

**UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
WORKSHOP MEETING
MAY 2, 2024**

The Board of Supervisors of Upper Merion Township met for a Workshop Meeting on Monday, May 2, 2024, in the Township Building. The meeting was called to order at 7:39 p.m., followed by a pledge of allegiance.

ROLL CALL:

Supervisors present were: Bill Jenaway, Greg Philips, Carole Kenney and Tina Garzillo. Also present were Anthony Hamaday, Township Manager, Amanda Lafty, Assistant Township Manager, Kalie Melchior Township Solicitor's Office and Leanna Colubriale, Township Engineer. Attending by Zoom was Greg Waks.

CHAIRPERSON'S COMMENTS: None

DISCUSSIONS:

A. KOP BUSINESS IMPROVEMENT DISTRICT RENEWAL TERM:

Mr. Erik Goldstein, President & CEO of the KOP BID along with their Solicitor Mr. Andy Rau is asking the Board to renew and lengthen their contract to 10 years instead of the previous contracts which were for 5 years. Mr. Rau also asked the Board of Supervisors to consider allowing the BID's Board to adjust their rate after 5 years depending on projects and the market. They feel that using the Consumer Price Index is a good gauge for a region to use and Upper Merion BOS can include a cap if they want. By allowing an increase their Board can deal with real world circumstances and projects that are on the table, and Upper Merion Township can preset a limit for the renew period.

Mr. Goldstein said he and Rachel Ammon from the BID's Marketing and Communications are working on a draft of the renewal plan to include a 10% millage assessment. Chairperson Garzillo asked Mr. Goldstein if the 431 Stakeholder are aware that the BID is asking to have their assessment raised. Mr. Goldstein said it was in their Strategic Plan that they mailed to everyone and he feels that asking for a 10 percent increase isn't a lot after 15 years. Mr. Rau said the BID did many small and large projects in Upper Merion which raised the Stakeholder's property values. Also, by allowing them to receive a 10% increase will help them to complete larger projects in the next five years, then in the sixth through tenth year they could have the opportunity to receive an CPI increase.

Supervisor Waks said he was in favor of a 5-year term in the past but he will support a 10-year term now for the following two reasons.

- 1) It will provide additional stability to the real estate owners that they will be paying this rate for 10 years instead of 5 year.
- 2) He believes that the BID tries to do right not only for their Stakeholders but also for the Community, ex: when the BID had interest in the Moore Irwin Property but residents had concerns, the BID backed off.

Vice-Chair Jenaway asked Mr. Goldstein if there was a tipping point on the amount that would be assessed for your Stakeholders. He voiced his concern that if the BID increased a certain percentage and the Township has to increase taxes for a certain period what would be the Stakeholders tolerance be before some business say that's enough and leave Upper Merion Township.

The Board of Supervisors all agreed that a 10-year contract for the BID would be best. The BID will complete their draft and present it to the BOS at the June Business Meeting.

B. NOR-VIEW FARM MASTER PLAN & STUDY:

Mr. Hamaday said in the 2023 study the Board approved a Master Plan for Nor-View Farm budgeting \$150,000.00. ARRO's proposal came in at only \$56,000.00 so he would like the Board to move forward with the economics feasibility plan.

C. NOW-VIEW FARM RETAINING WALL PROJECT:

Mr. Hamaday said the retaining wall project did get funded in the 2023 study but since we have the extra \$94,000.00 from the Master Plan he would like to apply that to fixing part of the retaining wall that's collapsing behind the barn. Mr. Hamaday is talking about an eight-foot section of the 120-foot wall, which can be broken into 3 phases. The first section that is collapsing will cost \$267,430.00 less \$94,000.00, which leaves \$173,430.00 to complete the wall. Mr. Hamaday asked the Board to fund the remainder of this project from the ARPA Funds as recommended by Director of Public Works.

D. TANNERY DRIVE STORM PIPE CIPP LINING PROPOSAL:

Mr. Hamaday said Tannery Drive along with Sentry Lane and Winthrop Lane are a Subdivision of Smith Farms, which is included in the CIPP Lining Proposal. Mr. Hamaday stated \$120,000.00 was allocated in the Capital Budget for the CIPP Lining of the Sanitary Sewer which covers about 854 linear feet.

He said \$65,000.00 was used to fix the sidewalks but they will be reimbursed for that. Mr. Hamaday is asking the Board to fund this project for \$122,000.00 from ARPA Funds to meet the proposal which is \$176,300.00. This project was about \$56,000.00 over budget but will save the Township's sewer plants money in the long run.

E. MAY BUSINESS MEETING AGENDA REVIEW:

Mr. Hamaday went over the Agenda for the May 9th Business Meeting which includes the above projects for Nor-View Farm and Smith Farms on the Consent Agenda as well as authorization to advertise for an Electric Vehicle Charging Station Ordinance. Also, on the Consent Agenda there is an Escrow Security Release, 2024 Road Program Project, Allendale Road Pedestrian Bridge Study, Abrams PS Pumps & Controls Study PSA, an Intersection Improvements Easement Agreement and some Citizen Board Resignations.

In addition, there are two Resolutions, Proclamation for Public Works Week, BCA Presentation and the continued Conditional Use Hearing for Westover Companies.

Public Comments:

Residents Mr. & Mrs. Lions from Spring Ridge Road asked about the Master Plan for Nor-View Farms and the status of the spring water. Mr. Hamaday said the public will be notified about anything that might be happening to the farm. The Township is conducting a study to see how the farm can be best used and be self-sufficient. Mr. Hamaday responded about the spring water at the farm stating that since DEP changed the requirements of the water testing it would be an astronomic cost to the Township to purify the water to meet the new standards. He also noted that even if they did that it would change the water to be considered purified instead of spring water.

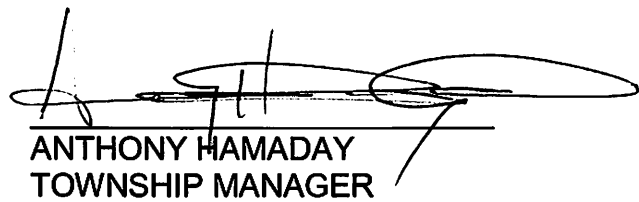
Mrs. Lions also asked if the farm could be subdivided and Mr. Hamaday said no because that land is designated open space. Then she asked if tennis courts were going to be built on the property at Belmont School. The Board said that was voted down and the only place that tennis courts might be able to fit will be at Heuser Park. If the School District wants to use them the Township and the School District would have to form a partnership since Heuser Park is Township property.

Finally, Chairperson Garzillo mentioned the Township will be building a large pavilion at Nor-View Farm this summer which will be used by the Farmer's Market and will house other Township events.

ADJOURNMENT:

Board Action:

It was moved by Vice-Chair Jenaway, seconded by Supervisor Philips, all voting "Aye" to adjourn the meeting. None opposed. Adjournment occurred at 8:35 pm.



ANTHONY HAMADAY
TOWNSHIP MANAGER

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Minutes Approved:
Minutes Entered: