

MIDDLETOWN TOWNSHIP
DELAWARE COUNTY, PENNSYLVANIA
August 25, 2014

Minutes of the Regular Meeting of Township Council Held on, August 25, 2014 at 7:00 P.M., in the Township Administration Building located at 27 North Pennell Road

Present: M. Amoroso, L. Bradshaw, R. Carlson, S. Galloway, M. Kirchgasser, and C. Quinn
B. Clark, and J. Damico, Esquire

1. Chairperson Mr. Kirchgasser called the meeting of the Council to order at 7:12 P.M., and led recitation of the Pledge of Allegiance to the Flag. Mr. Kirchgasser noted that an executive session was held prior to the meeting to discuss a legal issue regarding the Township's position for a matter in front of the Zoning Hearing Board.

2. COMMENTS FROM THE PUBLIC

None

3. REPORTS

A. CHAIRPERSON

None

B. MANAGER

None

4. PUBLIC HEARING

- A. Conditional Use Application of Mills at Glen Riddle, L.P. for approval to locate a physical fitness exercise facility (Broad Street CrossFit) on property at 312-316 S. Pennell Road pursuant to Sec. 275-162c(1) of the Zoning Ordinance providing for Conditional Uses within the M Manufacturing and Industrial District
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Mr. Clark explained the Conditional Use Application for approval to locate a crossfit physical fitness facility at the Mills at Glen Riddle was before the Planning Commission earlier in August. Mr. Clark noted that the facility was previously used as a ballet studio. He went on to state the public hearing taking place regarding this matter was advertised and that a court reporter was present for the public hearing.

Dave Clemente of Dever Architects was sworn in by the court reporter as the architect for the applicant. Prior to Mr. Clemente's testimony, Mr. Damico requested the proof of notices sent to the adjacent property owners. Ben Cross, applicant, provided the notices to Mr. Damico, along with a copy of what was sent to the applicants. Mr. Cross explained that he did not receive a response from the Willowbank Home Owners Association, so he faxed the notice to the Association and provided proof of fax to Mr.

Damico. Mr. Galloway questioned whether or not it was sufficient to provide the notice to the homeowners association and not the residents of the development. Mr. Damico noted that precedence was set in the past for such notice to be sufficient, referencing the community behind Riddle Memorial Hospital, but that the requirement is for the homeowner to receive the notification. Mr. Clark also commented that the abutting property to the current property in question is actually open space of the Home Owners Association, and not actual residences. Mr. Damico stated that between the precedence set with past experiences and the fact that it was open space and not residences adjacent to the current applicant, he felt everything was in order and the hearing could continue.

Mr. Clemente began by using a diagram to show Council and those present at the hearing where the property entrance and parking spaces for the building were located. He highlighted that there was a total of three exits for the facility; two of which were handicapped accessible. He reported the front entrance had parking directly in front of it and that no steps were needed. Mr. Clemente went on to state the facility was 7,320 square feet and had rated fire walls. According to Mr. Clemente, the previous use for the facility was a dance studio ran by International Ballet Studio. He stated his firm represented the ballet studio and had an occupancy count of 50 recorded by the Zoning Hearing Board. The class size of the crossfit facility would be approximately 15. Therefore, less parking would be needed than what was approved for the facility previously. Mr. Clemente reported the building code classification should be listed as B-Business Use for training, non-educational.

Ms. Amoroso asked if any renovations would be completed and Mr. Clemente explained the facade was to be renovated. He also stated an area for signing would be constructed. He described the renovations as a "minor facelift."

Mr. Galloway asked if crossfit training was an intense workout and Mr. Clemente answered in the affirmative, explaining that it differed from Planet Fitness because it provided more instruction and encouragement.

Mr. Kirchgasser asked if this was only one use within the broader structure and Mr. Clemente answered in the affirmative. Mr. Kirchgasser asked what other uses would be on the property in addition to the crossfit. Mr. Clemente said there was still a lot of planning needed to be done to answer that question and that Mr. Cross had not yet closed on the property (he did note, however, that settlement was close). That said, Mr. Clemente said that the comparable use would be less than what it is now.

Mr. Galloway asked for the timing of these classes and Mr. Clemente deferred to the business owner to answer this question. The court recorder swore in Dakota Cardosanto, owner of Broad Street CrossFit. Mr. Cardosanto went on to state that all classes are an hour long and the first class was at 6 AM on most days, with the last class generally

ending at 7 PM. He explained that there is very little activity throughout the day, but there is a 12 PM class Mondays, Wednesdays, and Fridays. Mr. Cardosanto reported the busiest time for Broad Street CrossFit was in the evening, with classes beginning at 5 PM and running until 8 PM at the latest. Mr. Cardosanto stated the business tries to run at least 3 classes a night. Mr. Galloway asked how many are in each class and Mr. Cardosanto responded that classes have a maximum of 15 participants but that the average is usually 5 per class. Mr. Galloway then asked if there is a membership fee and Mr. Cardosanto answered in the affirmative, stating the membership fee is on a month to month basis. Mr. Galloway asked if classes were held inside the building and Mr. Cardosanto again answered in the affirmative but noted that they will occasionally stretch outside if the weather is nice. Mr. Clemente commented that all the demising walls would be designed to act as sound barriers to keep the noise of the classes within the facility.

Mr. Kirchgasser asked if Council or the audience had any questions. No questions were asked, and the hearing was closed.

5. NEW BUSINESS

A. Review of Conditional Use Application 2014-1-Mills at Glen Riddle, L.P., 266 S. Old Middletown Road

Mr. Galloway motioned to approve the conditional use application and Ms. Amoroso seconded the motion. Council approved Resolution 2014-64 unanimously, with a vote of 6-0.

B. BET Investments—Granite Run Mall Redevelopment—1067 W. Baltimore Pike

Joe Riper, attorney for BET Investments, introduced himself and informed Council that he filed a proposed zoning ordinance amendment with the Township on August 1, 2014, which would permit a “substantial remake” of the Granite Run Mall property. His intentions were to meet with Mr. Clark and Mr. Damico to discuss the proposed amendment; however, he did not have the opportunity. He expressed he would like to meet with them in the near future. Mr. Riper went on to state that the developers were dealing with what he referred to as “givens” with the property, which restricted what they could do and that they are attempting to work around in their planning. Mr. Riper noted that three presenters would be speaking in front of Council at this meeting in order to provide Council with a better understanding of what the developers were looking to do and to provide an example of a similar situation that has worked elsewhere.

Drew Romanic of Martin Architectural Group introduced himself and then presented the current plans for the redevelopment to Council. He provided drawings of what Main

Street and the pedestrian walking areas would look like as well. Mr. Romanic explained the development would be a 2 level, mixed use center with vertical transportation system to provide pedestrians easy access to both levels. He also noted that two residential areas would be on the property and explained one would be located next to Acme, where the ChiChis Restaurant used to be, and the other would be on the other side of the property at the current theatre location, adjacent to Oriole Avenue.

Mr. Romanic went on to show photos of Hunt Valley Mall in Maryland and explained that this was a similar property to Granite Run Mall with similar issues prior to redevelopment. He indicated that it was a fair comparison to Granite Run Mall for how it could be successfully redeveloped. Mr. Romanic described Hunt Valley Mall as having two anchors with declining sales, compared to Granite Run Mall with three anchors and declining sales. When Hunt Valley Mall was redeveloped, it became "vibrant," according to Mr. Romanic, and now offered retail, food, and residential rentals. Mr. Romanic noted that Wegmans was a main reason why this redevelopment was successful; not just because of the amount of traffic it brings to the property, but also because of the other retailers that leased as a result. He reported Hunt Valley Mall was now in their final phase of the redevelopment, which would introduce residential family rentals to the site and would have secured access. Mr. Galloway asked if the residential component was completed yet and Mr. Romanic stated construction was not to begin until spring 2015. He felt that there was a need for the residential units due to the proximity to a business center and the commuter train line to Baltimore.

Mr. Galloway asked if Mr. Romanic agreed if it was best to do the business construction first and the residential second. Mr. Romanic expressed that each mall is different. He noted the developers in Maryland would have preferred to do the residential units sooner; however, due to other residential rental developments near the property that happened around the same time as the construction of the retail and restaurants, it was determined best to wait until now. He also noted the rental market is currently strong.

Mr. Galloway asked if it was possible to get Wegmans to build at Granite Run. Mike Markman of BET Investments answered in the negative, explaining that Acme is already on the property and a non-compete has been signed.

Mr. Galloway then inquired how the Granite Run Mall project was similar to the Hunt Valley Mall project. Mr. Markman explained Hunt Valley was "de-malled" like Granite Run will be, and it also showed another mixed-use site with both residential and retail. Mr. Markman went on to comment that there is no room on the Granite Run property for another anchor, which is why such an emphasis will be placed on residential. He described the vision of Granite Run to be a "walkable mixed-use property." He emphasized that while the apartments built across the street from Hunt Valley were not part of the property, the residents were prominent customers of the redeveloped center.

He believed this was reflective of how he expected the proposed apartments at Granite Run would help the retail thrive.

Mr. Galloway asked what else was at Hunt Valley now besides Wegmans. Mr. Romanic reported Ann Taylor Loft, Jos A Bank, Panera Bread, California Pizza Kitchen, a steak house and several other “mid-scale towards luxury retail.” Mr. Markman commented that people are not going to Wegmans and then shopping afterwards, but they are going to Wegmans and being exposed to what is also available for future shopping. He went on to state that he is in talks with all the stores Mr. Romanic listed as possible tenants for Granite Run.

Mr. Romanic then moved on to discuss the residential rental units and provided photos of apartments throughout the country which looked similar to what is planned for Granite Run. He noted the apartments at Granite Run will offer concierge services and pet-sitting. They would also have a game room, media room, private event space, business center, internet café, swimming pool, and outside areas that included sun area, barbeque stations, etc. He described these apartments as upscale and looking to attract young business professionals or those over the age of 55—not families.

Ms. Amoroso asked how long the site in Maryland has been opened. Mr. Romanic stated the final parts of Hunt Valley Main Street were completed in 2005 and they continually have worked to complete the redevelopment since then. Ms. Amoroso asked if the retail/restaurant portion of Hunt Valley has been continually leased and Mr. Romanic answered in the affirmative, commenting that it has a lease rate of 95%. He went on to state that the developer is quick to refill or reuse the spaces that become vacant.

Ms. Amoroso asked if only apartments were currently being built at Hunt Valley. Mr. Romanic explained a small amount of retail was being built on the first floor but the majority of the construction was for 400 rented apartments. Mr. Galloway asked what the average monthly rent would be and Mr. Romanic reported \$1500-\$1800.

Mr. Galloway asked if the municipality approved the retail and apartments at the same time. Mr. Romanic noted the Hunt Valley redevelopment was 12 years of design and construction and that they are now seeking permit approval for the apartments. For clarification purposes, Mr. Clark noted that approval in Maryland is given at the county level, not municipal level. Mr. Romanic verified this.

Mr. Quinn asked if the entertainment was built first and then residential. Mr. Romanic stated the theatre was already on the property. Mr. Quinn then verified that Wegmans, a “destination retailer” was built to build interest in the area and to create a reason for people to want to go there. Mr. Romanic agreed. Mr. Quinn expressed that building apartments at this point was like “icing on the cake” and not exactly necessary to the success of the property. Ms. Bradshaw asked how many apartments were built across from the property at the time the retail was constructed. Mr. Romanic stated he would

need to research this for the exact figure but that he believed it was between 200 and 400 units. Ms. Bradshaw asked if he thought that impacted the mall becoming revitalized. Mr. Romanic felt that it did. He also noted that the business users from across the street started coming over as well. Mr. Romanic also commented that the MARC station, which connected the Baltimore Inner Harbor by rail to this area, left from a station at the Hunt Valley Mall location and likely played a role in its revitalization

Mr. Kirchgasser asked if there were similar limitations at that property as there is with the Granite Mall property. Mr. Markman noted the property did have Sears but it also had room to bring in a new anchor store, which is why Wegmans was able to build. Mr. Markman then went on to state that the reason he asked Mr. Romanic to present at the meeting was to illustrate architecturally how a similar site was "demalled" and succeeded with both retail and apartments. He then noted that the Granite Run property does not have room to build another anchor store and that all current anchor stores intend to stay. He commented that Acme is planning to put a significant amount of money into renovations for the Granite Run market and is considering adding a café as well as beer and wine. Mr. Markman also reported that Acme has asked if it would be possible to add pedestrian connections from Acme to the adjacent apartments. He went on to state that current anchors at Granite Run, which all are staying, do not have the "pull" to bring in traffic and to create the energy needed on their own for the property to succeed with just retail. Mr. Markman emphasized that this is why the residential units are key to the redevelopment.

Mr. Galloway commented that the Township has heard from previous developers that they are in discussion with reputable retail tenants and then the plans fall through. He asked Mr. Markman if he honestly thinks the Granite Run property could have the success and tenants as the Hunt Valley property. Mr. Markman stated the Granite Run property could "absolutely have the architecture" and that the "lead tenant" he is working with to build at the location is Urban Outfitters. He stated that by having a reputable tenant like Urban Outfitters, other tenants will come. He went on to state that the potential tenants want to see a mixed use with the restaurants and atmosphere to bring in more traffic. He emphasized that this project is going to cost approximately \$20,000,000 to build and he would not be spending that kind of money if he didn't have the tenants to make it succeed. He went on to state that at this point he has 20 interested tenants who want to be on the property; however, they want to see "the approvals" before they will agree. Mr. Markman also reported that he has the fast casual and sit-down restaurants "ready to come."

Mr. Galloway asked if the prospective tenants are looking at the apartments as the reason to come to Granite Run. Mr. Markman answered in the negative but noted that the prospective tenants see the residential units as a great way to energize the Main Street area. He went on to state that he cannot financially do the redevelopment without the apartments. Mr. Galloway asked if the residential apartments as part of the

redevelopment is more a financial need than a draw for prospective tenants. Mr. Markman said that it is a combination of the two and that the site cannot redevelop the way it is shown on the plans unless there is residential on it due to the current anchors not doing substantial volumes. Mr. Galloway then asked if his plan was to do both the residential and the retail development at the same time and Mr. Markman answered in the affirmative.

Mr. Riper commented that the problem on this property is that Mr. Markman has to contend with the three leases of anchors who do not do substantial business and that there is a natural gas pipeline that runs through a large portion of one of the parking lots that makes that area non-buildable. Therefore, even if they could find another anchor, there is no place for it. Mr. Markman commented that it would be obvious that a developer would want a destination retailer to generate business. Mr. Romanic agreed; however, he stressed that it was still possible to get the business at the site with the tenants Mr. Markman is talking to because a "destination retailer" can be multiple retailers and not just one. Mr. Riper went on to state that the constraints BET Investments have to deal with are long-term, whereas the Hunt Valley malls constraints were more short-term, and allowed anchors like Wegmans to eventually join. He went on to express that BET Investments is making a "stellar effort" to work with the current tenants while at the same time inject vibrancy to the site, which doesn't currently exist. Mr. Riper went on to state this would not be possible without the apartments because the apartments is the revenue that pays for the improvements.

Mr. Riper then turned the presentation over to David Babbit. Mr. Babbit introduced himself as the planner on the redevelopment project for Granite Run Mall. He then presented charts that showed the decline of assessed value of Granite Run Mall since 2005. At that time, the mall was assessed at \$101,000,000. The chart indicated that the assessed value decreased every year since 2007 and that the current assessment is only \$22,000,000; a reduction of 78.5%. He reported this severely impacted the real estate revenue for the County, School District and Township. The total impact for the lost real estate revenue is \$2,400,000 annually at this point. Of this total, the impact for the Township is a loss of \$127,000/year based on current tax rates and assuming the same current assessed value. Mr. Babbit noted that there could be further reductions in real estate tax revenue if the assessment continues to decrease.

Mr. Babbit went on to show data that indicated a loss in the mercantile/business privilege tax to the Township for 2012 and 2013. The total in 2012 was \$330,000 and in 2013 \$282,000. This is a 14.5% reduction in just one year and likely to continue to decline if the mall stays in its current state. Mr. Babbit is looking into what the mercantile/business privilege tax was 8-10 years ago and suggested that it was likely much higher.

Mr. Babbit then showed information on demographics and reported that BET Investments is looking to build 385 apartments, which would include 231 one-bedroom apartments

and 154 two-bedroom apartments. At full occupancy, this would allow for a projected total of 584 persons. Due to these units only being one-bedroom and two-bedroom apartments, the total amount of school age children is likely to be only 20. These projections are based off of figures from the United States Census, specifically for Pennsylvania and for high-end, one-bedroom and two-bedroom rental apartments.

Mr. Babbit went on to report that the average monthly rent would be \$1500 and that the minimum household income needed to afford this would be \$65,000. Therefore, these apartments would attract empty nesters and young professionals without children.

There were no questions from Council for Mr. Babbit. Mr. Riper then introduced traffic expert, Nicole Klein of McMahan Associates. Ms. Klein reported that the trip generations for the proposed redevelopment would be similar to the trip generating characteristics as full occupancy of the current mall. Ms. Klein noted that there are "long standing traffic issues in this area," specifically at the Rt. 1-Rt. 452 intersection and Rt. 1-Rt. 352 interchange. She noted that with the passing of the Pennsylvania Transportation Bill, the Rt. 1-Rt. 352 interchange renovations are back on the Transportation Improvement Program (TIP) and in the preliminary engineering phase. It is currently scheduled for final design funding in 2016. She went on to report that conceptual improvement plans have occurred for the Rt. 452-Rt. 1 intersection; most notably by the developers of the Franklin Mint Project. Therefore, there is a vision and plan to address those traffic needs as well.

Ms. Klein noted that McMahan Associates will work with the Township and its traffic engineer, as well as PADOT, to assure all required traffic studies are completed for this redevelopment project as it moves forward. She also noted the applicant has expressed interest and a willingness to participate as a partner in finding and achieving the necessary traffic solutions in this area.

Mr. Galloway asked what kind of traffic the apartments would generate. Ms. Klein estimated that there would be about 190 trips generated in the morning peak hour and about the same for the evening rush hour traffic, 120 in the afternoon, and 110 on Saturdays (all for entering and exiting). She noted that since this is a mixed-use site, some residents will walk for their shopping and dining needs and that that is accounted for in the trip generation.

Ms. Amoroso asked about the timeline for when the redevelopment would take place. Mr. Markman reported construction of the residential and retail would take place simultaneously; however, both apartments would not be built at the same time. He expected the process from start to finish would be approximately 2 years.

Dave Irving, Pembroke Drive, asked what the preliminary concept was for the Rt. 352-Rt. 1 interchange. Ms. Klein explained that the concept has not been made public; however, it was her understanding that the project on the TIP has expanded since its

previous version from several years ago. She believed the concept calls for full reconstruction and new bridge structure with the inclusion of a bicycle lane. Mr. Kirchgasser commented that the original TIP preliminary concept for the Rt. 1-Rt. 352 interchange allotted for \$25,000,000 to be spent and that it is now over \$100,000,000. While the Township could not be certain, Council speculated that more of the Rt. 352 corridor was expected to be part of the revised TIP preliminary concept since so much more money has been allotted to the project. Mr. Kirchgasser also noted that the Media/Elwyn rail line has also been extended to the new Wawa station. He explained that Council is interested in making sure the train stations throughout the Township have a bike lane connection; connecting it to the Rails to Trails Program. Mr. Markmen noted that BET Investments is willing to support bike and rail connection because it makes the Granite Run property a more desirable residential community.

Ms. Bradshaw noted that the original plan design for the Granite Run redevelopment was very formalized and that the latest design does not appear to be so. She questioned why this was the case. Mr. Markman explained that Sears controls the area around its store and was unwilling to allow any changes to this area.

Andrew Fallon, 295 Glen Riddle Road, asked if the current tenants of the mall need to vacate by the end of the year. Mr. Markman said that unless their lease is up, he has no knowledge of them leaving. Mr. Fallon went on to ask if the tenants like Peking and Chick-Fil-A, who are there now, would have to leave and come back after the project is completed. Mr. Markman noted that Peking is definitely planning to come back but he was unsure at this time if Chick-Fil-A planned on coming back since there is a location up the street. He went on to state that there would probably be a close down period during construction for the tenants planning to stay. Mr. Fallon went on to state that the stretch of Rt. 352 the runs adjacent to where the apartments will be located is already a traffic problem and he asked what Mr. Markman planned to do about it. Mr. Markman stated they were in the process of studying traffic; however, nothing is planned at this time. Ms. Bradshaw asked Mr. Markman if he would most likely tie into the State's work and Mr. Markman stated that was a possibility. Mr. Fallon then asked if there would be a change to the SEPTA bus route with the redevelopment project. Mr. Markman did not know.

Robert Bond, 37 Oriole Avenue, asked which apartment complex project would begin first. Mr. Markman did not know at this time. He then asked if there would be adequate parking for the apartments and Mr. Markman answered in the affirmative. Mr. Markman went on to explain that the apartments would have a self contained parking deck, which would allow residents to drive up to the floor they live on without an elevator and park there.

Mr. Galloway asked for a comparison in the residential demographics between the Granite Run property and the property in Maryland Mr. Romanic discussed. Mr. Markman noted he would need to research this question.

Ms. Amoroso commented that Council wanted the project to succeed and that the Township did not want to go through what it is currently going through with the Mall any longer.

Mr. Galloway commented that the architecture in Maryland is nice but that architecture wouldn't matter if no tenants sign. Mr. Markman stated that he never built a shopping center without tenants in hand and that he has no intention of moving forward with the redevelopment without leases signed. He went on to state that he was attending an ICSC convention in the upcoming weeks and has meetings scheduled with 20 prospective tenants. He described retail and restaurant tenants like "herd animals," noting that it is a matter of getting one commitment in order to secure others. He also commented that he has interest and "could sign 15 tenants tomorrow;" however, he wants to make sure he has the right "mix" for the shopping center.

Ms. Amoroso asked how it would compare to the Main Street at Exton. Mr. Markman explained that the food uses were similar but that there would be more retail at Granite Run and he was planning on making it "more walkable" so people would shop more by walking around and not just pulling into one store and leaving.

Mr. Kirchgasser asked if JC Penny was still planning to shrink to one floor. Mr. Markman responded that he was trying to arrange this.

Susan Mescanti, 33 Oriole Avenue, asked if it would be possible to make the residents who face the mall on Oriole Avenue part of the "walkable community." Mr. Markman said that he was amenable to that and that he wants to work with the people on Oriole Avenue.

Mr. Fallon asked if business would be slow in the colder months since it is an open design. Mr. Markman responded that shopping would be more heavily patronized when it is nicer weather; however, there would still be plenty of parking for consumers to drive to stores too when it is colder. Mr. Fallon then asked how big the movie theatre was going to be and Mr. Markman reported 12 screens.

Mr. Kirchgasser asked if Mr. Markman explored "integration and making sure everything folds together." Mr. Markman noted that integration is something that BET is willing to do as it would benefit the property. Mr. Kirchgasser asked if residential may be considered going above the retail. Mr. Markman stated that was not the plan at the time and that such a plan was not really successful in a suburban environment.

Mr. Galloway asked Mr. Riper if he was going to get together with Mr. Damico and Mr. Clark to review the proposed ordinance. Mr. Riper stated that was his goal. Mr. Kirchgasser noted that was the appropriate next step.

Ms. Amoroso asked if condos were considered instead of apartments. Mr. Markman expressed that BET Investments' intention is to own this property for "forever or as long as they can" and that they have no intention to develop and leave. He explained that BET Investments owns over 70 properties and sell very little. He affirmed that BET Investments wants to develop the property, own the property, and "is there to stay."

C. Consideration for Adoption—An Ordinance of the Township of Middletown Authorizing Execution of a Cable Franchise Agreement between the Township and Comcast of Southeastern Pennsylvania, LLC

Mr. Clark reported that the proposed ordinance adopts a new franchise agreement between Comcast and 6 other municipalities and that it was a renewal of the expiring contract to provide cable services throughout the Township. He explained most of the terms of this non-exclusive franchise agreement are the same as the old agreement and discussed the minor changes that were made; including an increase in the franchise fee from 3% to 4%.

Mr. Clark commented that the Township has a similar agreement with Verizon and that the Franchise fee would automatically be amended to 4% with that agreement as well so that the fee would be the same regardless of providers. He went on to state that Comcast is able to service the entire Township and that Verizon is close to being able to service the entire Township.

Mr. Carlson moved to adopt the ordinance and Ms. Amoroso seconded the motion. Council approved Ordinance 750 unanimously with a vote of 6-0.

D. Award of Contract PW 14-2—Road Paving/Resurfacing

Mr. Clark reported the lowest bid received for the road paving and resurfacing project was from Innovative Construction Services of Folcroft in the amount of \$397,990. He noted this contractor was also the low bidder last year and that their work was satisfactory. Mr. Clark reported that Mr. Rothe has reviewed the bid specifications and recommends awarding the contract to Innovative Construction Services. He went on to comment that the bid is about \$75,000 more than what was budgeted but that the Township can make it work by using funds for guide rail replacement and defer that project until a future year. He also commented that the Sewer Authority would be refunding the Township a portion of the cost to pay for the raising of manholes on streets to be paved.

Mr. Galloway motioned to approve accepting the low bid from Innovative Construction Services. Ms. Amoroso seconded this motion and Council approved Resolution 2014-65 unanimously, by vote of 6-0.

E. Acceptance of Certificate of Total Completion—Chick-Fil-A—1190 W. Baltimore Pike

Mr. Clark reported that Chick-Fil-A completed their project in accordance with the approved plans and that Mr. Rothe has verified that this was the case. Mr. Clark stated that Mr. Rothe has signed off on the certificate and it is now up to Council to accept as well so that Chick-Fil-A's financial security will be returned.

Ms. Bradshaw motioned for approval of the Certificate of Total completion and Ms. Amoroso seconded this motion. Council approved Resolution 2014-65 unanimously, by vote of 6-0.

F. Approval of Bill List

Mr. Kirchgasser read aloud the bill list presented for Council's consideration for approval for payment.

Mr. Carlson moved that payments under the August 25, 2014 Bill List be authorized for payment by the Finance Department:

GENERAL FUND		
Arthur J. Gallagher	Workers Comp 1st Installment	\$131.66
	Highway share	\$2,501.50
	Fire Company Share	\$3,752.25
	Recreation Share	\$197.49
		\$6,582.90
Riddle Hospital/Main Line Health	2014 Command Vehicle	\$42,548.75
Rose Tree Media School Districts	2014 School Tax-Linville Property	\$6,935.37
Collinsion, Inc.	Knowlton Road Guide Rail Repair	\$8,618.75
Republic Services	July Recycling & Yard Waste	\$17,957.24
Charles A. Higgins & Sons Inc.	Traffic Light Repairs	\$16,874.61
Lehigh Hanson	Road Paving Supplies	\$5,937.74
Aqua Pennsylvania, Inc.	July Hydrant Bill	\$11,432.25
Independent Blue Cross	September Health Insurance	\$8,006.22
	Highway share	\$11,067.17

Library, Sewer Authority, Cobra Share	\$5,802.57
Recreation Share	\$3,476.80
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	\$28,352.76

Total General Fund \$145,240.37

RECREATIONAL ENTERPRISE FUND

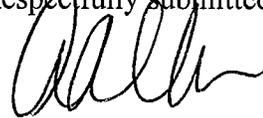
On & Off Broadway, Inc.	Kinky Boots	\$7,463.00
Penna Recreation and Park Society	July Summer Tickets	\$7,919.00
Curran Travel, Inc.	Trains	\$6,580.00
	Total Recreation	\$21,962.00

Mr. Galloway seconded the motion, and Council approved Resolution 2014-67 unanimously, with a vote of 6-0.

6. ADJOURNMENT

Mr. Kirchgasser adjourned the meeting at 8:49 PM.

Respectfully submitted,



Amanda Allen, Recorder

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