



Upper Uwchlan Township
Board of Supervisors,
Draft 2021 Budget Workshop
November 10, 2020
4:00 p.m.
Minutes
Approved

LOCATION: This was a virtual meeting, held via Zoom video/audio conferencing, in order to minimize public exposure to COVID-19 and maintain social distancing. The meeting's Public Notice instructed those interested in participating in the meeting to email or call the Township Manager for the link and password to join in the meeting.

Attendees:

Sandy D'Amico, Chair
Jamie Goncharoff, Vice-Chair
Jenn Baxter, Member

Kristin Camp, Esq., Township Solicitor
Mike Heckman, Director of Public Works
Steve Poley, Road Foreman

Tony Scheivert, Township Manager
Shanna Lodge, Assistant Township Manager
Gwen Jonik, Township Secretary
John DeMarco, Police Chief
Jill Bukata, Township Treasurer
Rhys Lloyd, Township Building Inspector
Anthony Campbell, Township Zoning Officer

Sandy D'Amico called the Workshop to order at 4:03 p.m., led the Pledge of Allegiance and offered a moment of silence. No one planned to record the meeting. Nine citizens attended.

Outdoor Dining / Sales for Existing Businesses – Consider Extension #2

Gwen Jonik explained that the term is ending for existing businesses to offer outdoor dining and sales during the COVID-19 pandemic as allowed by Township Resolution 06-15-20-08. She noted that some businesses continue to conduct outdoor sales, making accommodations for the cooler weather, and asked the Board if they'd consider another extension. Tony Scheivert advised that there have been no issues with this activity to date, the Township wants to continue to be supportive of our businesses and recommends another extension.

Discussion included: the Board wants to continue supporting our businesses; how long of an extension is appropriate; the methods and safety of heating the outdoor spaces will be monitored by the building and/or codes personnel, who will look for fire hazards and other safety concerns. Jenn Baxter moved to extend the outdoor dining and sales allowance until 30 days after Governor Wolf lifts the restrictions on indoor dining. Discussion continued and the Board agreed they'd rather set a firm date for expiration, March 31, 2021. Jenn Baxter revised her Motion to extend the outdoor dining and sales allowance until March 31, 2021. Jamie Goncharoff seconded and the Motion carried unanimously.

Outdoor Storage Tank Ordinance Amendment – Discussion

Alyson Zarro, Esq. – Riley Riper Hollin & Colagreco, Neal Fisher, P.E. – Hankin Group, and Steve Hetland – Frontage Labs and several other Frontage Labs personnel were present to discuss Hankin's request for amendments to the outdoor storage tank ordinance, to allow for certain materials to be stored outside in the Planned Industrial/Office District (PI), Eagleview Corporate Center, where it's currently prohibited. Alyson Zarro had prepared a memo and draft ordinance amendment dated November 5, 2020, which is being discussed today.

Neal Fisher noted that a number of proposed amendments have circulated over the past year and the intention is to allow outdoor storage tanks for brine, water and inert gases (non-hazardous, non-flammable). Several companies in Eagleview use these products in their processes and outside storage would be more efficient and cost-effective, and safer as the materials wouldn't have to be handled as much as when they're stored inside. Inert gas is a safety blanket used by bio-tech companies in their testing processes. Inert gas displaces oxygen so if a large tank is punctured indoors, the potential is there for suffocation. If outdoors, the gas goes into the atmosphere with no harm.

Frontage employees commented that liquid nitrogen and argon are not harmful, are necessary to their processes, and storing these materials in smaller tanks indoors slows down their process. They weren't aware outdoor storage tanks were restricted in Eagleview within Upper Uwchlan Township and might not have chosen to expand their business here if they'd known.

Mr. Fisher commented there are other existing businesses in Eagleview within Upper Uwchlan that would like to store water or brine in outdoor tanks; amending the ordinance is of economic benefit to the township by attracting or retaining businesses in Eagleview, keeping it occupied and viable.

Discussion continued, including: whether to limit tank size; which materials are / aren't dangerous; recent proposed amendments include clarification of some existing language in Sections 200-49.K and 200-49.M.(1) and added safety regulations in the zoning districts where outdoor tanks are currently permitted; continue restrictions in the PI as the businesses can operate with tanks stored indoors; try to balance safety concerns with what businesses need to succeed; in the PI District, outdoor tanks would be an accessory use and there are more limitations with that; revise the current ordinance to make it more clear but not necessarily expand the scope; need to consider impact to residential properties abutting where tanks might be allowed; a currently proposed amendment suggests a 150' buffer from all residential properties.

The Board will continue to consider the proposed amendments.

Draft 2021 Budget

Jill Bukata noted the proposed 2021 Budget across all Funds totals \$10,819,340, a 13.4% decrease from 2020. All departments have taken a conservative approach. Projected revenues are 1% higher due to real estate tax, real estate transfers and increased population/earned income tax. Projected expenses are 5% higher with salary increases, however we'll have a reduction in medical insurance due to some personnel changes, discounts for using the same Insurance Trust for our other insurances, and we're in a 2-year program where we know what our medical insurance costs will be for the next 2 years.

The Capital Fund will be used to continue the improvements at the Upland Farms barn and farmhouse, improved parking lot lighting and lighting the basketball and tennis courts at Hickory Park, Fellowship Fields turf field replacement, public works pick-up truck and dump truck replacement, replace mowers and an enclosed trailer, public works building generator upgrade, replace a police vehicle and motorcycle, payments on General Obligation Bonds.

Jenn Baxter moved, seconded by Jamie Goncharoff, to authorize advertisement of the draft 2021 Budget, for adoption at the December 21, 2020 Board of Supervisors Meeting. The Motion carried unanimously.

Open Session

Tony Scheivert advised that the County and the DCNR continue efforts to extend the Struble Trail north to Marsh Creek State Park. Natural Lands Trust is purchasing some of the property along the Trail and has secured most of the funds (\$225,161) for the purchase, however they need

\$37,500 more and have asked the Township to consider contributing some funds. The Board will consider the request at their November 16, 2020 Meeting.

Sandy D'Amico commented that she has monitored the Starbucks' traffic flow on several occasions and while there are times when traffic is slowed getting into the shopping center, it was not backing up out on Route 100.

Tony Scheivert noted 2 Meadow Creek Lane residents thanked the Supervisors for listening to their comments regarding the Sunoco pipeline easement; he advised a pre-construction meeting will be held Friday at 11:00 a.m. and if Gilmore hasn't already done so, they'll document (video) the condition of the roadway and property alongside the construction site; Township staff will monitor construction dust mitigation.

Gwen Jonik asked if the Board wanted the Planning Commission to review the proposed outdoor storage tank ordinance amendment presented today; after much discussion, the Board would like to see a draft that includes only the amendments that clarify the existing language and the additional safety-related regulations as discussed today and proceed to the Board for approval consideration. They'd like to get those amendments in place and continue to discuss allowing outdoor tanks in the PI District.

Adjournment

There being no further business to be brought before the Board, Sandy D'Amico adjourned the Workshop at 6:16 p.m.

Respectfully submitted,

Gwen A. Jonik
Township Secretary