

Minutes

Township of Marple – Board of Commissioners – Joseph A. Rufo, President Regular Meeting – May 8, 2017 – 7:00 pm

- ◆ President Commissioner Rufo called the Regular Meeting to order at 7:00 pm on Monday, May 8, 2017 at the Township Building and then led the pledge of allegiance to the flag.
- ◆ **Present @ Roll Call** – Commissioners: – Joseph Rufo (1st ward) - Jan Ceton (2nd ward) – Robert Fortebuono (3rd ward) - John Lucas (4th ward) – Michael Molinaro (6th Ward) and Daniel Leefson (7th ward). Absent/Excused: John Longacre (5th ward)

Staff: Sharon Angelaccio, Township Secretary – Anthony T. Hamaday, Township Manager – Adam Matlawski, Township Solicitor – Thomas Murray, Chief of Police and Joe Mastronardo, Township Engineer.

- ◆ **Executive Session:** held at 6 PM prior to this meeting to discuss Litigation, Personnel and real estate items.

1. Police Officer(s) Appointment – On a motion by Commissioner Molinaro, and seconded by Commissioner Ceton to approve the hiring of Brian Niedelman and David Lerro to the position of full-time police officer, effective May 8, 2017 in accordance with the Township Codified Ordinances, Civil Service Regulations and the Collective Bargaining Agreement, the vote being unanimous. (6-0)

2. Oath of Office – The Honorable Barry C. Dozor, Judge Court of Common Pleas administered the Oath of Office to Officer Brian Niedelman and Officer David Lerro. Congrats!

3. Police Awards – Chief Thomas Murray – Congratulations to all who received an award.

4. Presentation – Marcy Abrams, chair of the Library Board & LaTanya Burno, Director presented Robert Hayes with a plaque and thanked him for his 20+ years of service to the Marple Library.

5. Public Hearing(s) Lori DiFabio, Court Reporter present and will provide Township with transcripts of Hearings.

- **Zoning Map Amendment** – On a motion by Commissioner Lucas, and seconded by Commissioner Leefson to temporary close the Regular Meeting and open a hearing on a proposed ordinance amending the zoning designation of properties located at 2401 & 2403 Anthony and 2400 & 2402 Patricia from B-1 Business to R-C Residential.

On a motion to close the Public Hearing and re-open a Public Hearing on Medical Marijuana, the vote being unanimous. (6-0)

- **Public Hearing – Medical Marijuana Regulations** – On a motion by Commissioner Lucas, and seconded by Commissioner Leefson to close the Public Hearing and open a hearing on a proposed Ordinance amending Chapter 300, Zoning, to establish definitions and regulations regarding medical marijuana dispensaries and grower/processing facilities in the Township.

On a motion closed the Public Hearing and re-open the Regular Meeting of the Board, the vote being unanimous. (6-0)

6. Public Forum

- John Butler, Laurel Lane – addressed the Board with various issues Esco, Committee Meetings, Traffic lights and pay for play.
- Lucille Candelro, Paxon Chase – addressed the Board regarding the condition of streets in Paxon Chase Development, would like to have them on a list to repave.

7. Presentation – Veterans Memorial Park Master Plan Update

- 8. Board Minutes (4-3-17)** - On a motion by Commissioner Leefson, and seconded by Commissioner Lucas to approve the Board of Commissioners Regular Meeting Minutes of April 3, 2017 as submitted by the Township Secretary, the vote was 5 in favor with Commissioner Ceton abstaining
- 9. Disbursement Report and Check Register #2017-5** – On a motion by Commissioner Leefson, and seconded by Commissioner Lucas to approve the Disbursement Report and Check Register #2017-5, the vote being unanimous. (6-0)
- 10. Resolution #3815 – Circuit Trails/500 miles of trails by 2025** – On a motion by Commissioner Fortebuono, and seconded by Commissioner Lucas to adopt Resolution #3815 endorsing the concept of a Circuit Trail System in the nine (9) county region and the completion of 180 miles of circuit trails by 2025 in order to achieve 500 miles of total completed regional trails and trail passages through the Township as outlined in said Resolution, the vote being unanimous. (6-0)
- 11. Resolution #3816 – Transfers General Fund** – On a motion by Commissioner Leefson, and seconded by Commissioner Lucas to adopt Resolution #3816 authorizing the transfers to be made in the General Fund in the amount of \$1,125.22 for the month of April, 2017 as outlined in the Resolution and as recommended by the Director of Finance, the vote being unanimous. (6-0)
- 12. Resolution #3817 – Transfers Paxon Fund** – On a motion by Commissioner Lucas, and seconded by Commissioner Leefson to adopt Resolution #3816 authorizing the transfers to be made in the Paxon Fund in the amount of \$342.61 for the month of April, 2017 as outlined in the Resolution and as recommended by the Director of Finance.
- 13. Resolution # 3818 - Veterans Memorial Park Master Plan Update** – On a motion by Commissioner Fortebuono, and seconded by Commissioner Lucas to adopt Resolution #3818 adopting the Veterans Memorial Park Master Plan Update and to thank the Veterans Park Master Plan Committee for their work in undertaking and updating the Plan to ensure that the 25 acre park continues to meet the needs of the residents of the Township, the vote being unanimous. (6-0)

14. Resolution #3819 - Galco Subdivision – 3022 Lovell Ave & 3087 Dorman Circle

– On a motion by Commissioner Leefson, and seconded by Commissioner Fortebuono to approve Resolution #3819 adopting the Preliminary/Final Subdivision/Reverse Subdivision Plan filed by the Galco Group LLC for the properties located at 3022 Lovell Avenue and 3087 Dorman Circle, Broomall, PA, prepared by Catania Engineers, dated February 2, 2017 and last revised May 2, 2017 for the conveyance of 3237 sq. ft. of property from 3022 Lovell Avenue to the property at 3237 Dorman Circle subject to those conditions outlined in said resolution, the vote was 5 in favor with Commissioner Molinaro abstaining.

15. Ordinance #2017-6 - Zoning Map Amendment, Rezoning of 2401 & 2403

Anthony Avenue and 2400 & 2402 Patricia Lane – On a motion by Commissioner Molinaro, and seconded by Commissioner Lucas to adopt Ordinance #2017-6 amending Chapter 300 Zoning, of the Township Code, by amending the Zoning Map and changing the zoning classification of properties located at 2401 & 2403 Anthony Avenue and 2400 & 2402 Patricia Lane from B-1 Business to R-C Residential as per Exhibit A in said ordinance, the vote being unanimous. (6-0)

16. Ordinance #2017-7 - Medical Marijuana Regulations – On a motion by Commissioner Leefson, and seconded by Commissioner Lucas to adopt Ordinance #2017-7 amending Chapter 300, Zoning, of the Township Code to establish definitions and regulations regarding medical marijuana dispensaries and grower/processing facilities in the Township, the vote being unanimous. (6-0)

17. Bid Award – Contract No. 5 - Asbestos Removal Old Police Station – On a motion by Commissioner Molinaro, and seconded by Commissioner Lucas to award the bid for Contract No. 5 for the former Police Building Asbestos Abatement to Neuber Environmental Services, Inc of Phoenixville, PA for the bid amount of \$124,000 being the lowest responsible bidder and as recommended by the Township Engineer, the vote being unanimous. (6-0)

18. Bid Award – 2017 Joint Road Program – ON a motion by Commissioner Molinaro, and seconded by Commissioner Lucas to award the 2017 Joint Road Improvement Program with Springfield Township and Swarthmore Borough to Joseph E. Sucher & Sons, Inc of Eddystone, PA in the amount of \$422,670.80 being the lowest responsible bidder and as recommended by the Township Engineer, the vote being unanimous. (6-0)

19. Public Works Employee Promotion – Truck Driver – On a motion by Commissioner Lucas, and seconded by Commissioner Leefson to approve the promotion of Aleem A. Merrit from Laborer to a vacant Truck Driver position subject to the Marple Township Employee Bargaining Unit Agreement, Township Employee Handbook and the Marple Township Code effective immediately as recommended by the Director of Public Works, the vote being unanimous. (6-0)

20. PHCC Employee Hiring – Turf Equipment Operator – On a motion by Commissioner Lucas, and seconded by Commissioner Leefson to approve the hiring of Jason Nauman to the vacant Turf Equipment Operator position at Paxon Hollow Country Club subject to the Marple Township Employee Bargaining Unit Agreement, Township Employee Handbook and the Marple Township Code effective June 1, 2017 as recommended by the Golf Course Superintendent, the vote being unanimous. (6-0)

21. Contract 2015-9 - Police Station Project, Payment #15 (Final) - AJM

Electric – On a motion by Commissioner Lucas, and seconded by Commissioner Leefson to approve/not approve Certificate of Payments #15 (Final) in the amount of \$26,474.00 to AJM Electric for work to date on the Police Station Project as recommended by the Project Architect and Project Manager, the vote being unanimous. (6-0)

22. Contract 2016- 6 - PHCC Clubhouse General Construction Payment #4 –

Columbus Construction – On a motion by Commissioner Leefson, and seconded by Commissioner Lucas to approve Payments #4 in the amount of \$ 123,969.00 to Columbus Construction for work to date on the Paxon Hollow Country Club Clubhouse project as recommended by the Project Architect, the vote being unanimous. (6-0)

23. Contract 2016- 7 - PHCC Clubhouse Plumbing, Payment #4 – Vision

Mechanical – On a motion by Commissioner Leefson, and seconded by Commissioner Lucas to approve Payments #4 in the amount of \$61,433.10 to Vision Mechanical for work to date on the Paxon Hollow Country Club Clubhouse project as recommended by the Project Architect, the vote being unanimous. (6-0)

24. Contract 2016-8 - PHCC Clubhouse Electrical, Payment #4 – Ford Bros –

On a motion by Commissioner Lucas, and seconded by Commissioner Leefson to approve Payments #4 in the amount of \$27,827.67 to Ford Bros for work to date on the Paxon Hollow Country Club Clubhouse project as recommended by the Project Architect, the vote being unanimous. (6-0)

25. Contract 2016-8 – PHCC Clubhouse Electrical Construction, Change Orders

– On a motion by Commissioner Molinaro, and seconded by Commissioner Lucas to approve the following change orders submitted by Ford Bros for additional electrical work related to the installation of the HVAC and electrical systems in the clubhouse as recommended by the Township Engineer:

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| 1. Change Order #5 (F-7) | Remove Rear Canopy lights \$973.28 |
| 2. Change Order #6 (F-8) | Front canopy lights \$1,392.40 |
| 3. Change Order # 7 (F-10) | feed existing banquet room lights \$1,889.80 |
| 4. Change Order # 8 (F-11) | relocate PP240 circuit \$1,450.09 |
| 5. Change Order # 9 (F-12) | Investigate side wall sconce wiring \$407.00 |
| 6. Change Order #10 (F-13) | Three type M fixtures \$2,734.00 |
| 7. Change Order # 11 (F-14) | banquet room receptacles \$1,644.63 |
| 8. Change Order # 12 (F-15) | CU feed extension \$1,337.41 |
| 9. Change Order # 13 (F-16) | increased DW feed \$1,346.33 |
| 10. Change Order # 14 (F-17) | additional evaporator \$621.21 |
| 11. Change Order # 15 (F-18) | Evaporator feeds changed to 110 volt \$559.21 |
| 12. Change Order # 16 (F-19) | MUA & EF feed extension \$1,337.41 |
| 13. Change Order # 17 (F-20) | Ice maker feed changed to 115 volts \$559.21 |
| 14. Change Order # 18 (F-21) | ice maker feed Change to 2 pole 30 amp \$987.22, the vote being unanimous. (6-0) |

26. Contract 2016-6 – PHCC Clubhouse General Construction, Change Order

#11 - On a motion by Commissioner Leefson to approve Change Order No. 11 submitted by Columbus Construction for the installation of additional fire blocking in the banquet room required by the Building Inspector in the amount of \$2,616.00, the vote being unanimous. (6-0)

27. Contract 2016-7 – PHCC Clubhouse Plumbing/Sprinkler System Const.,

Change Order #4 – On a motion by Commissioner Lucas, and seconded by Commissioner Leefson approve Change Order No. 4 submitted by Vision Mechanical for the installation of an expansion chamber in the Clubhouse fire suppression system required by the Fire Marshal in the amount of \$8,206.60, the vote being unanimous. (6-0)

28. Contract 2017- 2 – Energy Performance Contract, Payment #4 – CM3

Building Solutions – On a motion by Commissioner Leefson, and seconded by Commissioner Lucas to Payments #4 in the amount of \$117,404.18 to CM3 Building Solutions, of which \$43,289.18 is for work to date on the Paxon Hollow Country Club Clubhouse HVAC project and \$74,115 is for work to date on the LED Street Light Project and as recommended by the Project Engineer and Energy Consultant, the vote being unanimous. (6-0)

29. Creation of a Fire Company Ad-Hoc Committee – Appointment of members

– On a motion by Commissioner Leefson, and seconded by Commissioner Lucas to approve the formation of a Fire Company Ad-Hoc Committee for the purpose of acting as liaison between the Board of Commissioners and the Broomall Fire Company for the duration of the Fire Station Construction Project and to appointment the following committee members:

- Jan Ceton – Chairman
- Joseph Rufo – Vice Chairman
- Robert Fortebuono – Vice Chairman, the vote being unanimous. (6-0)

30. Memorandum of Understanding – Broomall Volunteer Fire Company Fire

Station Project – Land Lease (Swap) – On a motion by Commissioner Lucas, and seconded by Commissioner Leefson to approve a Memorandum of Understanding between the Township and the Broomall Fire Company with respect to the new fire station 3 part agreement – subdivision of land approx 3.5 acres when accomplished transfer of that parcel from the Twp. To the Broomall Fire Co upon which the Fire Co will construct and maintain a new firehouse, offices, facility storage of equipment. After completion of new building vacate old buildings (firehouse & house) on Malin Road 3 separate parcels will transfer by dedication of Fire Company parcels to Township, the vote being unanimous. (6-0)

31. Grant Agreement – Grant Funding for Broomall Volunteer Fire Company Fire

Station Project – On a motion by Commissioner Lucas, and seconded by Commissioner Leefson to approve an agreement between the Township and the Broomall Volunteer Fire Company for the grant of funds from the Township to the Fire Company for the purpose of funding a portion of the cost constructing a new fire station, the vote being unanimous. (6-0)

32. Special Event Request – Marple Presbyterian Church, Strawberry

Festival – On a motion by Commissioner Ceton, and seconded by Commissioner Lucas to approve the request of the Marple Presbyterian Church to conduct their Strawberry Festival June 2017 and permit limited event advertising signage on the Church property as approved by the Code Enforcement Department both subject to the provisions outlined in Section 300-115 of the Township Code, the vote being unanimous. (6-0)

33. St. Luke Greek Orthodox Church – Greek Affair – On a motion by Commissioner Leefson, and seconded by Commissioner Lucas to approve the request of the St. Luke Greek Church pursuant to Chapter 300, Section 300-115, Special Events, of the Township Code, to conduct their Greek Affair to be held on September 20, 21, 22, 23 and 24, 2017 and to use the Township’s property at 2640 West Chester Pike for overflow parking subject to proper insurance coverage. Limited event advertising signage on the property and on designated Township properties will also be permitted but shall be erected no sooner than 15 days prior to the event and as approved by the Code Enforcement Department subject to the provisions outlined in Section 300-115, the vote being unanimous. (6-0)

34. Other Business

35. Adjourn - On a motion by Commissioner Lucas to adjourn the Regular Meeting of the Board at 8:30 pm on Monday, May 8, 2017.

Respectfully submitted,

Sharon L. Angelaccio
Township Secretary