



Upper Uwchlan Township  
Board of Supervisors Workshop

May 14, 2019

4:00 p.m.

Minutes

Approved

In attendance:

Guy Donatelli, Chair  
Sandy D'Amico, Vice-Chair  
Jamie Goncharoff, Member

Cary Vargo, Township Manager  
Shanna Lodge, Assistant Township Manager  
Gwen Jonik, Township Secretary  
Jill Bukata, Township Treasurer

Guy Donatelli called the Workshop to order at 4:03 p.m., led the Pledge of Allegiance, offered a moment of silence, and asked if anyone was recording the meeting – there were no responses.

Bond Refunding Review, Market Update

Alli Macchi and Dan O'Brien of RBC Capital Markets presented a proposal to refinance the outstanding debt (\$5,090,000) of the 2014 General Obligation Bond. The Bond was for the sanitary sewer extension into Heather Hill-Windsor Place-Eagle Manor, the street sweeper, and the Township Building expansion. The Call date is December 1, 2019, interest rates are lower right now. The Bond matures December 1, 2039. If we refinance at this time, the savings will be @ \$23,000/year - \$490,000 overall. The new Call date would be December 1, 2024. Discussion included securing a municipal advisor (@ \$30,000 for advisor and solicitor); refinancing commitment date (by August); Lou Verdelli, Managing Director, may be contacted for further details. The Board favors refinancing the 2014 General Obligation Bond.

Byers Station Parcel 5C Commercial Lot – Revised Alternate PRD Plan – Concept

Bob Dwyer of Land Trust Properties presented a concept plan as an alternate to the current development plan for commercial Lot of Byers Station Parcel 5C. The current plan proposes all commercial/retail development, but after several years of marketing, Tenants have not been secured. An alternate plan was prepared, proposing 15,000 SF commercial/retail and 67 townhomes. This was not received favorably by the Township. The original PRD Approval for Byers Station allows for 55 more dwelling units on Parcel 5C, so the concept being presented this evening includes 15,000 SF of commercial/retail -- a coffee shop-restaurant (with a drive-through as allowed by the original PRD approval) and other stores/offices, overflow parking area, and 55 townhomes with a wider footprint than what is currently being built on the residential Lot of Byers Station Parcel 5C.

Discuss included anchor tenant interest; interested tenants are of smaller scale; looking for a larger anchor store; apartments on this lot aren't financially feasible; suburban office space isn't as feasible without public transportation. The Board would prefer all commercial development on this Lot and offers its support toward that end.

Letter of Agreement – East Brandywine Fire Department

The Board has received a request to extend the deadline to July 1, 2019, for the renewal/non-renewal of the Agreement between the Township and East Brandywine Fire Company for the provision of emergency response services in Upper Uwchlan. Sandy D'Amico moved, seconded by Jamie Goncharoff, to authorize Guy Donatelli to execute the Letter of Agreement extending the deadline to July 1, 2019. The Motion carried unanimously.

Guy Donatelli announced upcoming events: May 20, 2019 7:00 PM Conditional Use Hearing (Vail), Board of Supervisors Meeting; June 11, 2019 4:00 PM Board of Supervisors Workshop; June 15, 2019 6:00 PM 11<sup>th</sup> Annual Township Block Party.

Open Session

Shanna Lodge advised Cub Scout Pack 91 will attend the May 20 Supervisors Meeting regarding the Resolution prohibiting smoking on Township-owned properties.

Gwen Jonik advised there are two conditional use hearings being scheduled for the evening of June 11, 2019: 6:00 PM Eagle Retail Associates/Starbucks and 7:00 PM Gunner Properties/160 Park Road.

Sandy D'Amico commented on promotion of Parcel 5C for commercial and retail tenants.

Adjournment

There being no further business to be brought before the Board, Guy Donatelli adjourned the Workshop at 5:38 PM.

Respectfully submitted,

Gwen A. Jonik  
Township Secretary