proposed cost of the project and to reduce the new money bond ordinance to \$7.25 million dollars and to include the \$3.315 million dollars of refunding money; seconded by Commissioner Curley. Motion failed 2 -5 with Commissioners Tumola, Nagle, Fisher, Higgins and Schaefer opposed.

Commissioner Higgins called the motion on Commissioner Schaefer's motion. Motion passed 4-3 with Commissioners Booker, Curley and Higgins opposed.

### **COMMUNITY DEVELOPMENT**

*D. Ordinance #2015-11 (Adoption) Park and Recreational Land and Fee Requirements – Amending Chapter 255 of the Radnor Township Code, Subdivision & Land Development Ordinance to redefine the basis for calculating the fees in-lieu-of dedication & revising other recreational land requirements in accordance with Act 135 of 2014 (Motion to table until the October 26, 2015 meeting; awaiting DELCO Planning Commission review)*

Commissioner Curley made a motion to table until October 26, 2015 meeting, seconded by Commissioner Schaefer. Motion passed 6-1 with Commissioner Booker opposed.

### **PUBLIC SAFETY**

*E. Ordinance #2015-14 – (Adoption) - Rescinding Ordinance 2013-16 dated August 12, 2013, Handicapped Parking on Farm Road*

Commissioner Schaefer made a motion to adopt, seconded by Commissioner Nagle. Motion passed 7-0.

*F. Ordinance #2015-15 – (Adoption) - New Handicapped Parking space on Callanan Avenue*

Commissioner Schaefer made a motion to adopt, seconded by Commissioner Fisher. Motion passed 7-0.

*G. Ordinance #2015-16 - (Adoption) - No Through Traffic on Petrie Avenue*

Commissioner Schaefer made a motion to adopt, seconded by Commissioner Nagle. Motion passed 7-0.

### **PUBLIC WORKS & ENGINEERING**

*H. Caucus (Preliminary/Final) - 227 and 229 Plant Avenue*

Nick Caniglia, representing the applicant briefly presented the plan. The applicant is proposing to construct 4 townhomes in accordance with a Zoning Hearing Decision dated October 31, 2014. There was a discussion in regards to rain gardens for stormwater, sanitary sewer, parking, curbing and sidewalks.

*I. Discussion about Improvements under the Intermodal Transportation Fund (PENNDOT), including sidewalk grants*

Amy Kaminski, Township Traffic Engineer briefly reviewed grants that are available for sidewalks and estimated costs. There was a brief discussion amongst the board in regards to the availability and deadlines of the grants.

**PARKS & RECREATION**

Commissioner Nagle commented that the Parks Board has been busy reviewing the capital plan. He also announced that this past weekend was the Pumpkin Festival with approximately 3,000-4,000 attendees and was a fun time by all.

**LIBRARY**

Commissioner Booker announced that there is a Library meeting on Thursday.

**PUBLIC HEALTH**

Commissioner Nagle commented that they are still waiting for the YangMing final inspection.

**PERSONNEL & ADMINISTRATION**

None

*Public Participation*

Doug McCone – He commented in regards to pension benefits and costs for government employees.

Jane Galli, Barcladen Rd. – She commented that the Villanova project has begun with the addition of 2 upper decks to the parking garage and that N. Ithan Avenue is being widened to 4 lanes.

*Old Business*

Commissioner Curley commented that he would like to see at the next meeting another resolution in regards to the meeting ending time so it is clear with the changes that were agreed upon.

Commissioner Curley made a motion to limit consulting fees for N. Wayne Field for the stormwater work until the board directs staff; seconded by Commissioner Booker. There was a brief discussion in regards to the motion. Commissioner Higgins called the vote, motion fails 2-5 with Commissioners Tumola, Nagle, Fisher, Higgins and Schaefer opposed.

*New Business*

Commissioner Booker commented that we need to rein operating costs in and negotiate harder to reduce the size and cost of government.

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

*Respectfully submitted,*

*Jennifer DeStefano*