



PLYMOUTH TOWNSHIP COUNCIL

WORKSHOP MEETING

(In preparation for the meeting of May 12, 2025)

Monday, May 5, 2025

Plymouth Township Building

6:00PM

AGENDA

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. PUBLIC COMMENT

3. ANNOUNCEMENTS

- a. Council met in Executive Session on April 12, 2025, to discuss personnel matters
- b. Executive Session to be held May 5, 2025
- c. Township Administration Offices to be closed – Monday, May 12, 2025, from 2:00 p.m. to 4:15 p.m.

4. PRESENTATION ITEMS

- a. Solar Panel Review - Environmental Advisory Board

5. DISCUSSION ITEMS

- a. Harmonville Fire Station 2 Rebuild Bid Review

6. ACTION ITEMS

- a. Motion to Adopt Resolution 2025-22: Officer of the Year - Officer Paul Subbio
- b. Motion to Approve the meeting minutes for the April 7, 2025, Council Workshop and April 14, 2025, Business Meeting.
- c. Motion to Approve the departmental reports and schedule of bills for April 2025.
- d. Motion to Approve changing the start time to 6PM for the June, July, and August 2025 Council Regular Meetings.
- e. Motion to Adopt Resolution 2025-23: National Police Week
- f. Motion to Adopt Resolution 2025-24: National Public Works Week
- g. Motion to Award bid for 2025 Street Paving Project
- h. Motion to Approve Certificate of Appropriateness 2025-1: 119 West Germantown Pike
- i. Motion to Approve Serving of Alcoholic Beverages at GPCC Park for the Summer Concert Series.
- j. Motion to Adopt Resolution 2025-25: Watershed Restoration and Protection Program (WRPP) grant



PLYMOUTH TOWNSHIP COUNCIL

7. INFORMATION ITEMS

- a.** Police Department Townhall - A Review of our Achievements - A Look Ahead -
May 17, 2025, from 11:00 a.m. to 1:00 p.m.
- b.** Citizens Board Vacancy Announcements
- c.** Zoning Hearings
- d.** Parks and Recreation
 - i. Upcoming Events
 - ii. Plymouth Township Day
- e.** Connaughtown Update

8. AUDIENCE PARTICIPATION

9. ADJOURNMENT



Solar Proposal

Plymouth EAB - 05/05/2025



Agenda

Purpose of this meeting -

- Communicate need and urgency to switch to solar energy
- Review preliminary estimates on financial commitments, and return on investment into rooftop solar technology to offset / reduce energy requirements for township owned buildings

Need of Solar - Electricity cost variability implications on budget

- Increasing cost of electric generation
 - Export of methane (natural gas) to other countries (LNG)
 - Increasing demand from AI data centers and Bitcoin mining
 - The electrification of society - electric cars, electric heat pumps
 - Delays in upgrading the grid's transmission capacity
- PECO is under pressure to increase the cost
- Financial implications on budget - Rising electricity cost for PECO

- [PUC to Investigate PECO's Rate Increase Requests for Electric and Natural Gas Distribution Services](#)
- [PJM market design flaws add billions to latest capacity auction costs: market monitor | Utility Dive](#)

Need of Solar – Environmental benefits

- While managing increased demand and trying to keep cost of electricity low we also need to think about the environmental impacts
- Increased extreme weather effects (storms, tornadoes, hurricanes) cause longer interruption to electricity
- Positive feedback – Increased temperatures demanding more air conditioning result in increased electricity demand resulting into adding GHGs
- We need **local clean energy source**
- Recognizing this we are committed to
 - Clean electricity by 2035 – [Resolution 2019](#)
 - Commitment to Clean Energy – [Energy Transition Plan drafted in 2021](#)

Local and Sustainable Solution - Solar Installation Benefits

- Control electricity cost
- Lock in a lower electric rate for the 25–30-year life of the solar panels
- Positive cash flow on investment
- Clean energy - no emissions and air pollution

Rough Estimate - Energy generation*

Building	Solar array
Community center	375 kW
Township building	75 kW
Total electricity generated	450 kW (0.45 MW)

* System revised 5.1.2025 to account for row spacing on flat roof

Solar estimate derived using <https://pvwatts.nrel.gov/pvwatts.php>

Financials estimated with [Solar for Schools Toolkit](#) proforma workbook

Assumptions

- 8 scenarios in the financial analyses
 - 4 scenarios each are presented using electric rates of \$0.0643/kWh and \$0.075/kWh electric rates
 - The 4 scenarios at each electric rate include:
 - Solar array paid in full up front
 - Solar array financed at 6% interest, 20-year term, \$75,000 upfront contribution
 - Solar array financed at 4% interest, 20-year term, \$75,000 upfront contribution
 - Solar array financed at 4% interest, 20-year term, \$500,000 upfront contribution
- Maintenance costs for all systems at \$19/kW/yr

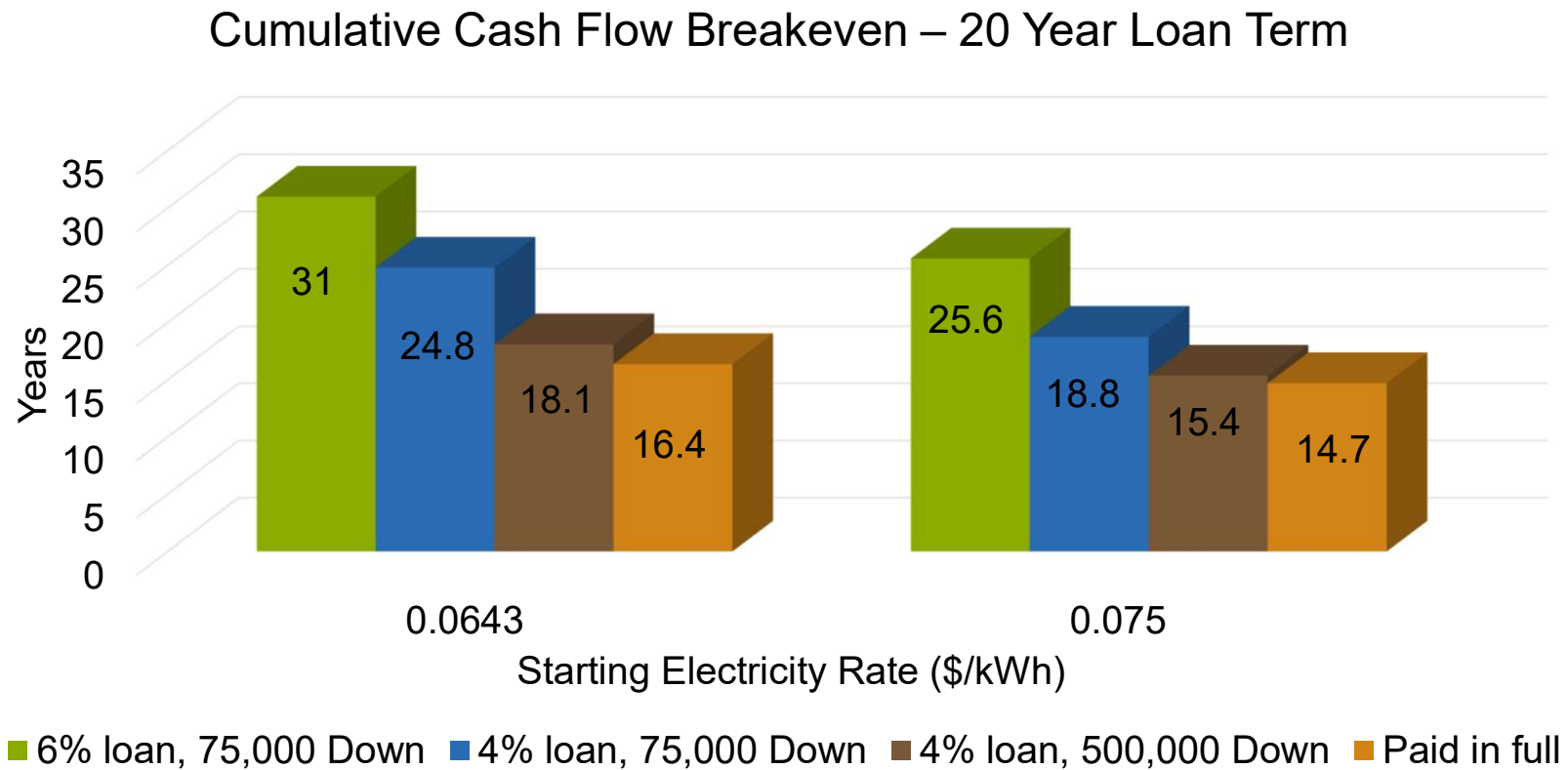
Credits- WES (SEM)

Investment (Amateur estimates)

	Assumption	Cost / Credit
Installation cost	\$ 2.25 / watt with prevailing wages	\$1.16 M
Federal credit	@ 30% of total cost	- \$ 0.35 M
PECO first year production credit		- \$ 0.056 M
Electricity usage offset	23% of 2,390 MWh (based on 2019 consumption)	
Basis to fund / finance	Cost to township	\$ 0.76 M

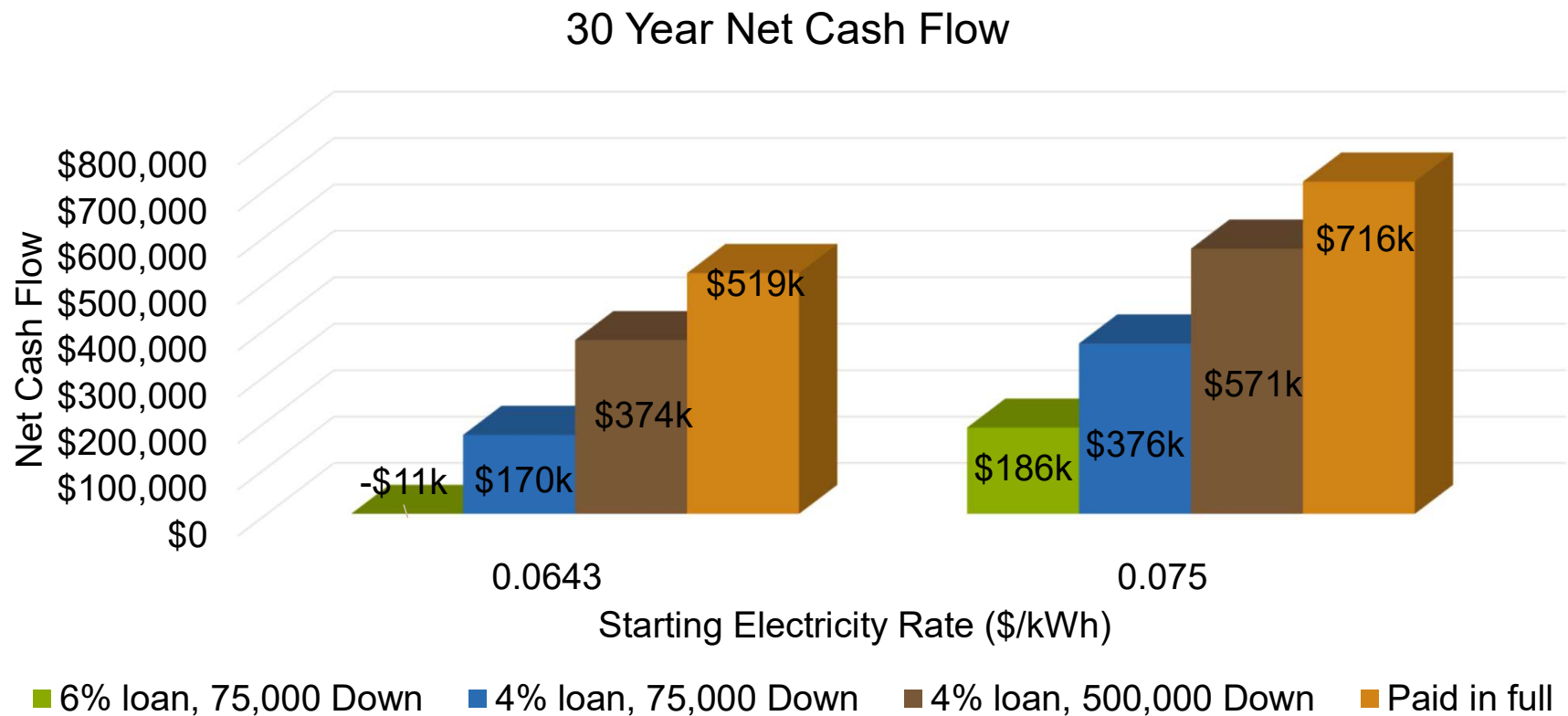
Edits- WES (SEM)

Financial Evaluation (Preliminary Estimates)



* 20 Year loan term applicable only to options including financing

Financial Evaluation (Preliminary Estimates)



Future Work

Request shared energy manager to conduct a detailed solar evaluation/analysis

- Identify other spaces such as parking lots, unused spaces for ground or roof top installation
- Feasibility study to evaluate structural and economical feasibility of solar energy for these buildings for detail mapping
- Explore financial investment / green revolving fund options

Case Studies - Municipalities Using/Planning Solar

- West Rockhill Township [70kW](#) supplies 100% of their operations electricity
- Horsham Township is installing solar ([2023 announcement](#))
- West Goshen Township plans to install in 2025
- Springfield Township received a solar evaluation study
- Cumberland County has issued [an RFP](#) for quotes
- Lancaster City is [planning a solar installation](#)
- Philadelphia has a [70 MW](#) system in Adams County
- Lower Allen Township [solar](#) estimated to supply 90% of operations usage



West Rockhill Township - Solar

Backup Slides

Recommendation

- Assess constraints to install roof top solar
- Explore other options to install solar panels
- Ask Utility Rate Analysts for recommendation
- PA Solar Center [GET program](#)



HARMONVILLE FIRE CO. NO. 1

Station B
904 Germantown Pike
Plymouth Meeting PA, 19462

Station A
2100 Butler Pike
Plymouth Meeting PA, 19462

Dear Council Members,

Late last week, Harmonville Fire Company stakeholders met to discuss the financial implications of rebuilding Station 2. After careful consideration, we unanimously agree that moving forward with the full rebuild, incorporating all proposed alternates, is in the best interest of both the Harmonville Fire Company and the residents of Plymouth Township.

The proposed rebuild provides critical safety enhancements and modernized infrastructure that will significantly improve firefighter readiness and overall community protection. While we recognize the financial challenges this project presents, we remain committed to identifying additional funding through expanded fundraising efforts, larger donation requests, and potential budget adjustments.

Given the long-term value and essential nature of this project, we respectfully request that Plymouth Township increase its financial commitment from \$3.5 million to \$4 million. This adjustment would result in a 30-year funding reduction of approximately \$133,333 per year for the Fire Company and would enable us to proceed with the project in its entirety.

We are grateful for your continued support and partnership. We look forward to discussing the details of this proposal at the Council meeting scheduled for May 5, 2025.

John Hoffman

John Hoffman
Fire Chief
Harmonville Fire Co No.1

Mike McGuigan

Mike McGuigan
President
Harmonville Fire Co No.1

MEMO

PLYMOUTH TOWNSHIP



TO: Plymouth Township Council, Matt West
FROM: Kellen Jarrett
DATE: May 1, 2025
SUBJECT: Harmonville Fire Company – Station 2 Firehouse Update

Harmonville Fire Company has asked that Plymouth Township increase their commitment to the station 2 firehouse project from \$3.5 million to \$4.0 million. With this request, Harmonville Fire Company has agreed to a \$133,333 annual reduction to their operating contribution for the next 30 years rather than the initial reduction of \$116,667 that was budgeted for 2025. This will be a difference of \$16,666 per year.

Although this is an increase of \$500,000 from what was originally budgeted in 2025, Plymouth does have the fund balance from the General Fund to cover the increase. Attached is a breakdown of the projected general fund balance at the end of 2025. This breakdown is similar to the one presented for the increased expenses for the pool pump room, but with updated numbers through the end of 2024. The projection shows that the General Fund will still have a healthy amount left and still be above the suggested amount for a desired fund balance.

Lastly, I believe this situation brings up a much bigger issue at play and that has been the recent need to keep relying on the General Fund to support projects that have come in significantly over budget. Reasons for these projects coming in over budget are largely out of the Township's control given the present nature of national and global economics. As we are starting to see, the General Fund is starting to decrease as many of these projects have reached the point where they need to happen now or within the next year. As the Township can responsibly afford the new firehouse and still has a healthy fund balance, the remaining reserves should really be used for potential emergencies, cash-flow needs and the long-term financial stability of the Township. Moving forward I advise against using the remaining General Fund balances for projects that come in over what was budgeted until we can go through the 2026 budget season and find ways to offset and reasonably plan for increased expenses.

If there are any questions feel free to contact me.

Thank you

**PLYMOUTH TOWNSHIP GENERAL FUND
ADJUSTED FUND BALANCE**

Beginning Fund Balance as of 01/01/2025 \$ 17,576,023

Budgeted Revenues	29,373,649
Budgeted Expenses	(26,435,442)

Budgeted Transfers In:	
Sewer Operating	416,720

Budgeted Transfers Out:	
Sewer Fund	(1,500,000)
Health & Welfare	(5,100,409)
Community Center Operating	(800,000)
Community Center Capital	(2,700,000)
Capital Reserve	(3,600,000)

ADDITIONAL HARMONVILLE STATION 2 FIREHOUSE EXPENSE	(500,000)
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ADDITIONAL POOL PUMP EXPENSE	\$ (600,000)
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Ending Fund Balance	\$ 6,130,541.11
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<i>Desired Fund Balance</i>	<i>\$ (5,361,095)</i>
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(Budgeted Expenses + HW Fund) * 17%

17% is two months of operating expenses

MEMO

PLYMOUTH TOWNSHIP



TO: Matt West
FROM: Christopher Loschiavo
DATE: May 1, 2025
SUBJECT: Street Paving Bid Award

On Thursday, April 24, 2025, bids were opened for the 2025 Streets Paving Project. I recommend the award go to Glasgow Inc., the lowest bidder at \$214,503.00. The bid results are below:

- 1). Cedar Springs Construction - \$284,750.00
- 2). **Glasgow Inc. - \$214,503.00**
- 3). Haines & Kibblehouse, Inc. - \$254,075.00
- 4). James D. Morrissey, Inc. - \$250,480.00
- 5). N. Abbonizio Contractors, Inc. - \$255,305.00
- 6). Sacks & Sons, Inc. – \$288,542.00
- 7). T. Schiefer Construction, Inc. - \$291,244.00

MEMO

PLYMOUTH TOWNSHIP



TO: Council, Township Manager
FROM: Joel Rowe
DATE: May 5, 2025
SUBJECT: 119 W Germantown Pike HARB Description of Work

At the March 12th Historical Architectural Review Board (HARB) meeting, the applicant for 119 W Germantown Pike presented a proposal to enclose an existing front porch. At the conclusion of the presentation, the board requested that the applicant return for the next scheduled HARB meeting on April 9th and provide details on the types of windows, doors, and siding to be used, as well as a plan for reusing the existing columns.

At the April 9th meeting, the applicant provided cut sheets for the doors and windows. The proposed windows are modern with divided light, the door is a solid wood design also featuring divided light, and the siding will be an off-white cement board. For the existing columns, the applicant and board agreed on a solution to cut the columns in half and attach them to the exterior of the new porch, maintaining the original appearance from the street. They also acknowledged that the columns may ultimately be unusable due to age and potential rot; however, the applicant committed to making every effort to honor the request.

The board voted to approve the application with a tally of 5–3, with one member abstaining.



PLYMOUTH TOWNSHIP

A Home Rule Municipality

MONTGOMERY COUNTY, PENNSYLVANIA

700 Belvoir Road - Plymouth Meeting, PA 19462

610.277.4100 - plymouth@plymouthtownship.org

April 29, 2025

Plymouth Township

Certificate of Appropriateness

2025-1

Under and by virtue of the provisions of Plymouth Township Code, Chapter 7, Historic District, Plymouth township Council hereby issues a Certificate of Appropriateness to:

119 West Germantown Pike, Tax Parcel No. 49-00-04417-00-7, to enclose the front porch.

The issuance of the Certificate of Appropriateness constitutes authority to the Building and Zoning Officer to issue permits for the work covered.

This certificate is pursuant to the action of Plymouth Township Council taken at a public meeting on Monday May 12, 2025 and follows the recommendation of the Historical Architectural Review Board.

Plymouth Township Council

By: _____
Karen R. Bramblett, Chair

Attest: _____
Matt West, Secretary



PLYMOUTH TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

700 Belvoir Road - Plymouth Meeting, PA 19462
610.277.4100 - plymouth@plymouthtownship.org

TOWNSHIP COUNCIL

Karen R. Bramblett, Chair
Lynne M. Viscio, Vice Chair
Kristin Frederick Leonard
Aaron Nelson
Nicholas R. Whitney
Matt West, Manager
Michael P. Clarke, Solicitor

May 31, 2025

Rick Siger, Secretary
Pennsylvania Department of Community and Economic Development
Office of Business Finance and Workforce Development
Watershed Restoration and Protection Program
Commonwealth Keystone Building
400 North Street, 4th Floor
Harrisburg, PA 17120-0225

RE: 2025 Watershed Restoration and Protection Program Application
Cardinal View Stormwater Basin Retrofit
Plymouth Township, Montgomery County, PA

Dear Secretary Siger:

As part of the Watershed Restoration and Protection Program Application process, a 15% match funding commitment is required. This letter serves as Plymouth Township's commitment to provide \$15,000 in matching funds to help meet the 15% match requirement for the Watershed Restoration and Protection Program. The match commitment consists of a contract with Woodrow & Associates to design and permit the proposed Cardinal View Stormwater Basin Retrofit.

The basin is currently constructed with concrete low-flow channels that divert stormwater runoff immediately out of the discharge pipe providing no detention during the small storm events that occur frequently. The project will convert the existing basin into a dry extended detention basin to release stormwater runoff more slowly during small storm events. The proposed improvements will include installing an outlet structure, removing the existing concrete low-flow channels, and installing other water quality features.

The project will improve water quality and possibly even reduce localized downstream flooding. The basin drains to Plymouth Creek, which is listed as impaired for siltation from urban runoff/storm sewers according to the PA DEP 2024 Integrated Report. The basin retrofit is anticipated to reduce siltation to Plymouth Creek by 152,872 lbs/acre/yr.

If you have any questions concerning this letter, please feel free to contact me directly at mwest@plymouthtownship.org and/or 610-233-0608.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matt West".

Matt West
Township Manager

Be it RESOLVED, that the Plymouth Township (Name of Applicant) of Montgomery County (Name of County) hereby request a Watershed Restoration and Protection Program (WRPP) grant of \$ 100,000 from the Commonwealth Financing Authority of the Commonwealth of Pennsylvania to be used for improvements to an existing dry detention stormwater basin at the intersection of Colwell Lane and Scarlet Drive in the Cardinal View neighborhood.

Be it FURTHER RESOLVED, that the Applicant does hereby designate Matt West, Township Manager (Name and Title) and _____ (Name and Title) as the official(s) to execute all documents and agreements between the Plymouth Township (Name of Applicant) and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

I, _____, duly qualified Secretary of the Plymouth Township Montgomery County, PA, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the _____ (Governing Body) at a regular meeting held _____ (Date) and said Resolution has been recorded in the Minutes of the Plymouth Township (Applicant) and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of Plymouth Township (Applicant), this ____ day of ____, 20__.

Name of Applicant

Montgomery County

Secretary