

TOWNSHIP OF RADNOR
Minutes of Public Meeting of February 25, 2013

The Radnor Township Board of Commissioners met at approximately 7:00 PM in the Radnorshire Room in the Radnor Township Municipal Building, 301 Iven Avenue, Wayne, PA 19087

Commissioners Present

Elaine Schaefer, President

John Fisher

John Nagle

William Spingler

James C. Higgins, Vice President

Kevin G. Higgins

Donald Curley

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

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

Commissioner Schaefer asked if everyone could send their thoughts and prayers for Officer Radico as he fights for his life after suffering a severe heart attack.

Commissioner Schaefer announced that the following items have been removed from the agenda for this evening: Presentation to Radnor Police Department by Girl Scout Troop #1342 of an American Flag and Certificate and Disbursement Acceptance and Approval. Resolution #2013-26 - Authorization to retain Professional Services for Feasibility Study to be performed by Comcast-Spectacor for a Township Recreational Facility will be a discussion only today.

Public Participation

Dan Webster, Ravenscliff – Expressed his hope that the Board of Commissioners will exercise common sense and fiscal responsibility when considering any acquisition of part of the Ardrossan Estate or any other property in Radnor Township.

Sara Piling – Skunk Hollow is up and running. She wanted to give a special thank you to the Public Works Department for all of their support.

Mia McCall, Midland Avenue – She is appreciative for the stop signs that are proposed later in the agenda on Midland Avenue.

Cheryl Tumola, Midland Avenue – She also is appreciative for the stop signs that are proposed later in the agenda on Midland Avenue. She is also excited for adoption of Ordinance #2013-01 - Subdivision and Land Development Ordinance to establish regulations for the mandatory dedication of recreation land as part of a subdivision or land development; and to establish a fee

in-lieu-of the dedication of recreation land when it is determined that the dedication of the land required for recreation purposes is not feasible.

Notice of Executive Session preceding the Board of Commissioners meeting of February 25, 2013

All commissioners were in attendance, where matters of personnel, litigation and real estate were discussed.

Approval of minutes for the Board of Commissioners meeting of November 26, 2012 & December 3, 2012

Commissioner Spingler made a motion to accept November 26, 2012 minutes, seconded by Commissioner Curley. Motion passed 7-0.

Commissioner Nagle made a motion to accept December 3, 2012 minutes, seconded by Commissioner Spingler. Motion passed 6-0 with Commissioner Fisher abstaining, he was absent from the December 3, 2012 meeting.

Appointments to various Boards, Commissions and Committees

Commissioner Fisher made a motion to appoint Elizabeth Springer to the Planning Commission, seconded by Commissioner Spingler. Motion passed 7-0.

Presentation to Radnor Police Department by Girl Scout Troop #1342 of an American Flag and Certificate

This item has been removed from the agenda.

Motion to accept Department Reports

Commissioner Spingler made a motion to accept, seconded by Commissioner J. Higgins.

Commissioner Schaefer mentioned that the Real Estate Tax collection was increased for the month of January.

Commissioner Schaefer called the vote, motion passed 7-0.

COMMUNITY DEVELOPMENT

Adoption of Ordinance #2013-01- Amending Chapter 255 of the Radnor Township Code, Subdivision and Land Development Ordinance to establish regulations for the mandatory dedication of recreation land as part of a subdivision or land development; and to establish a fee in-lieu-of the dedication of recreation land when it is determined that the dedication of the land required for recreation purposes is not feasible

Commissioner Spingler made a motion to adopt the Ordinance, seconded by Commissioner J. Higgins.

Commissioner Curley and K. Higgins commented that they will vote against the adoption of the ordinance

Commissioner Spingler amended the original motion to reflect the following change – section 1, subsection 3c to reference Board of Commissioners not Supervisors, motion seconded by Commissioner J. Higgins.

Mr. Zienkowski commended Kevin Kochanski for the hard work and time that he has given into this Ordinance. He also stated that Administration supports the ordinance.

After a brief discussion, Commissioner Schaefer called the vote, motion passed 5-2 with Commissioner Curley and K. Higgins opposed.

Adoption of Ordinance #2012-11 – Amending Chapter 280 of the Radnor Township Code, Zoning Ordinance, amending the heights of athletic field light standards in the PLU (Public Land Use) District

Commissioner Curley made a motion, seconded by Commissioner Nagle. Motion passed 6-1 with Commissioner K. Higgins opposed.

*Consideration of a Motion to approve the Certificate of Appropriateness:
HARB 2013-1 - 206 Midland Avenue – Remove existing breakfast room; adding 2-story addition*

Commissioner Curley made a motion, seconded by Commissioner Spingler. Motion passed 7-0.

HARB 2013-2 - 319 S Wayne Avenue – 1st floor addition

Commissioner Curley made a motion, seconded by Commissioner Spingler. Motion passed 7-0.

HARB 2011-17A - 200 W Wayne Avenue – Demolish 1-story addition on existing structure and replace with garage and 2-story addition

Commissioner Curley made a motion, seconded by Commissioner J. Higgins. Motion passed 6-0 with Commissioner Spingler abstaining.

PUBLIC WORKS & ENGINEERING

Resolution #2013-19 - 2012-S-15 (Final) of 615 Newtown Road, Assoc., LP to subdivide existing 13.6 acre parcel into (8) eight residential lots and retain existing residence at 615 Newtown Rd

Commissioner J. Higgins made a motion, seconded by Commissioner Spingler.

George Broseman and John Rice discussed that they would like to propose a modification to item #3 and add #9 on the resolution to read:

#3of Resolution - Prior to the issuance of any building permits for the project, the Applicant shall convey a conservation easement on Lot 9 to a qualified conservation organization or execute a Declaration of Covenants, Restrictions and Conditions against Lot 9 in a form and manner to be approved by the Township Solicitor. Any such easement or declaration shall include a prohibition against the construction of any buildings or impervious surfaces upon Lot 9. In the event that Lot 9 is transferred to an adjacent property owner on the east side of Sproul Road resulting in common ownership with that adjacent property owner, the Lot 9 acreage may be utilized in the calculation of impervious surface and/or building coverage requirements under applicable Township ordinances.

#9 of Resolution - In addition to the foregoing conditions of final plan approval, the Applicant is granted a modification of §255-31.F. of the Township's Subdivision and Land Development Ordinance with respect to grading within three feet of the property line.

Commissioner K. Higgins made a motion to approve with the amendments stated above, seconded by Commissioner Spingler. Motion passed 7-0.

FINANCE & AUDIT

Disbursement Acceptance and Approval

This has been removed from the agenda until the Board of Commissioners meeting on March 11, 2013. The disbursement lists had not been uploaded to the Township website for ample time to review.

Motion authorizing the Manager to engage Phoenix Advisors as Swap advisors for the Township at a price not to exceed \$10,000.00

Commissioner K. Higgins made a motion, seconded by Commissioner Spingler.

Mr. White explained that Phoenix Advisors has assisted the Township over the past three years in reviewing the Swap agreement, preparing the necessary accounting entries for the balance sheet and preparing the necessary footnote disclosures used in the Township's annual financial reports. Consequently, they have a comprehensive working knowledge of the agreement and the Swap markets. Their participation with the Administration and CARFAC as we analyze possible options moving forward will be critical. The Swap agreement and corresponding Bond refinancing represents a complex financial decision. Consequently, it is in the Township's best interest to engage a Swap expert to ensure that figures used in making decisions are accurate and that the terms of the Swap agreement are executed or terminated correctly.

After a brief discussion for clarification purposes between the Commissioners and Mr. White, the motion passed 7-0.

Resolution #2013-20 - Amending the Township's 2013 Salary and Wage Schedule and Organizational Chart

Commissioner K. Higgins made a motion, seconded by Commissioner Spingler. Motion passed 7-0.

Ordinance #2013-02 - [Introduction] Amending Chapter 260, Articles II and III of the Township Code to include fees association with the collection and administration of the Act 511 taxes

Commissioner K. Higgins made a motion to introduce the Ordinance, seconded by Commissioner Spingler.

Mr. White discussed that in working with our Act 511 solicitor, and in support of their efforts to effectively enforce the ordinance and collect the tax, supports the enactment of this legislation which will provide that collection costs, including reasonable attorney fees, be paid by each delinquent taxpayer. Incorporated in the ordinance are schedules delineating the collection activities and the associated fees which will be the amount of the allowable cost recovery, up to and including litigation costs.

John Rice asked for Section 5 of the ordinance to read: This Ordinance shall become effective in accordance with the Radnor Township Home Rule Charter. Commissioner K. Higgins asked for Section 5 edit above be included in his motion and Commissioner Spingler seconded.

Commissioner Schaefer called the vote, motion passed 7-0.

Ordinance #2013-03 - [Introduction] Amending Chapter 260, Article VI of the Township Code to include fees for collection of the Local Services Tax

Commissioner K. Higgins made a motion to introduce the Ordinance, seconded by Commissioner Spingler. Motion passed 7-0.

PUBLIC SAFETY

Ordinance #2013-04 - [Introduction] Amending Chapter 130 of the Code of the Township of Radnor, and Establishing a New Stop Intersection at Midland Avenue and St. Davids Road

Commissioner Spingler made a motion, seconded by Commissioner Nagle. Motion passed 7-0.

PARKS & RECREATION

Resolution #2013-23 - Authorizing The Township To Approve Recreation & Community Programming Department Usage Of Radnor Township School District Facilities For The Radnor Youth Basketball Winter 2012-2013 Season

Commissioner Nagle made a motion, seconded by Commissioner Spingler. Motion passed 7-0.

Resolution #2013-24 - Authorizing the Township to enter into agreement with David Broida for Winter Tennis Lessons Not to exceed \$6,000

Commissioner Nagle made a motion, seconded by Commissioner Spingler. Motion passed 7-0.

Resolution #2013-25 - Amendment to the Radnor Township 2013 Consolidated Fee Schedule Under Parks & Recreation Areas

Commissioner Nagle made a motion, seconded by Commissioner Spingler. Motion passed 7-0.

PERSONNEL & ADMINISTRATION

Update from CRESA on the Township Owned Real Estate Assessment Project

Greg Fisher, CRESA gave a final property assessment for all properties owned by Radnor Township. He explained the different options for each parcel and the financial impact for the township.

Commissioner Schaefer thanked CRESA for the thorough assessment and stated that it will guide the township for decades to come. She also thanked Michael Antonoplos for all of his hard work through this process.

Public Comment

Sara Armstrong – Would like to see something for stormwater placed at the Public Works site.

Resolution #2013-17 – Establishing a New Supervisor of Parking & Auxiliary Services Position

Commissioner Fisher made a motion, seconded by Commissioner Spingler. Motion passed 7-0.

Discussion of Resolution #2013-26 - Authorization to retain Professional Services for Feasibility Study to be Performed By Comcast-Spectacor for a Township Recreational Facility

Mr. Zienkowski explained that this is a proposal to begin looking at addressing facilities that are in challenged condition. This would increase recreational opportunities for the entire community of all ages, both passive and active. This is not site specific and will look throughout the township at different properties as possibilities; it does not only focus on ice rinks. The feasibility study looks at creating a public-private partnership with a major company providing the operations, maintenance and management of the facility. The Township will provide a portion of the programming. CARFAC has agreed to be part of the study and provide input, insight and recommendations in regards to the business side of this type of project to include all the potential financial impacts.

Commissioner Fisher discussed that he is in agreement and excited about this opportunity. This is a low risk investment. Commissioner J. Higgins discussed that he feels as though this is a

conflict of interest for the same organization to conduct the feasibility study and the construction, the organization should pay for the feasibility study. Commissioner Schaefer is concerned about finding the location for the recreation center due to the size of the building. She is concerned that if Comcast would still want to partner if an ice rink was not included and she would like to be assured that the study would provide other options. Her suggestion is to reach out to the public to receive their input. Commissioner Spingler stated that he would support this. Commissioner Curley stated he is open to this but has the same concerns as the other commissioners. Commissioner K. Higgins stated that if Comcast believes this is a good idea, they should pay for the study. Commissioner Nagle is concerned about finding the location.

Public Comment

Sara Piling – The last survey that was completed aquatics was a strong point that residents wanted to see.

Dan Webster – He likes the idea but is concerned if the money is spent and then nothing is done about it.

LIBRARY

Commissioner J. Higgins announced that the Board of Trustees of the Library has four (4) vacancies on Library Board, one of them being the Township representative.

PUBLIC HEALTH

Commissioner J. Higgins discussed a geese problem in the Township parks. Superintendent Colarulo responded that the USDA and Alan Strickler are submitting proposals in regard to the geese.

Commissioner J. Higgins asked for the ordinance in regards to feline laws is introduced at the next meeting.

Old Business

None

New Business

None

Public Participation

None

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

Respectfully submitted,

Jennifer DeStefano