

**Towamencin Township
Board of Supervisors
Work Session
September 14, 2022
7:00 PM**

Present:

H. Charles Wilson III, Chairman
Richard Marino, Vice Chairman
Kristin Warner, Treasurer
Laura Smith, Secretary
Joyce F. Snyder, Asst. Treasurer/Asst. Secretary

Staff:

Donald D. Delamater, Township Manager
Dennis Carney, Interim Township Manager
Robert J. Iannozzi, Jr., Esq., Township Solicitor
Mary Stover, Township Engineer
Clayton Reed, IT Director
Timothy Troxel, Chief of Police

Present Remotely:

Colleen Ehrle, Manager of Administration, Communication & Human Resources

Chairman Wilson called the meeting to order at 7:01 PM and led the assemblage in the Pledge of Allegiance.

Opening Comments

Chairman Wilson made the following announcements:

- The meeting is being held in person at the Township's Meeting Hall and also provided via Zoom for residents unable to attend in person. As accorded by law and notice, public comments submitted by 4:30 pm on the meeting day will be read at the start of the meeting. For those physically present, public comment is available at the start of the meeting.
- Reminder that Towamencin Day was rescheduled for Saturday, October 8th, 12 pm – 4 pm. More information will be provided on the Township's website, Facebook page and E-news circulation.
- Also, the annual Turkey Trot will be held on Saturday, November 12th at 8 am. Look for registration information on the Township's website and Facebook page.

Public Comments

In-Person Public Comment Summary:

Resident Joseph Silverman requested comment on an update to the corrosion investigation of the Forty Foot Road pedestrian bridge, as well as, a recessed manhole north of the bridge. Supervisor

Marino replied a bridge engineer was scheduled to inspect the bridge and provide maintenance recommendations.

Resident Jenn Foster, of Towamencin Condominiums, referenced misinformation relating to zoning implications under Home Rule Charter. She clarified the intent of the proposed government study commission is to stop the sewer sale, not to propose changes to zoning, land development or taxes. She proceeded to read from the Pennsylvania Referendum Handbook, page 27, referencing planning and zoning activities must be excluded from the referendum process in home rule jurisdictions as the Home Rule Law subjects home rule municipalities to the Pennsylvania Municipalities Planning Code. She also cited Title 53 from the General Assembly on Limitations of Municipal Powers under a Home Rule Charter.

Resident Tina Gallagher, of Misty Meadow Lane, raised concerns on the three protests filed with the PUC with respect to the pending sewer sale, specifically NextEra's application to be a registered utility in PA. She felt the Township and possibly NextEra misrepresented the agreement with respect to US Water's operational role under NextEra. Ms. Gallagher described her attempts at contact with US Water's out of state representation, then proceeded to read from the filed protests.

Resident Kofi Osei, 105 Cambridge Way, thanked the Board for recently implementing a traffic calming policy, but noted criticisms, such as the 85-percentile threshold used to enact measures. He felt the Board should consider the Township's traffic calming policy, comprehensive plan, and future sidewalk connectivity study when making decisions related to improving travel safety throughout the Township.

Supervisor Marino responded that a meeting is scheduled with Weikel Road residents to address some of the traffic safety issues raised by Mr. Osei. Plans underway included improved connectivity by widening the road, and the addition of sidewalks.

Zoning, Subdivision and Land Development

Dock Mennonite Academy Land Development Waiver Request

The Township received a request for a waiver of land development pertaining to the Dock Mennonite Academy property located at 1000 Forty Foot Road. The property is located on the northwesterly corner of the intersection of Forty Foot Road and Detweiler Road in the "IN – Institutional" Zoning District. The applicant is proposing to construct an addition to the Dielman Hall Building, modify the walkways in the vicinity of the addition, and remove four parking spaces within the Dock Mennonite Academy Campus.

Carl Weiner, Esq., representing the applicant, along with Project Manager John Hunt and Philip Lederach, Project Architect, reviewed the proposed changes, scope of project and the waiver request list related to the Township's Stormwater Management Ordinance.

Supervisor Snyder inquired about the removal of two storm drains. Mr. Lederach replied that the drains were being relocated. Supervisor Snyder asked about the waiver from the 15" minimum

diameter storm sewer line. Mr. Lederach explained the new storm sewer line was being tied into an existing 12” line.

Supervisor Marino asked for a timeline on project. Mr. Lederach stated the intent was to begin the end of June 2023 and complete by December 2023.

On a motion by Supervisor Smith, seconded by Supervisor Marino, the Board authorized staff to prepare the waiver of land development resolution, including consultant comments and the requested waivers.

Voting Yes: H. Charles Wilson, III, Richard Marino, Kristin Warner, Laura Smith, Joyce F. Snyder

Voting No: N/A

Abstaining: N/A

Absent: N/A

Old Business

None

New Business

Waiver of Damages, 212 Woodlawn Drive

The Township Solicitor has prepared an agreement with the property owner of 212 Woodlawn Drive, who has requested to place a fence in the Township’s easement area. The agreement states that the property owner is responsible for the repair and replacement of the fence in the easement area, which may be damaged in connection with any work the Township must undertake in the future. The agreement also indemnifies and hold harmless the Township against any injuries, claims, damages, losses and expenses that occur in the easement area.

On a motion by Supervisor Snyder, seconded by Supervisor Smith, the Board approved executing the Waiver of Damages Agreement for 212 Woodlawn Drive.

Voting Yes: H. Charles Wilson, III, Richard Marino, Kristin Warner, Laura Smith, Joyce F. Snyder

Voting No: N/A

Abstaining: N/A

Absent: N/A

Compensation Plan Update Proposal

Back in 2018, Towamencin performed an organizational and compensation study for all Township non-uniform employees. The report was completed and included updated job descriptions, position categories, pay grades / step progressions, and salary level evaluations. Since then, a lot has changed in the municipal employment market, but the compensation study has not been updated. It is recommended that an analysis be done to update the pay rates and ranges for the

various classification levels and necessary updates for our current employees' pay levels. Two proposals for this project were received: 1) Human Resources consultant Roseann J. McGrath for an hourly rate of \$125, anticipated minimum of a total of 20 hours, and 2) Wiesner Consulting, LLC for a flat rate of \$16,000.

Chairman Wilson recommended contracting with Roseann J. McGrath based on the thoroughness of her proposal and her extensive experience in municipal human resources.

On a motion by Supervisor Smith, seconded by Supervisor Warner, the Board approved Roseann J. McGrath's proposal to perform this update to the Township's compensation model.

Voting Yes: H. Charles Wilson, III, Richard Marino, Kristin Warner, Laura Smith, Joyce F. Snyder

Voting No: N/A

Abstaining: N/A

Absent: N/A

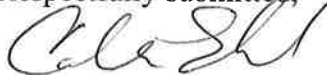
Closing Comments

Chairman Wilson acknowledged this would be Don Delamater's last meeting as Township Manager, adding he enjoyed working with him. The Board members expressed they would miss him and thanked him for his hard work as Township Manager.

On September 7, Dennis Carney was appointed as Towamencin's Interim Township Manger while the search for a permanent Township Manager is underway. Chairman Wilson noted Mr. Carney's relevant experience – former Towamencin Public Works Director, Solebury Township's Public Works Director, then Township Manager for 13 years. Chairman Wilson welcomed Mr. Carney and was confident he will do a great job considering his wealth of experience. Mr. Wilson added the current plan was to have a permanent Township Manager in place by the end of 2022.

There being no additional business, the meeting adjourned at 7:36 pm.

Respectfully submitted,



Colleen Ehrle

Manager of Administration, Communication & Human Resources